

Public Detail Report

MLS #: 1638490

County: Kennebec

Seasonal: No

List Price: \$44,900

Status: Active

Property Type: Land

Original List Price: \$44,900

Directions: From the intersection of Route 27 and Blinn Hill Road in Dresden, turn onto Blinn Hill Road. Continue for ~4.2 miles. Property is on the right.



**Lot A Blinn Hill Road
Pittston, ME 04345**

**List Price: \$44,900
MLS#: 1638490**



Land Information

| | | | | | |
|-----------------------|--------|--------------|----|--------------------------|--------|
| Surveyed: | Yes | Waterfront: | No | Road Frontage +/-: | 200 |
| Lot Size Acres +/-: | 2 | Water Views: | No | Source of Road Frontage: | Survey |
| Source of Acreage: | Survey | | | Zoning: | rural |
| Mobile Homes Allowed: | Yes | | | Zoning Overlay: | No |
| | | | | Bank Owned REO: | No |

Property Features

| | | | | | |
|-----------|-------------|-----------|---------------------------|--------|---------------|
| Driveway: | No Driveway | Electric: | No Electric | Roads: | Paved; Public |
| Parking: | On Street | Gas: | No Gas | Site: | Wooded |
| Location: | Rural | Water: | None | | |
| | | Sewer: | None; Soil Test Available | | |

Tax/Deed Information

| | | | | | |
|----------------------|------------------|------------------|-----------|----------------|--------------------------------|
| Book/Page/Deed: | 15483/42/Partial | Full Tax Amt/Yr: | \$1/ 2025 | Map/Block/Lot: | R13//11 (partial) |
| Deed/Conveyance Type | Warranty | | | Tax ID: | LotABlinnHillRoadPittston04345 |
| Offered: | | | | | |
| Deed Restrictions: | Yes | | | | |

Remarks

Remarks: Beautifully wooded acreage with stonewalls and an elevated building site. Paved town road frontage with power available at the street. Surveyed, soil tested and warranty deed. Conveniently located between Bath and Augusta. Possible owner financing!

