

MLS #: 1621595

Status: Active

County: Oxford

Property Type: Land

Public Detail Report

Seasonal: No

List Price: \$1,150,000

Original List Price: \$1,150,000

Directions: Main St. to W. View Dr. Continue straight to end. Alternative entry: Main St. to Chatauqua Rd. Access on the right between 151 & 164 Chatauqua Rd. Alternative entry: Main St. to Bridgeton Rd. Go approx. 8/10 of a mile. Driveway on left after Storage



**Lot 38 West View
Drive
Fryeburg, ME
04037**

**List Price:
\$1,150,000
MLS#: 1621595**



Land Information

Lot Size Acres	74.7	Waterfront:	No	Road Frontage	Seller to complete
+/-:		Water Views:	No	Oth Src:	survey
Source of Acreage:	Other			Zoning:	Residential
Acreage Oth Source:	Seller to complete survey			Zoning Overlay:	Unknown
Mobile Homes Allowed:	Unknown			Bank Owned	No
				REO:	

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Gravel; Paved; Right of Way
Parking:	On Site	Gas:	No Gas	Site:	Level; Pasture/Field; Rolling/Sloping; Wooded
Location:	Near Town; Neighborhood; Rural	Water:	Public		
View:	Fields; Mountain(s); Scenic; Trees/Woods	Sewer:	Septic Needed		

Tax/Deed Information

Book/Page/Deed:	W491 / 5803/563 & 570 / 367/Partial	Full Tax Amt/Yr:	\$5,956/ 2024	Map/Block/Lot:	9 / 10//38 / 1
Deed/Conveyance Type Offered:	Warranty	Tax ID:	FRYE-000009-000000-000038		
Deed Restrictions:	Unknown				

Remarks

Remarks: Developers and investors - Jockey Cap Ridge offers 75 acres of opportunity in Fryeburg, Maine. Set atop a gently sloping ridge, the land features sweeping views of Pleasant Mountain to the east, Lovewell Pond to the south, and Mt. Chocorua, the Green Hills, and Kearsarge to the west. With three access points from town roads, a 10-acre cleared meadow, and town water already installed to the center of the property, much of the groundwork is in place. Envision a 40+/- lot subdivision, six private kingdom lots, or hold as a long-term investment and hedge against inflation. Whether you're building now or banking on tomorrow, this land delivers on potential.

LO: Badger Peabody & Smith Realty

Listing provided courtesy of:

Badger Peabody & Smith Realty

Badger Peabody & Smith Realty

2633 White Mountain HWY

North Conway, NH 03860

603-356-5757

603-356-5757

HonourK@BadgerPeabodySmith.com



Prepared by Badger Peabody & Smith Realty on Tuesday, May 06, 2025 4:43 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](#).

MAINE
Listings



2005 MAR 11 PM 3:34

QUITCLAIM DEED WITH COVENANT
Statutory Short Form

Jean Watson
REGISTER

KNOW ALL BY THESE PRESENTS, That I, **THOMAS D. SHAFFNER**, of Fryeburg, Oxford County, Maine, for consideration paid, grant to **DIAMOND RIDGE, LLC**, a Maine limited liability company having a principal place of business at 6 Dearborn Drive, Fryeburg, Maine,

with Quitclaim Covenant,

The land in Fryeburg described as "First Parcel, Jockey Cap Lots so called" as described in deed of Thomas D. Shaffner and Elbridge A. Russell to RSLLC recorded May 28, 1996 in Oxford County (WD) Registry of Deeds at Book 363, Page 181. Also including boundary line adjustment parcels from abutters recorded in Oxford County (WD) Registry of Deeds Book 362, Page 687; Book 391, Page 743 and Book 370, Page 403, said parcels added to "Jockey Cap Lots", so called.

Excepting however, from the above described premises real property described in the following instruments of record:

1. Boundary line adjustment parcel to abutter recorded in Oxford County Registry of Deeds (WD) at Book 370, Page 405, and
2. Boundary line adjustment of 2 small parcels to abutter recorded in Oxford County Registry of Deeds (WD) at Book 407, Page 171.

Meaning and intending to convey the premises conveyed by Elbridge A. Russell to the Grantor herein by deed of even date, to be recorded herewith.

Witness my/our hand(s) and seal(s) this 11 day of March, 2005.

Witness:

Cheryl Sessions

Thomas D. Shaffner
THOMAS D. SHAFNER

STATE OF MAINE
COUNTY OF OXFORD, ss.

