

Land - PUBLIC SYNOPSIS



MLS#: 977392 **Status:** Current
 M19 L18 Skimmer Lane, Dexter, ME 04930

Kickout: No
List Price: \$ 12,900

Directions: Route 7 North to left on Lincoln Street, follow to stop. Take left onto Lower Main Street. Left onto Skimmer Lane property at end on right.

Dockominium: N
Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 0.400	Road Frontage+/-: 100	Surveyed/Seasonal: No/No
Amt Wtr Frntge+/-:	Water Body:	Zoning: Residential
	WF Owned/Shared+/-: /	WtrFr: No

Remarks

Nice piece of land at a great price. Close to town and all amenities.

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

Site: Rolling/Sloping, Wooded
Driveway: No Driveway
Parking:
Location: Suburban
Uses: Residential, Recreational, Mobile Homes Allowed
Restrictions:
Rec. Water: Nearby
Roads: Paved, Public, Gravel/Dirt Road, Dead End
Transportation:
Electric: At Street
Gas: No Gas
Sewer: No Sewer, Septic Needed On Site
Water: Other Water, Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 11856/346/No	Map/Block/Lot: 19/18	Tax Amount/Yr: \$ 195 / (2009)
Tax Reduction: No	School: SAD 46	

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Prudential Northeast Properties 1723
Agent Phone: 207-368-4400
Email: lworster@myfairpoint.net
LAini: LCW

Office: 207-368-4400
Agent Cell: 207-270-0211
Virtual Tour:

List Office: Prudential Northeast Properties



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L-18 Skimmer Lane, Dexter, Maine 04930

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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
- Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
- IF YES: Are tanks in current use? Yes No
- IF NO above: How long have tank(s) been out of service? N/A
- What materials are, or were, stored in the tank(s)? N/A
- Age of tank(s): N/A Size of tank(s): N/A
- Location: N/A
- Have you experienced any problems such as leakage? N/A
- Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
- If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
- Comments: Information provided by seller's to the best of his knowledge
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
- Yes No Unknown
- Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

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

SECTION II GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
- IF YES: Explain: N/A
- What is your source of information: Seller
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
- IF YES: Explain: N/A
- What is your source of information: Seller
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
- IF YES: Explain: N/A
- What is your source of information: Seller
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
- IF YES: Explain: N/A
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
- Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
- Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
- ATTACHMENTS: _____
- Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER: James G. Myer DATE: 5/24/2018 SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE



Kn w all men by these presents, That

I, Owen L. Clark of Dexter in the County of Penobscot and State of Maine,

in consideration of one dollar and other valuable consideration,

paid by James J. Myer of Edison in the County of Middlesex and State of New Jersey,
whose address is 221 Penn Avenue, Edison, New Jersey 08817,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto
the said James J. Myer, his ----- heirs and assigns forever.

A certain lot or parcel of land situate on the westerly side of Skimmer Lane
in said Dexter and bounded and described as follows:

Beginning at an iron stake in the westerly line of said Skimmer Lane at the
southeasterly corner of land described in a warranty deed from Harold E. Hall to
Robert A. LaRochelle and Carol A. LaRochelle, dated May 6, 1961, and recorded in
Penobscot Registry of Deeds in Vol. 1780, Page 214; thence in a southerly direction
along said westerly line of said Skimmer Lane one hundred feet (100'), more or less,
to an iron stake in said westerly line of said Skimmer Lane; thence in a westerly
direction parallel with the southerly line of said land of said Robert A. LaRochelle
and Carol A. LaRochelle and along the northerly line of land owned or occupied by
Lindsay B. Davis, Jr., one hundred and seventy-five feet (175') to the easterly line
of land owned or occupied by Merrill E. Noble; thence in a northerly direction along
said easterly line of said land owned or occupied by said Merrill E. Noble one
hundred feet (100'), more or less, to the southwest corner of said land of said
Robert A. LaRochelle and Carol A. LaRochelle; thence in an easterly direction along
said southerly line of said land of said Robert A. LaRochelle and Carol A. LaRochelle
one hundred and seventy-five feet (175'), more or less, to the point of beginning.

I, the said Owen L. Clark, derive my title to said premises by warranty deed from

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the said Harold E. Hall, dated May 27, 1961, and recorded in Penobscot Registry of
Deeds in Vol. 1784, Page 224.

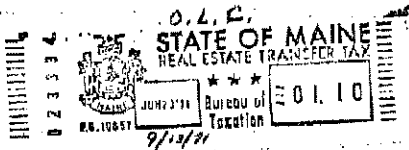
To which deed and the deeds and records cited therein reference is hereby made
for further particulars and description.

To Have and to Hold the aforesaid premises, with all the privileges and appurtenances thereof, to the said James J. Myer, his -----

heirs and assigns forever. And I ----- do covenant with the said Grantee, his heirs and assigns, that I am ----- lawfully seized in fee of the premises; that they are free of all encumbrances:

that I ----- have good right to sell and convey the same to the said Grantee and that I ----- and my ----- heirs shall and will warrant and defend the same to the said Grantee, his ----- heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, ----- the said Owen L. Clark, a single man,



and -----

have herunto set my hand, and seal this thirteenth day of September in the year of our Lord one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in Presence of

Diana M. Hardin *Owen L. Clark*



State of Maine

County of Penobscot, ss.

September 13, A. D., 18 71

Then personally appeared the above-named Owen L. Clark -----

and acknowledged the above instrument to be his

free act and deed. Before me,

Diana M. Hardin
Justice of the Peace
~~Notary Public~~

PENOBSCOT, SS. REC'D SEP 30 1971 9 30 m AM

Municipal
QUITCLAIM DEED
Release Deed Back to Owner
JAMES J. MYER

Know all Persons by these Presents,

That the Inhabitants of Dexter, a body corporate, located at Dexter in the County of Penobscot and State of Maine, for consideration paid, release to **James J. Myer**, Skinner Lane, Dexter Maine 04930 the following described real estate being Map 019, Lot 018.

Meaning and intending to release unto **James J. Myer** any interest the grantor may have in the above described premises by virtue of municipal tax liens recorded in the Penobscot Registry of Deeds, Book 11107 Page 248 and Book 11523 Page 264 and the statutory foreclosure thereof.

In Witness Whereof, the said inhabitants of Dexter have caused this instrument to be sealed with its corporate seal and signed in its corporate name by its councilors thereunto. Duly signed this 14th day of May 2009.

SEAL

Signed, Sealed and Delivered in presence of the Inhabitants of Dexter

State of Maine
County of Penobscot §

May 14, 2009

Shelley L. Watson
Shelley L. Watson Town Clerk
Roger S. Brawn
Roger S. Brawn
Fred Sherburne
Fred Sherburne
Dean Thompson
Dean Thompson

By:

Judy Wilbur Craig
Judy Wilbur Craig
Sherman Leighton
Sherman Leighton
Anton W. Larson
Anton W. Larson
David A. Clukey
David A. Clukey

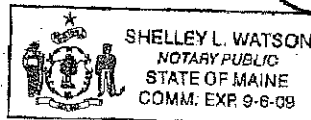
Then personally appeared the above named Councilors

Roger S. Brawn, Fred Sherburne, Dean Thompson, Judy Wilbur Craig,
Sherman Leighton, Anton W. Larson & David A. Clukey

and acknowledged the foregoing instrument to be their free act and deed in their capacity, and the free act and deed of said body corporate. Before me,

Shelley L. Watson
Notary Public

SEAL



PENOBSCOT COUNTY MAINE
James J. Myer
Register of Deeds