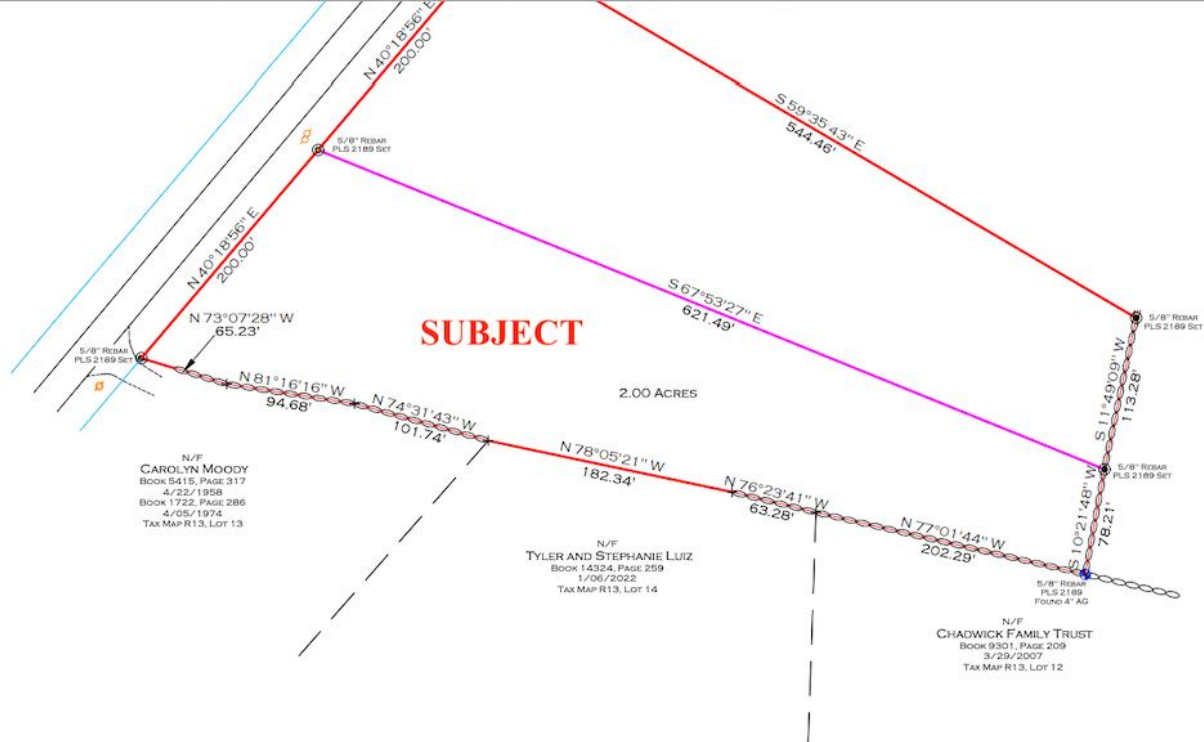
LO: Swift River Properties

Listing provided courtesy of:

William {Brian} Rhea
Swift River Properties
26 Stewart Street
Newcastle, ME 04553
207-756-9079
207-756-9079
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Monday, September 22, 2025 2:24 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS.



PROPERTY LOCATED AT: Lot A Blinn Hill Road, Pittston, ME

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

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

Comments: Seller has no knowledge of underground storage tanks.

Source of information: Seller Observation

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: Seller has no knowledge of hazardous materials.

Source of information: Seller observation

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

Buyer Initials _____

Page 1 of 4

Seller Initials _____

SECTION II — ACCESS TO THE PROPERTY

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: Covenants

Source of information: Seller

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? Town of Pittston

Road Association Name (if known): none

Source of information: Seller

SECTION III — FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: n/a

PROPERTY LOCATED AT: Lot A Blinn Hill Road, Pittston, ME

