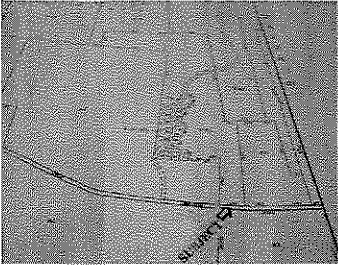


**Land - PUBLIC SYNOPSIS**



**MLS#:** 929331      **Status:** Current      **Kickout:** No  
**L 29-3 Basford Road Detroit, ME 04929**      **List Price:** \$ 42,900

**Directions:** RT 100 to Detroit, left onto Rt 220 follow into Detroit Village, bear right and continue on Rt 220 , Basford Road is on the right, land is on the left

**Dockominium:** N      **Assoc. Fee /Mo:**  
**Neigh'd/Assoc:**

**General/Land Information**

<b>Lot Size (Acr)+/-:</b> 61.000	<b>Road Frontage+/-:</b> 323	<b>Surveyed/Seasonal:</b> Unknown/No
<b>Flood Zone:</b> Unknown	<b>Water Body:</b>	<b>Zoning:</b> Residential
<b>Amt Wtr Frntge+/-:</b>	<b>WF Owned/Shared+/-:</b> /	<b>WtrFrft:</b> No

**Remarks**

Nice 61 +/- acre parcel with great potential, offers 323 feet of road frontage on the Basford Road in Detroit.

**Property Features - NOTE: Check Detail Reports for complete list of Features.**

**Site:** Level, Open, Wooded  
**Driveway:** No Driveway  
**Parking:**  
**Location:** Rural  
**Uses:** Residential  
**Restrictions:**  
**Rec. Water:**  
**Roads:** Paved, Public  
**Transportation:**  
**Electric:** At Street  
**Gas:** No Gas  
**Sewer:** No Sewer  
**Water:** No Water

**Tax/Deed/Community Information**

<b>Book/Page/Partial:</b> 2889/329/Yes	<b>Map/Block/Lot:</b> 1/29-3	<b>Tax Amount/Yr:</b> \$ 527 / (2008)
<b>Tax Reduction:</b> No	<b>School:</b> SAD 53	

**Off Market Information**

**Information Provided by: Lea Worster LCW 006338**



<b>Office:</b> Maine Choice Realty 1906	<b>Office:</b> 207-368-4333
<b>Agent Phone:</b> 207-270-0211	<b>Agent Cell:</b> 207-270-0211
<b>Email:</b> lea@mainechoice Realty.us	<b>Virtual Tour:</b>

