

# CWA & Lake St.

## Real Estate

### Property Information Package

207-794-2460

[cwa@cwalakestreet.com](mailto:cwa@cwalakestreet.com)  
<http://www.cwalakestreet.com>

#### **NOTICE TO POTENTIAL BUYERS AND BROKERS**

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

*If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.*



Dept. of Professional & Financial Regulation  
Office of Licensing & Registration  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer you should not expect the licensee to promote your best interests or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a **client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate for the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best price and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/06

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maineprofessionalreg.org](http://www.maineprofessionalreg.org). Inactive licensees may not practice real estate brokerage.

MLS #: 1578314  
Status: Active

County: Penobscot  
Property Type: Residential

Public Detail Report  
Seasonal: No

List Price: \$189,000  
Original List Price: \$189,000



51 & 53 Andrews Road  
Drew Pt, ME 04497

List Price: \$189,000  
MLS#: 1578314



**General Information**

Sub-Type: Single Family Residence      Year Built: 2016      Rooms: 6      Sqft Fin Abv Grd+/-: 1,500  
Style: Camp      Fireplaces Total: 0      Beds: 4      Sqft Fin Blw Grd+/-: 0  
Color: Natural      Baths: 1/0      Source of Sqft: Measured

**Land Information**

Leased Land: No      Waterfront: No      Road Frontage +/-: 1,702  
Lot Size Acres +/-: 40      Water Views: No      Source of Rd Front: Deed  
Source of Acreage: Deed      Zoning: LUPC  
Surveyed: No      Zoning Overlay: No

**Interior Information**

Full Baths Bsmnt: 0      Half Baths Bsmnt: 0      VA Certification:  
Full Baths Lvl 1: 1      Half Baths Lvl 1: 0  
Full Baths Lvl 2: 0      Half Baths Lvl 2: 0  
Full Baths Lvl 3: 0      Half Baths Lvl 3: 0  
Full Baths Upper: 0      Half Baths Upper: 0  
Appliances: Gas Range

Room Name	Length	Width	Level	Room Features
Den	12	6	First	
Bedroom 1	9	7	First	
Living Room	14	12	First	
Kitchen	15	12	First	
Dining Room	17	8	First	
Bedroom 2	13	13	Second	

**Property Features**

Site: Open; Pasture/Field; Wooded  
Driveway: Gravel  
Parking: 5 - 10 Spaces  
Location: Rural  
Restrictions: No Restrictions  
Roads: Dead End; Paved; Public  
Electric: Circuit Breakers  
Gas: Bottled  
Sewer: Private Sewer; Septic Existing on Site  
Water: Private; Well Existing on Site  
Basement Entry: Not Applicable  
Construction: Wood Frame  
Basement Info: Crawl Space  
Foundation Materials: Gravel/Pad  
Exterior: Other  
Roof: Shingle  
Heat System: No Heat System  
Heat Fuel: No Heat Fuel  
Water Heater: Electric  
Cooling: None  
Floors: Carpet; Laminate  
Veh. Storage: No Vehicle Storage  
Garage: No  
Amenities: Pool-Above Ground  
View: Fields; Trees/Woods  
Energy Efficiency: Double Pane Windows

**Tax/Deed Information**

Book/Page 5991/100      Full Tax Amt/Yr: \$1,820.02/ 2023      Map/Block/Lot: 2//15A  
Tax ID: 51&53AndrewsRoadDrewPLT04497

**Remarks**

Remarks: A gorgeous piece of land. With 15-20 acres of open space, the rest is wooded. Rural. Quiet. Beautiful. Situated on a town maintained year round, paved road. An incredible location to raise a family, have a farm or build your own getaway cabin. Two drilled wells. One septic system and two partially finished buildings. This is a unique property. The house, a Victorian Style Carpenter Gothic, needs finish work. There is also a partially finished cabin on site as well.

LO: CWA & Lake Street Real Estate

**Listing provided courtesy of:**

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CWA & Lake Street Real Estate  
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This map was  
traced from the  
town's tax maps.



40 a/cos

PX 5350 Pg 62

PX 5991 Pg 160

Map 2 Lot 15A

Homestead Exem.

\$2085.94 ('21)

Land \$25,000-

Bldgs \$90,000-

Separate bill to Julie?

Still M2 L15A

\$724.96

Right onto Main St Lincoln for 0.1 mile to a Right onto  
Rte 6 east for 20 miles to a Left onto Rte 169/Park St.  
for 3.7 miles to a "Y". Go Right at the "Y", staying on  
Rte 169, for 3.9 miles to a "Y" at the top of Averill Hill.  
Go Left onto Rte 171 for 8.4 miles to a Right onto  
Tower Rd for 0.3 miles to a Right onto Andrews Rd for  
0.5 miles.

### PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

### SECTION I – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: **2016+/-** Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
If Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? a filtration system for hardness was installed.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **NE of 51 Andrews Road house**

Installed by: **L. Lord Well Drilling**

Date of Installation: **2016+/-**

USE: Number of persons currently using system: **0**

Does system supply water for more than one household?  Yes  No  Unknown

Comments: This well reportedly has a hardness issue. It also has a heavy vein of water and overflows. There is a 2nd well at the old home site at 53 Andrews Rd.

Source of Section I information: **Owner & observation (All records were lost in fire.)**

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials \_\_\_\_\_



**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?.....  Yes  No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: **behind home at 51 Andrews Rd- according to owner** OR  Unknown

Date installed: **2016+/-** Date last pumped: **unknown** Name of pumping company: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **beyond tank**

Date of installation of leach field: **2016+/-** Installed by: **Allan Hanscom**

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: The original home site (53 Andrews Rd) has a cesspool with an owner installed drainage field. There is an HHE 200 in the file for a 2 BR system at

Source of Section II information: Owner & Observation 53 Andrews Rd. No design for 51 Andrews Rd could be found.

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	NONE			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? .....  Yes     No     Unknown  
 Are any buried? .....  Yes     No     Unknown  
 Are all sleeved? .....  Yes     No     Unknown  
 Chimney(s): .....  Yes     No  
     If Yes, are they lined: .....  Yes     No     Unknown  
     Is more than one heat source vented through one flue? .....  Yes     No     Unknown  
     Had a chimney fire: .....  Yes     No     Unknown  
     Has chimney(s) been inspected? .....  Yes     No     Unknown  
         If Yes, date: \_\_\_\_\_  
         Date chimney(s) last cleaned: \_\_\_\_\_  
 Direct/Power Vent(s): .....  Yes     No     Unknown  
     Has vent(s) been inspected? .....  Yes     No     Unknown  
         If Yes, date: \_\_\_\_\_

Comments: The owners had a pellet stove which is no longer on site. The home needs a heat source.  
 Source of Section III information: Owner & obseravtion

**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.  
**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes     No     Unknown  
 If Yes, are tanks in current use? .....  Yes     No     Unknown  
 If no longer in use, how long have they been out of service? \_\_\_\_\_  
 If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes     No     Unknown  
 Are tanks registered with DEP? .....  Yes     No     Unknown  
 Age of tank(s): \_\_\_\_\_      Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_



What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Owner**

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Owner**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: **Owner**

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: **Owner**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Owner**

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_



**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: \_\_\_\_\_

Source of information: **Owner**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: **Owner**

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: **See addendum**

Source of information: **Owner**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Are there any tax exemptions or reductions for this property for any reason including but not limited to:  
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,  
water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: **2016+/-**

What year did Seller acquire property? **1995**

Roof: Year Shingles/Other Installed: **2016+/-**

Water, moisture or leakage: **yes**

Comments: \_\_\_\_\_

**Foundation/Basement:**

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: **Crawl space**

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

**Manufactured Housing – Is the residence a:**

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown

Comments: \_\_\_\_\_

**KNOWN MATERIAL DEFECTS** about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: **See addendum**

Comments: \_\_\_\_\_

Source of Section V information: **Owner**

Buyer Initials \_\_\_\_\_ Page 6 of 7 Seller Initials \_\_\_\_\_



**SECTION VI – ADDITIONAL INFORMATION**

At one time there were four separate and distinct buildings on site. The main home (53 Andrews Rd) burned to the ground. There is currently a church on site which will be removed by the seller after closing. The remaining "home" (51 Andrews Rd) needs some finish work and improvements but was inhabited a couple years ago. There is also a 24x32 1.5 story post & beam cabin which is only partially  
Continued... See Addendum Additional information 1

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

\_\_\_\_\_  
SELLER DATE  
**David & Susan Smalley**

\_\_\_\_\_  
SELLER DATE  
**Susan Smalley**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE





# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN David & Susan Smalley, Susan Smalley (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 51 & 53 Andrews Road, Drew PLT, ME 04497

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
**The original home burned to the ground. It was built well before 1978.**

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date	_____ Seller <b>David &amp; Susan Smalley</b>	_____ Date
_____ Buyer	_____ Date	_____ Seller <b>Susan Smalley</b>	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	_____ Agent <b>Kirk Ritchie</b>	_____ Date

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Kirk Ritchie

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Smalley