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: n/a

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
n/a

Relevant Panel Number: 23011C0693D Year: 2011 (Attach a copy)

Comments: Not located in a flood zone

Source of Section III information: FEMA

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: Small man-made pond on the property

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Division upon sale

Source of information: Seller

Are there any tax exemptions or reductions 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: _____

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

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

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

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: Seller

Additional Information: Single-wide mobile homes are not allowed. Double wide mobile homes are permitted.

Buyer Initials _____

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: Lot A Blinn Hill Road, Pittston, ME

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

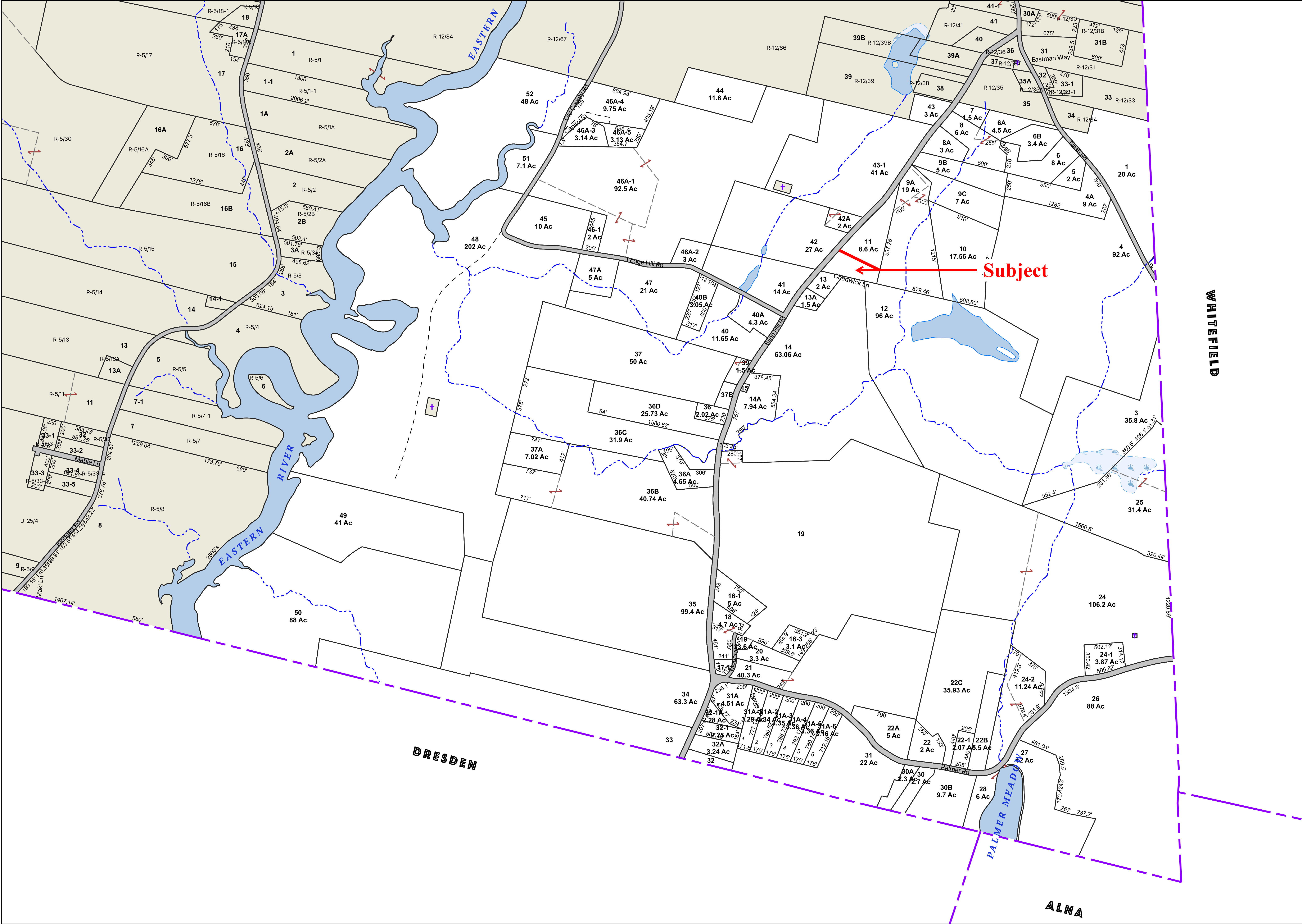
| | | | |
|-----------------------------|------|--------|------|
| SELLER | DATE | SELLER | DATE |
| Maine Woods and Waters, LLC | | | |