**LAini:** LCW      **List Office:** Maine Choice Realty



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Printed: 04/21/09



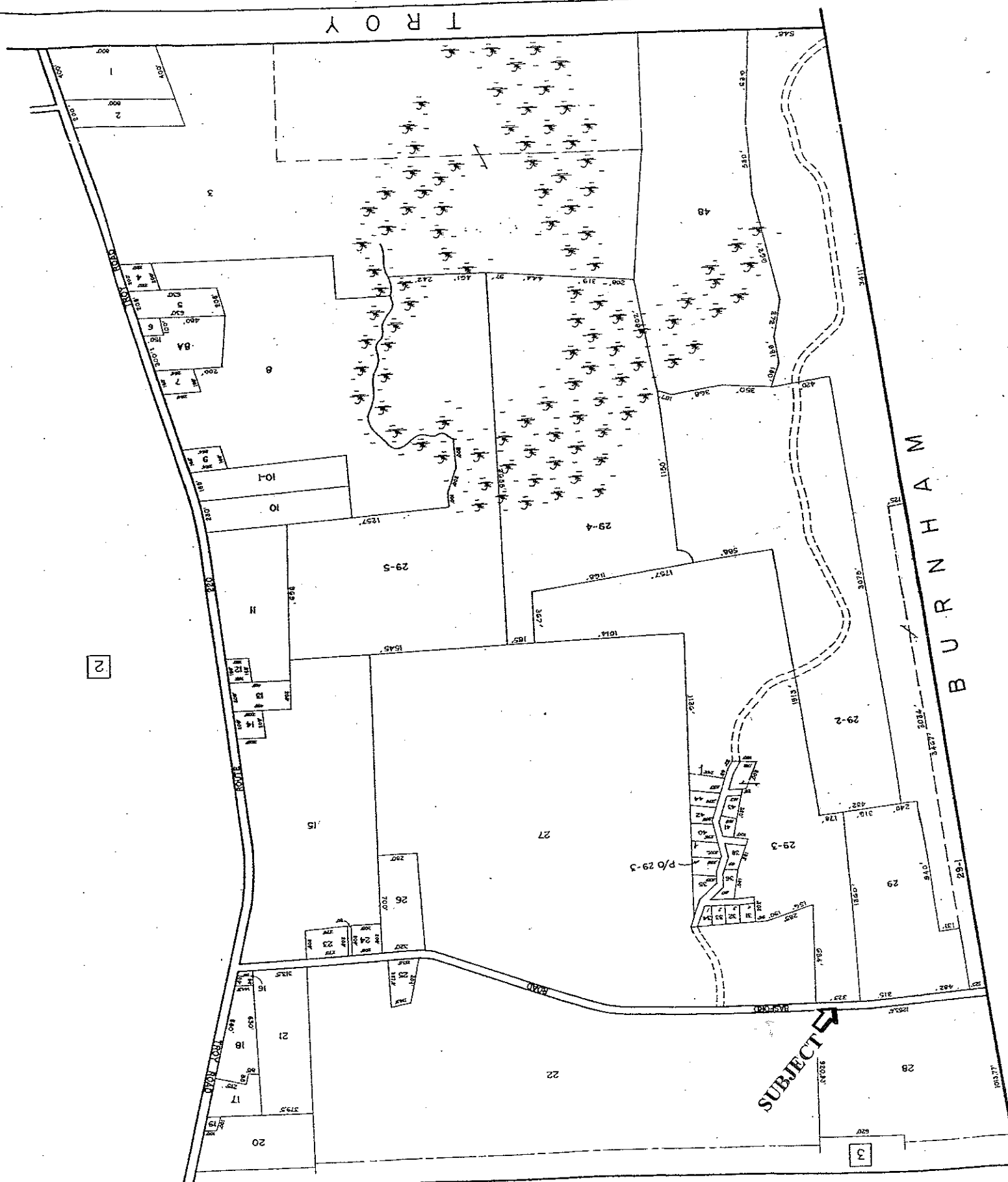


MAPS ARE NOT SUBJECTS THEY ARE  
FILED FROM AERIAL PHOTOGRAPHY. COSTS  
WILL BE PAID BY THE APPLICANT. COSTS  
WILL BE PAID BY THE APPLICANT.

DATE OF AERIAL PHOTOGRAPHY APRIL 19 1991  
DATE OF MAP COMPLETION APRIL 1 1993  
MAP SCALE 1 INCH = 400 FEET

LEGEND  
PARCEL NUMBERS ..... 2  
MATCH LINE ..... 3

TOWN  
SOMER



2

3

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DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE  
(Testate)

KNOW ALL MEN BY THESE PRESENTS that I, LAURIE J. KIROUAC (mailing address: 339 River Road, Detroit, Maine 04929), duly appointed and acting Personal Representative of the Estate of Ilean R. Dziab, deceased, whose Will was duly admitted to probate in the Probate Court for the County of Somerset, Maine, by the power conferred by law, and every other power (in distribution of the Estate) grants to RITA A. BAYER (mailing address: 129 Chapel Street, Bristol, Connecticut 06010), the real property located in DETROIT, COUNTY of SOMERSET, and STATE of MAINE, described as follows: 018370

SEE SCHEDULE A ATTACHED HERETO

WITNESS my hand and seal this 19th day of December, 2001.

*[Signature]*

*Laurie J. Kirouac*  
Laurie J. Kirouac, Personal Representative of the Estate of ILEAN R. DZIOB

STATE OF MAINE  
Somerset, ss.

December 19, 2001

Then personally appeared the above named LAURIE J. KIROUAC, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed,

Before me,

*Rena T. Hodgins*  
Rena T. Hodgins  
Notary Public

SEAL

BK2889PG330

SCHEDULE A

A certain lot or parcel of land, situated on the Southerly side of the Basford Road (formerly the Maloon Flats Road), in the Town of Detroit, County of Somerset, and State of Maine, and being further bounded and described as follows, to-wit:

COMMENCING at an iron pin set in the Southerly side of the Basford Road at the Northeast corner of land described in a Deed from Ilean R. Dziob to Ronald W. Herr and Beverly A. Herr as recorded in the Somerset County Registry of Deeds in Book 2854, Page 78; thence proceeding Easterly along the Southerly side of the Basford Road a distance of 323 feet, more or less, to a 5/8" iron pin set in a stone at the corner of land of Stanley Basford and Geneva Basford as described in a Deed recorded in the Somerset County Registry of Deeds in Book 1410, Page 84; thence proceeding South 01°49' East (magnetic 2001), along the Westerly line of said Basford a distance of 684 feet, more or less, to a 5/8" iron pin; thence proceeding North 77°28' East along the Southerly line of said Basford a distance of 156 feet, more or less, to a 5/8" iron pin; thence proceeding North 85°48' East along the Southerly line of said Basford a distance of 190 feet, more or less, to a 5/8" iron pin set at the Northwesterly corner of land of Frank Woodworth as described in a Deed recorded in the Somerset County Registry of Deeds in Book 1050, Page 127; thence proceeding South 02°22' West along the Westerly line of said Woodworth and the remains of a 50-foot wide vacated roadway in "Hemlock Acres" as described on a Plan recorded in the Somerset County Registry of Deeds in Plan Book 16, Page 65, a distance of 182 feet, more or less, to a 5/8" iron pin; thence proceeding South 84°38' East along said roadway a distance of 130 feet, more or less; thence proceeding South 80°18' East along said roadway, a distance of 59 feet, more or less, to a 5/8" iron pin set at the Northwesterly corner of land of Constantine Vichey as described in a Deed recorded in the Somerset County Registry of Deeds in Book 2034, Page 21; thence proceeding South 16°12' West along the Westerly line of said Vichey a distance of 190 feet, more or less, to a 5/8" iron pin; thence proceeding South 30°37' West along the Westerly line of said Vichey and the remains of a 50-foot wide vacated roadway in said Hemlock Acres, a distance of 245 feet, more or less, to a 5/8" iron pin; thence proceeding South 71°33' East along the Southerly side of said roadway, a distance of 118 feet, more or less, to a 5/8" iron pin at the Northwest corner of land of Frank Woodworth as described in a Deed recorded in the Somerset County Registry of Deeds in Book 947, Page 302; thence proceeding South 16°57' West along the Westerly line of said Woodworth and land of said Vichey and the remains of a 50-foot wide vacated roadway in said Hemlock Acres, a distance of 350 feet, more or less, to land now or formerly of Edward Dziob as described in a Deed recorded in the Somerset