| | | | |
|--------|------|--------|------|
| SELLER | DATE | 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 |
|-------|------|-------|------|

| | | | |
|-------|------|-------|------|
| BUYER | DATE | BUYER | DATE |
|-------|------|-------|------|



TOWN OF
PITTSTON

KENNEBEC
COUNTY
MAINE

LEGEND

Water

Road

Parcel

Adjacent Map Parcel

For Assessment Purposes Only.
Not to be used for conveyances.

Maps originally compiled in 1975 by
John E. O'Donnell & Associates.

Digitally updated thru April 1, 2024
by
Eastern Mapping Services
Newburgh, Maine
207-234-2777

Scale in Feet

500

0

500

MAP R-13

Printed: 10/22/2024
Issued: 4/1/2024



Blinn

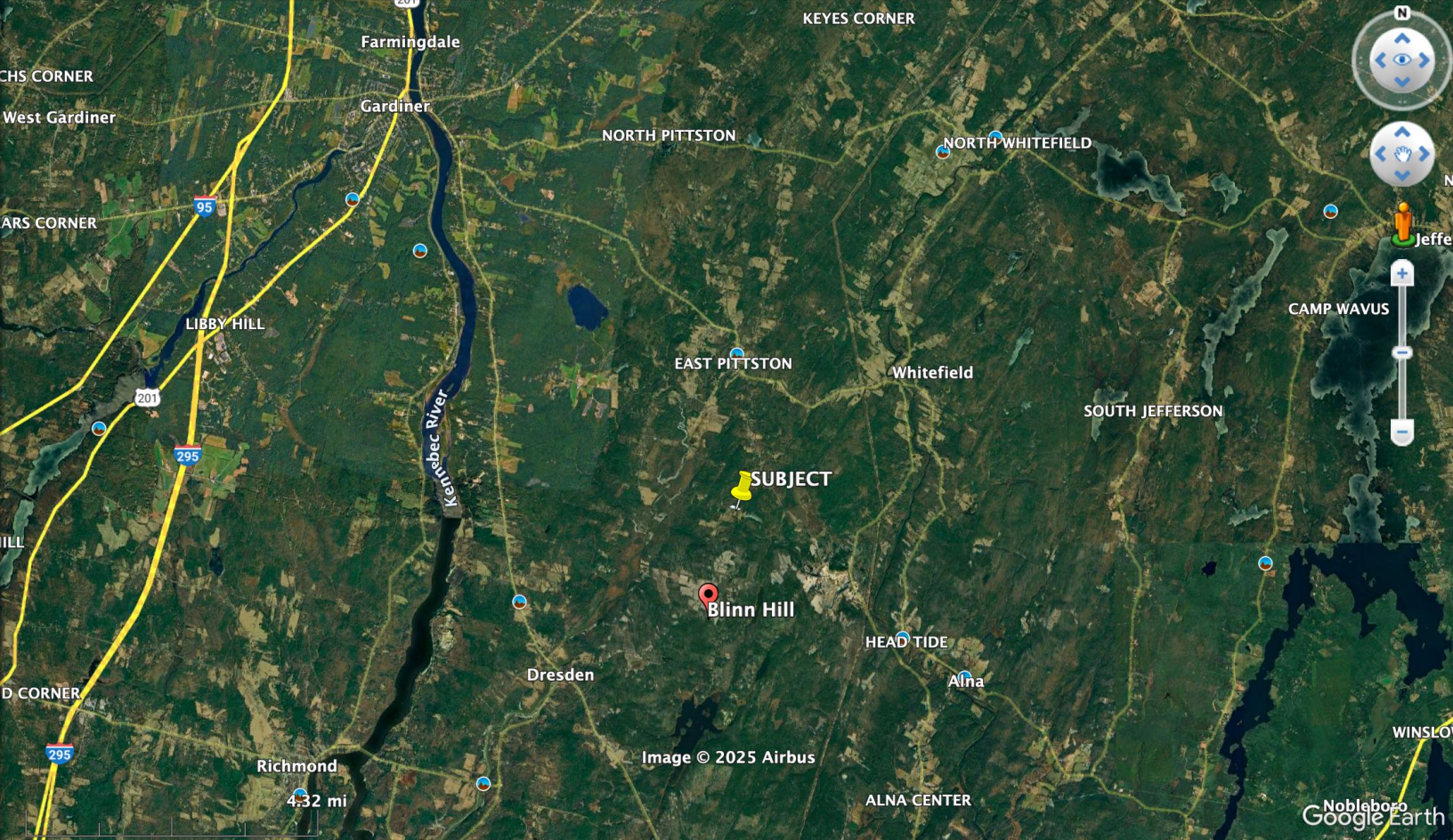
Blinn Hill Rd

Chadwick Ln

Ledge Hill Rd

Blinn Hill Rd

Chadwick's Craft Spirits



CHS CORNER
West Gardiner

ARS CORNER

D CORNER

Farmingdale

Gardiner

NORTH PITTSTON

NORTH WHITEFIELD

LIBBY HILL

EAST PITTSTON

Whitefield

SOUTH JEFFERSON

CAMP WAVUS

SUBJECT

Blinn Hill

Dresden

HEAD TIDE

Alna

Richmond

4.32 mi

Image © 2025 Airbus

ALNA CENTER

Nobleboro
Google Earth

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for complete updated or alternate flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) are shown, refer to the Flood Insurance Study (FIS) Report for the community. The FIS Report and Floodway Data and/or Summary of Offshore Elevation Tables contained within the Flood Insurance Study (FIS) Report that accompanies the FIS Report should be aware that BFEs shown on the FIS map represent rounded whole-foot elevations. These BFEs are intended for flood damage rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIS map for purposes of construction and/or floodplain management.

Boundaries of the floodways were compiled at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program and other pertinent floodway data were included in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18N. The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, vertical projection or UTM zones used in the production of FISs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIS.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversions between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NOS Information Services
NCSA MARS21
National Geodetic Survey
FMS-C-8002
1315 East Third Highway
Silver Spring, Maryland 20910-3302
(301) 713-3242

To obtain current information, description, and/or location information for bench marks shown on this map, please consult the information Service Search of the National Geodetic Survey at (203) 713-2442, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on the FIS map is derived from NOAA GIS Base Map files were provided in digital form by the Office of Marine GIS. Orthophoto images were processed at a scale of 1:24,000 and 1:48,000 during Spring of 2003 to Spring of 2005.

The profile lines depicted on this map represent the hydraulic modeling boundaries that match the flood profiles in the FIS report. As a result of improved topographic data, the profile lines, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations, and boundary delineations have been shown on the previous FIS map for this jurisdiction. As a result, the Flood Profile and/or Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contain automatic hydraulic data) may reflect stream channel delineations that differ from what is shown on the map. Also, the map is floodway relationships for unimproved streams may differ from what is shown on previous maps.

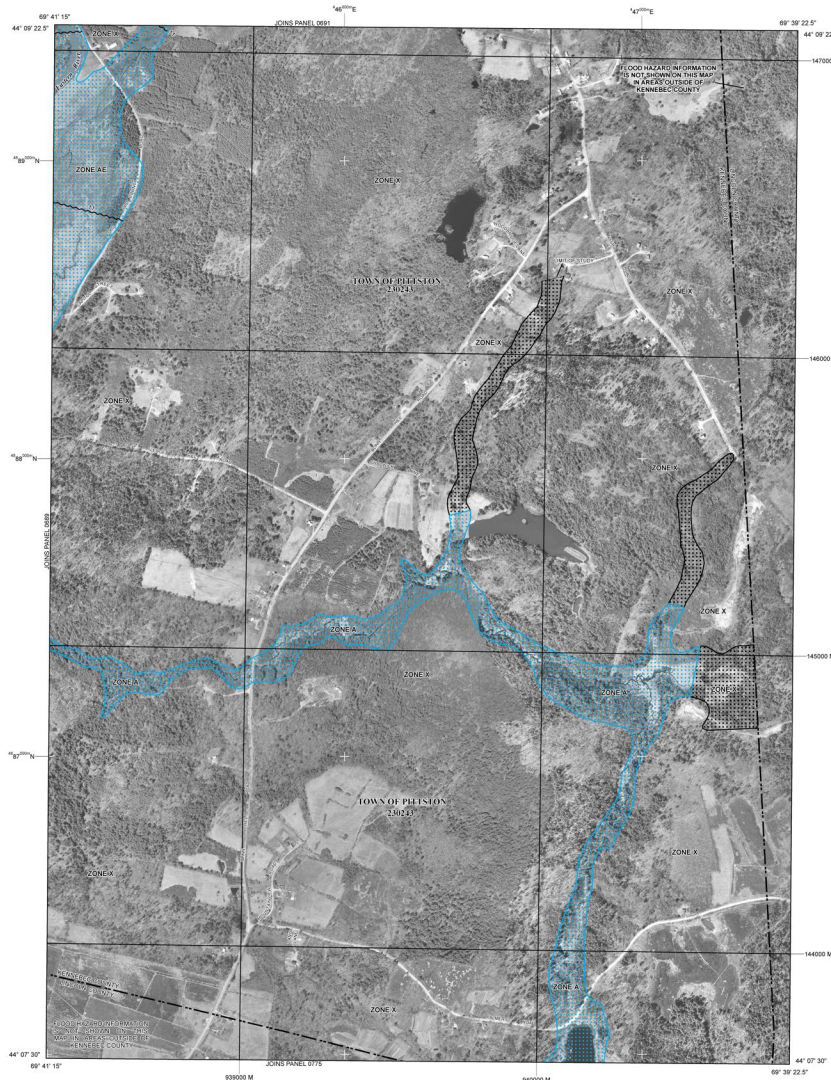
Corporate limits shown on this map are based on the best data available at the time of publication. Boundary changes due to annexations or disannexations may have occurred after this map was published; map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of all maps. Community map repository locations and a Listing of Communities Table containing National Flood Insurance Program rates for each community as well as a listing of the parcels on which each community is located.

For information on available products associated with this FIS, visit the Map Service Center (MSC) website at <http://www.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be obtained or obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information Hotline at (800) 447-FEMA (362) or (877-339-2627) or visit the FEMA website at <http://www.fema.gov> or contact the FEMA website at <http://www.fema.gov>.

State of Maine Floodway Note: Under the Maine Revised Statutes Annotated (M.R.S.A.) Title 18, §204, "If, when the floodway is not designated in the Flood Insurance Rate Map, the floodway is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodway, as measured from the normal high water mark to the nearest limit of the floodway, unless a technical evaluation certified by a registered professional engineer is provided demonstrating the actual floodway based upon approved FEMA modeling methods."