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County Registry of Deeds in Book 2172, Page 354; thence proceeding North  $86^{\circ}33'$  West along the Northerly line of said Dziob a distance of 33 feet, more or less; thence proceeding South  $27^{\circ}37'$  West along the Westerly line of said Dziob a distance of 145 feet, more or less; thence proceeding South  $80^{\circ}53'$  East along the Southerly line of said Dziob a distance of 100 feet, more or less; thence proceeding North  $54^{\circ}07'$  East along the Easterly line of said Dziob a distance of 60 feet; thence proceeding North  $21^{\circ}52'$  East along the Easterly line of said Dziob a distance of 63 feet, more or less, to the Southwesterly end of a 50-foot wide vacated roadway in said Hemlock Acres; thence proceeding South  $79^{\circ}38'$  East along the Southerly end of said roadway and the Southerly line of land of Edward Dziob as described in a Deed recorded in the Somerset County Registry of Deeds in Book 2172, Page 353, a distance of 295 feet, more or less, to the Westerly line of land of Stanley Basford and Geneva Basford as described in a Deed recorded in the Somerset County Registry of Deeds in Book 1410, Page 84; thence proceeding South  $04^{\circ}22'$  West along the Westerly line of said Basford a distance of 1,136 feet, more or less, to a  $5/8"$  iron pin; thence proceeding South  $85^{\circ}47'$  East along the Southerly line of said Basford a distance of 1,014 feet, more or less, to a  $5/8"$  iron pin set at the Northwest corner of land to be conveyed to Susan Quелlette; thence proceeding South  $04^{\circ}13'$  West along the Westerly line of said Quелlette a distance of 367 feet, more or less, to a  $5/8"$  iron pin; thence proceeding South  $88^{\circ}$  West along the Northerly line of said Quелlette and land to be conveyed to Michael D. Dziob, a distance of 1,757 feet, more or less, to a  $5/8"$  iron pin; thence proceeding North  $02^{\circ}$  West along the Easterly line of said Dziob, a distance of 1,913 feet, more or less, to a  $5/8"$  iron pin; thence proceeding South  $89^{\circ}48'$  West along the Northerly line of said Dziob a distance of 178 feet, more or less, to the Southeasterly corner of the aforesaid Herr parcel; thence proceeding North  $03^{\circ}$  East along the Easterly line of said Herr a distance of 1,360 feet, more or less, to the point of beginning. TOGETHER WITH those lots depicted on the Town of Detroit Tax Map No. 1, Lot Nos. 37, 39, 45, and 46 as situated in said Hemlock Acres. Containing 61 acres, more or less.

**INCLUDED** with the above described premises is a right of way to use the existing gravel road providing access to Hemlock Acres. Said right of way is 50 feet in width and begins on the Southerly side of the Basford Road and extends in a Southerly direction across land now or formerly of Stanley Basford and Geneva Basford as described in a Deed recorded in Book 1410, Page 84. The right of way then continues in a Southerly direction through the developed portion of Hemlock Acres, to the above described premises.

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EXCEPTING and RESERVING from the above described premises the rights of others to use the existing right of way to Hemlock Acres as described above.

ALSO Excepting and Reserving a right of way to be granted to Michael C. Dziob over said gravel road and continuing in a Southwesterly direction to reach land to be conveyed to Michael C. Dziob located Westerly of the above described premises.

ALSO Excepting and Reserving a right of way to be conveyed to Susan Ouellette and Karen M. Kaminski over said gravel road and continuing in a Southerly direction to reach land to be conveyed to Susan Ouellette and Karen K. Kaminski, located Southerly and Easterly of the above described premises.

MEANING and INTENDING to convey a portion only of the premises described in a Warranty Deed from Edward A. Dziob to Edward A. Dziob and Ilean R. Dziob, as joint tenants, dated December 10, 1999, and recorded in the Somerset County Registry of Deeds in Book 2639, Page 238. Edward A. Dziob died on January 31, 2000 and Ilean R. Dziob was the surviving joint tenant.

RECEIVED SOMERSET SS

2001 DEC 20 AM 11:11

*Diana M. Ardun*  
REGISTER