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO REGULATION BY THE 1% ANNUAL CHANCE FLOOD**
The 1% annual chance flood (100-year flood) is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is that area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AE**
No Base Flood Elevation determined.
- ZONE AH**
Base Flood Elevation determined.
- ZONE AR**
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.
- ZONE AR**
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by levees or other flood control systems. The 1% annual chance flood is shown in Zone AE. All areas that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood. The 1% annual chance flood is shown in Zone AE. Areas to be protected from the 1% annual chance flood in a future flood protection study under construction. No Base Flood Elevation determined.
- ZONE AV**
Coastal flood area with vehicle hazard (wave action). No Base Flood Elevation determined.
- ZONE VE**
Coastal flood area with vehicle hazard (wave action). Base Flood Elevation determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
- ZONE B**
Areas of 2 to 4 feet above flood stage, areas of 1% annual chance flood with average depths of less than 1 foot with storage areas less than 1 square mile and subject to flooding by waves from the Atlantic Ocean.
- OTHER AREAS**
- ZONE X**
Areas determined to be outside the 1% annual chance floodway.
- ZONE X**
Areas in which flood hazard is not determined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPA)**
- CBRS AREAS AND CBRS AREAS**
1% Annual Chance Floodway Boundary
1/2% Annual Chance Floodway Boundary
Floodway Boundary
Zone O boundary
CBRS and OPA boundary
Boundary showing Special Flood Hazard Area Zone and boundary boundary. Special Flood Hazard Areas of different base flood elevations, flood depths, or flood velocities.
Base Flood Elevation line and value, elevation in feet.
Base Flood Elevation value without unit, elevation in feet.
AS 1001
Reference to the North American Vertical Datum of 1988.
- Map**
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
AB
AC
AD
AE
AF
AG
AH
AI
AJ
AK
AL
AM
AN
AO
AP
AQ
AR
AS
AT
AU
AV
AW
AX
AY
AZ
BA
BB
BC
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
BQ
BR
BS
BT
BU
BV
BW
BX
BY
BZ
CA
CB
CC
CD
CE
CF
CG
CH
CI
CJ
CK
CL
CM
CN
CO
CP
CQ
CR
CS
CT
CU
CV
CW
CX
CY
CZ
DA
DB
DC
DD
DE
DF
DG
DH
DI
DJ
DK
DL
DM
DN
DO
DP
DQ
DR
DS
DT
DU
DV
DW
DX
DY
DZ
EA
EB
EC
ED
EE
EF
EG
EH
EI
EJ
EK
EL
EM
EN
EO
EP
EQ
ER
ES
ET
EU
EV
EW
EX
EY
EZ
FA
FB
FC
FD
FE
FF
FG
FH
FI
FJ
FK
FL
FM
FN
FO
FP
FQ
FR
FS
FT
FU
FV
FW
FX
FY
FZ
GA
GB
GC
GD
GE
GF
GG
GH
GI
GJ
GK
GL
GM
GN
GO
GP
GQ
GR
GS
GT
GU
GV
GW
GX
GY
GZ
HA
HB
HC
HD
HE
HF
HG
HH
HI
HJ
HK
HL
HM
HN
HO
HP
HQ
HR
HS
HT
HU
HV
HW
HX
HY
HZ
IA
IB
IC
ID
IE
IF
IG
IH
II
IJ
IK
IL
IM
IN
IO
IP
IQ
IR
IS
IT
IU
IV
IW
IX
IY
IZ
JA
JB
JC
JD
JE
JF
JG
JH
JI
JJ
JK
JL
JM
JN
JO
JP
JQ
JR
JS
JT
JU
JV
JW
JX
JY
JZ
KA
KB
KC
KD
KE
KF
KG
KH
KI
KJ
KK
KL
KM
KN
KO
KP
KQ
KR
KS
KT
KU
KV
KW
KX
KY
KZ
LA
LB
LC
LD
LE
LF
LG
LH
LI
LJ
LK
LL
LM
LN
LO
LP
LQ
LR
LS
LT
LU
LV
LW
LX
LY
LZ
MA
MB
MC
MD
ME
MF
MG
MH
MI
MJ
MK
ML
MN
MO
MP
MQ
MR
MS
MT
MU
MV
MW
MX
MY
MZ
NA
NB
NC
ND
NE
NF
NG
NH
NI
NJ
NK
NL
NM
NO
NP
NQ
NR
NS
NT
NU
NV
NW
NX
NY
NZ
OA
OB
OC
OD
OE
OF
OG
OH
OI
OJ
OK
OL
OM
ON
OO
OP
OQ
OR
OS
OT
OU
OV
OW
OX
OY
OZ
PA
PB
PC
PD
PE
PF
PG
PH
PI
PJ
PK
PL
PM
PN
PO
PP
PQ
PR
PS
PT
PU
PV
PW
PX
PY
PZ
QA
QB
QC
QD
QE
QF
QG
QH
QI
QJ
QK
QL
QM
QN
QO
QP
QQ
QR
QS
QT
QU
QV
QW
QX
QY
QZ
RA
RB
RC
RD
RE
RF
RG
RH
RI
RJ
RK
RL
RM
RN
RO
RP
RQ
RR
RS
RT
RU
RV
RW
RX
RY
RZ
SA
SB
SC
SD
SE
SF
SG
SH
SI
SJ
SK
SL
SM
SN
SO
SP
SQ
SR
SS
ST
SU
SV
SW
SX
SY
SZ
TA
TB
TC
TD
TE
TF
TG
TH
TI
TJ
TK
TL
TM
TN
TO
TP
TQ
TR
TS
TT
TU
TV
TW
TX
TY
TZ
UA
UB
UC
UD
UE
UF
UG
UH
UI
UJ
UK
UL
UM
UN
UO
UP
UQ
UR
US
UT
UU
UV
UW
UX
UY
UZ
VA
VB
VC
VD
VE
VF
VG
VH
VI
VJ
VK
VL
VM
VN
VO
VP
VQ
VR
VS
VT
VU
VV
VW
VX
VY
VZ
WA
WB
WC
WD
WE
WF
WG
WH
WI
WJ
WK
WL
WM
WN
WO
WP
WQ
WR
WS
WT
WU
WV
WW
WX
WY
WZ
XA
XB
XC
XD
XE
XF
XG
XH
XI
XJ
XK
XL
XM
XN
XO
XP
XQ
XR
XS
XT
XU
XV
XW
XX
XY
XZ
YA
YB
YC
YD
YE
YF
YG
YH
YI
YJ
YK
YL
YM
YN
YO
YP
YQ
YR
YS
YT
YU
YV
YW
YX
YY
YZ
ZA
ZB
ZC
ZD
ZE
ZF
ZG
ZH
ZI
ZJ
ZK
ZL
ZM
ZN
ZO
ZP
ZQ
ZR
ZS
ZT
ZU
ZV
ZW
ZX
ZY
ZZ

For community map revision history please go to community mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at (800) 447-FEMA.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
KENNEBEC COUNTY,
MAINE
(ALL JURISDICTIONS)

PANEL 693D OF 775
(SEE MAP INDEX FOR FIRM PANEL LIST)

COMMUNITY
KENNEBEC COUNTY, MAINE

DATE
JUNE 16, 2011

Effective Date
JUNE 16, 2011

Notice to User: The Map Number shown below should be used when requesting the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
220110693D
EFFECTIVE DATE
JUNE 16, 2011

Federal Emergency Management Agency

Protective Covenants
Lot A Blinn Hill Road, Pittston

1. No single-wide mobile homes shall be allowed on the premises.
2. No storage containers shall be allowed on the premises unless used during the construction of a dwelling.
3. No unregistered motor vehicles, junk, trash, or debris shall be allowed to remain on the premises.

BK15483 PGS 52 - 54 09/04/2025 09:22:29 AM
INSTR#: 2025019403 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

QUITCLAIM DEED
Statutory Short Form

MAINE REAL ESTATE
TRANSFER TAX PAID

DLN: 3125744

KNOW ALL BY THESE PRESENTS, That **Donna Lee Sabatine**, whose mailing address is 938 Blinn Hill Road, Pittston, Maine 04345, for consideration paid, grants to **Maine Woods and Waters, LLC**, a Maine Limited Liability Company, with its principal place of business at 26 Stewart Street, New Castle, Maine 04553, with Quitclaim Covenant, the real property in the Town of **Pittston**, County of **Kennebec** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, with the buildings and improvements thereon, situated easterly of and adjacent to Blinn Hill Road, in the Town of Pittston, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a point marked with a capped 5/8-inch rebar stamped PLS 2189, set in a stonewall on the easterly sideline of Blinn Hill Road, said point being the westerly corner of land now or formerly of Timothy D. and Laura L. Moody (KCRD Book 2427, Page 125), said point being the most northerly corner of the herein described parcel of land, and said point also being the Point of Beginning;

Thence, S 49° 19' 37" E along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of seventy and 44/100 hundredths (70.44) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, S 11° 19' 07" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of three hundred seventy-three and 99/100 hundredths (373.99) feet to a point;

Thence, S 04° 32' 07" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of eighty-eight and 60/100 hundredths (88.60) feet to a point;

Thence, S 12° 34' 52" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of one hundred twenty-nine and 35/100 hundredths (129.35) feet to a point;

Thence, S 07° 29' 04" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of one hundred thirty and 63/100 hundredths (130.63) feet to a point and end of said stonewall;

Thence, S 18° 43' 43" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody, a distance of two hundred twenty-three and 04/100 hundredths (223.04) feet to a point at the end of a stonewall;

Thence, S 11° 13' 29" W continuing along the said land now or formerly of Timothy D. and Laura L. Moody and said stonewall, a distance of two hundred thirty-one and 48/100 hundredths (231.48) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 found in a stonewall, and land now or formerly of Chadwick Family Trust (KCRD Book 9301, Page 209);

Thence, N 77° 01' 44" W along the said land now or formerly of Chadwick Family Trust and said stonewall, a distance of two hundred two and 29/100 hundredths (202.29) feet to a point and land now or formerly of Tyler and Stephanie Luiz (KCRD Book 14324, Page 259);

Thence, N 76° 23' 41" W along the said land now or formerly of Tyler and Stephanie Luiz and said stonewall, a distance of sixty-three and 28/100 hundredths (63.28) feet to a point and the end of said stonewall;

Thence, N 78° 05' 21" W continuing along the said land now or formerly of Tyler and Stephanie Luiz, a distance of one hundred eighty-two and 34/100 hundredths (182.34) feet to a point and land now or formerly of Carolyn Moody (KCRD Book 5415, Page 317) and the end of a stonewall;

Thence, N 74° 31' 43" W along the said land now or formerly of Carolyn Moody and said stonewall, a distance of one hundred one and 74/100 hundredths (101.74) feet to a point;

Thence, N 81° 16' 16" W continuing along the said land now or formerly of Carolyn Moody and said stonewall, a distance of ninety-four and 68/100 hundredths (94.68) feet to a point;

Thence, N 73° 07' 28" W continuing along the said land now or formerly of Carolyn Moody and said stonewall, a distance of sixty-five and 23/100 hundredths (65.23) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on the said easterly sideline of Blinn Hill Road;

Thence, N 40° 18' 56" E along the said easterly sideline of Blinn Hill Road, a distance of six hundred twenty-one and 75/100 hundredths (621.75) feet to a point;

Thence, N 42° 05' 01" E continuing along the said easterly sideline of Blinn Hill Road, a distance of one hundred twenty-nine and 99/100 hundredths (129.99) feet to a point;

Thence, N 44° 20' 13" E continuing along the said easterly sideline of Blinn Hill Road, a distance of three hundred thirty-four and 74/100 hundredths (334.74) feet to a point;

Thence, N 34° 38' 48" E continuing along the said easterly sideline of Blinn Hill Road, a distance of two hundred seventy-five and 48/100 hundredths (275.48) feet to the POINT OF BEGINNING.

Said parcel contains 10.63 acres. All bearings are Grid North.

Meaning and intending to convey a portion of the premises described in a deed to Donna Lee Sabatine, dated April 21, 2017, and recorded in the Kennebec County Registry of Deeds in Book 12585, Page 275. *Title not searched by preparer, Scrivener only.

Witness my hand and seal this 28th day of August, 2025.

Witness


Donna Lee Sabatine

STATE OF Maine

COUNTY OF Kennebec, ss

August 28, 2025

Personally appeared on the above date, the above-named Donna Lee Sabatine and acknowledged the foregoing instrument to her free act and deed.

Before me,

Dawn Marie Chadbourne

Notary Public/Attorney at Law

Print name:

Exp: _____

DAWN MARIE CHADBOURNE
Notary Public, State of Maine
My Commission Expires Apr. 19, 2029