On 11 March, 2005, personally appeared the above-named Thomas D. Shaffner and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Cheryl Sessions
Notary Public *Cheryl Sessions*
Print: *Attorney At Law*

NO REAL ESTATE
TRANSFER TAX PAID

030567

*Rec
Book 547
Pg 293*

OXFORD WEST DIST. REGIST.
2005 MAR 11 PM 3:35

Jeane Watson
REGISTER

QUITCLAIM DEED WITH COVENANT
Statutory Short Form

KNOW ALL BY THESE PRESENTS, That I, **ELBRIDGE A. RUSSELL**, of Fryeburg, Oxford County, Maine, for consideration paid, grant to **JCR, LLC**, a Maine limited liability company having a principal place of business at 21 Stanley Hill Road, Town of Fryeburg, County of Oxford, State of Maine 04037

with Quitclaim Covenant,

"A certain lot or parcel of land, situated in Fryeburg, Oxford County, State of Maine, and composed of two (2) contiguous lots or parcels of land, more particularly bounded and described as follows:

"Parcel 1: A certain lot or parcel of land situated in Fryeburg, Oxford County, State of Maine, lying on Acorn Ridge, so-called, and lying contiguous to other land owned by RS Limited Liability Company, and being more particularly described as follows:

"Beginning at a 3/4" diameter silver iron pipe driven into the ground which represents the Westerly-most corner of land now or formerly owned by Fryeburg Health Care Associates, as acquired by deed from Holden Bros. Insurance Agency recorded in Oxford (W.D.) Registry of Deeds, Book 206, Page 420; thence run South 14 degrees 11 minutes 32 seconds West by land of said Fryeburg Health Care Associates a distance of 345.48 feet, more or less, to a 3/4" diameter red iron pipe driven into the ground at land formerly of Merle Abbott, and later supposed to be owned by one Gleichman; thence run South 71 degrees 35 minutes 11 seconds East by land of said Abbott a distance of 362.59 feet, more or less, to a red stake and stones monument; thence run South 48 degrees 57 minutes 24 seconds West by said Abbott land a distance of 234.95 feet, more or less, to a red stake and stones monument at land formerly of Diamond National Corporation, now owned by RS Limited Liability; thence run South 41 degrees 23 minutes 28 seconds East by said Diamond land a distance of 915.18 feet, more or less, to a 3/4" diameter red/blue/silver iron pipe driven into the ground; thence run North 52 degrees 29 minutes 22 seconds East by said Diamond land a distance of 1,191.93 feet, more or less, to a red/blue stake and stones monument; thence run North 45 degrees 37 minutes 52 seconds East, still by land believed to have been formerly owned by Diamond National Corporation, a distance of 728.58 feet, more or less, to a red/blue stake and stones monument; thence run North 40 degrees 29 minutes 14 seconds West by land now or formerly of John C. Luders, et ux., a distance of 411.77 feet, more or less, to a 1/2" diameter rebar with cap #1299 driven into the ground at land now or formerly of Kathleen Canavan Swain; thence run continue on the same course, by land of said Swain, a distance of 494.14 feet, more or less, to a 5" X 5" granite monument set in the ground at land now or formerly of Clarence F. Leach, et ux.; thence run North 37 degrees 09 minutes 22 seconds West, by land of said Leach, a distance of 418.09 feet, more or less, to a 1" diameter silver iron pipe driven into the ground for a corner at land believed to be now or formerly owned by the heirs of A.O. Pike, III; thence run South 53 degrees 34 minutes 19 seconds West, by land of said Pike, a distance of 521.28 feet, more or less, to a red picked rock monument; thence run South 53 degrees 23 minutes 59 seconds West, still by land of said Pike, a distance of 605.93 feet, more or less, to a red stake and stones monument; thence run South about 53 degrees 45 minutes West, by remaining land of Holden Bros. Insurance Agency, a distance of 510 feet, more or less, to a 3/4" diameter silver iron pipe, being the bound begun at.

BK4916570

030570

NO REAL ESTATE
TRANSFER TAX PAID

Dec
Book 547
Page 295

Dec
Book 555
Page 83

"Parcel II: A certain lot or parcel of land in said Fryeburg, Oxford County, State of Maine. Lying next-Northwesterly of, and contiguous to, Parcel I described herein, and being a strip of land approximately 66 feet in width throughout its entire length and being the location of the main access roadway leading in a general Southeasterly direction, over the course of the existing gravelled roadway, from the Southeasterly terminus of the public highway known as Westview Drive, so-called, to the Northwesterly sideline of Parcel I above described. Said parcel of land is more particularly bounded and described as follows:

"Beginning at a point on the Northeasterly sideline of said roadway at the terminus thereof of said Westview Drive and which point is the Southerly-most corner of that parcel Holden Bros. Insurance Agency conveyed to Wendell Webb, et ux., by deed recorded in said Registry, Book 271, Page 174; thence run South 34 degrees 10 minutes 21 seconds East by other land of said Webb a distance of 151 feet to the Westerly-most corner thereof of land Holden Bros. Insurance Agency conveyed to Carlton A. Mills, et ux., by deed dated September 15, 1986, recorded in said Registry of Deeds, Book 280, Page 845, now owned by Patrick Maillett, et ux.; thence run South 35 degrees 38 minutes 03 seconds East by land of said Maillett a distance of 199.69 feet to a point; thence run South 33 degrees 36 minutes 37 seconds East by land Holden Bros. Insurance Agency conveyed to Parick Maillett, et ux., by deed dated December 30, 1994, recorded in said Registry of Deeds, Book 351, Page 289, a distance of 205.34 feet to the Westerly-most corner of land Holden Bros. Insurance Agency conveyed to A.O. Pike, IV, et als., by deed dated January 25, 1995, thence run South 34 degrees 36 minutes 29 seconds East by land of said Pike a distance of 210 feet to a point; thence continue on the same course by remaining land of Holden Bros. Insurance Agency, a distance of 240 feet, more or less, to the Northwesterly sideline of Parcel I described above; thence run South about 53 degrees 45 minutes West by said Parcel I a distance of 66 feet to a point; thence turn and run North 34 degrees 36 minutes 39 seconds West a distance of 452.18 feet to a point; thence run North 33 degrees 36 minutes 37 seconds West a distance of 204.75 feet to a point; thence run North 35 degrees 38 minutes 03 seconds West a distance of 199.36 feet to a point; thence run North 34 degrees 10 minutes 21 seconds West a distance of 101.65 feet to a ½" diameter silver iron pipe driven into the ground at land owned by Richard L. Holden, et ux., as described in deed recorded in said Registry of Deeds, Book 235, Page 514, and which iron pipe is on the center line of the Central Maine Power Company's right of way (the last four courses all run by remaining land of Holden Bros. Insurance Agency); thence run North 18 degrees 34 minutes 21 seconds East across the terminus of said Westview Drive a distance of 82.92 feet to the bound begun at.

"The above courses and distances are derived from survey work performed by Steven J. Smith & Associates in 1988. The basis of bearings is Magnetic North 1988.

"Saving, Excepting and Reserving, however, a right of way for all purposes (including installation of utilities) the same to be 66 feet in width throughout its entire length, leading in a general Southeasterly direction, over the entire course of Parcel II described above, leading from the Southeasterly terminus of the public highway known as Westview Drive, so-called, to the Northwesterly sideline of Parcel I, described above. Said right of way shall be used and enjoyed in common with the Grantee, the Grantor corporation, and others who now own or who may hereafter acquire a similar right of way thereover.

"Also conveying hereby an easement to grade along that portion of the Southwesterly edge of the 66-foot wide roadway, (for a distance of 252 feet, more or less, from its point of intersection with the Northwesterly sideline of Parcel I described above) to an additional width of one (1) rod.

"Parcel II is also subject to the rights of Central Maine Power Company in connection with the transmission lines crossing thereover, all as more particularly described in deed from Lelia B. Ballard to Central Maine Power Company dated April 4, 1947, recorded in said Registry of Deeds, Book 153, Page 144."

Meaning and intending to convey the premises conveyed by Thomas D. Shaffner to Elbridge A. Russell by a deed of even date, to be recorded herewith.

Witness my/our hand(s) and seal(s) this 11 day of March, 2005.

Witness:

Cheryl Sessions

Elbridge A. Russell

ELBRIDGE A. RUSSELL

STATE OF MAINE
COUNTY OF OXFORD ss.

On 11 March, 2005, personally appeared the above-named Elbridge A. Russell and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Cheryl Sessions
Notary Public *Cheryl A. Sessions*
~~Print:~~ Attorney At Law

BK491PG572

DLN: 1002440268002

WARRANTY DEED

JCR, LLC, a limited liability company organized and existing according to the laws of the State of Maine, and having mailing address of 21 Stanley Hill Road, Fryeburg, ME 04037

for consideration paid, grants to

DIAMOND RIDGE, LLC, a limited liability company organized and existing according to the laws of the State of Maine, and having mailing address of P. O. Box 394, Fryeburg, ME 04037

with **WARRANTY COVENANTS**, as joint tenants, the following described real estate, namely:

A certain lot or parcel of land together with all appurtenances belonging thereto, situated in Fryeburg, Oxford County, State of Maine, and lying Northwesterly of, and contiguous to, other land now owned by the Grantee, and being more particularly described in the Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said JCR, LLC has caused this instrument to be signed in its corporate name and sealed with its corporate seal by **ELBRIDGE A. RUSSELL**, its Manager/Member, thereunto duly authorized, this 22nd day of March, 2024

JCR, LLC

by

ELBRIDGE A. RUSSELL
Its Manager/Member

STATE OF MAINE

COUNTY OF OXFORD, SS.,

Date:

March 22, 2024

Personally appeared the above named **ELBRIDGE A. RUSSELL**, Manager/Member of JCR, LLC and acknowledged the foregoing instrument to be his free act and deed, acting in said capacity.

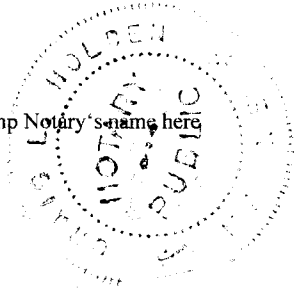
Before me,

Notary Public

CHRISTOPHER L. HOLDEN

My commission expires: 9-30-24

←Type, print or stamp Notary's name here



NO REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

Grantor: JCR, LLC
Grantee: DIAMOND RIDGE, LLC

Attached to and forming an integral part of the Warranty Deed from the abovenamed Grantor to the aboveamed Grantee, the real estate conveyed is described as follows:

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Fryeburg, Oxford County, State of Maine, lying Northwesterly of, and contiguous to, other land now owned by Diamond Ridge, LLC, and being more particularly bounded and described as follows:

Beginning at the point of terminus of the fifteenth course of the description of Parcel One in the Lease Agreement between Diamond Ridge, LLC, as Landlord, and Walden Solar Maine, LLC, Fryeburg Solar, LLC, as Tenant, dated September 26, 2022, recorded in Oxford County Registry of Deeds, Book 5784, Page 414, and as shown on Plan entitled "ALTA/NSPS Land Title Survey, of Property Located on 182 Bridgton Road, Town of Fryeburg, Oxford County, Maine", prepared for Nautilus US Power Holdco, LLC, said point falling on the common line between land now or formerly of Diamond Ridge, LLC; designated as Tax Map 10, Lot 1 in the Town of Fryeburg Assessors Office and recorded with said Registry in Deed Book 541, Page 21, and land now or formerly of JCR, LLC, designated as Tax Max 9, Lot 38 in said Assessors Office and recorded in said Registry in Deed Book 491, Page 570, said point of beginning having a Maine State Plane West Zone 1802 (NAD 83-2011) Grid Coordinate of N:435,552.21' – E:2,743,810.39'; thence passing through said land of JCR, LLC in the following courses:

North 89° 37' 10" East, a distance of Two Hundred Forty-three and Seventy-four Hundredths Feet (243.74') to a point;

Thence North 03° 18' 18" West, a distance of Eighty-four and Thirty-nine Hundredths Feet (84.39') to a point;

Thence North 16° 40' 19" West, a distance of Two Hundred Forty-four and Forty-three hundredths Feet (244.43') to a point;

Thence North 19° 20' 02" West, a distance of Ninety and Fourteen Hundredths Feet (90.14') to a point;

Thence North 89° 59' 45" East, a distance of One Thousand Two Hundred Thirty-one and Eighty-two Hundredths Feet (1,231.82') to a point on the Westerly line of said land of Diamond Ridge, LLC, being a line in common between said land of JCR, LLC and said land of Diamond Ridge, LLC;

Thence South 35° 52' 43" West, along said line in common, a distance of One Thousand Seventy-two and Zero Hundredths feet (1,072.00') to a point;

Thence North 58° 01' 42" West, a distance of Eight Hundred Seventy-five and Twenty-two Hundredths Feet (875.22') to said point of beginning.

The foregoing parcel contains 664,313.85 SQ-FT (15.251 acres) more or less.

The real estate conveyed hereby is subject to the rights of Fryeburg Water Company, its successors and assigns, to enter upon the premises over the existing access road to inspect, repair and maintain its existing water line(s) crossing thereover.

By acceptance and recording of this Deed, the Grantee acknowledges that its contiguous real estate is, likewise, subject to the rights of Fryeburg Water Company, its successors and assigns, to enter upon its contiguous premises over the existing access road to inspect, repair and maintain its existing water line(s) crossing thereover.

This deed is executed, delivered and recorded in the nature of a boundary line adjustment between adjoining landowners. The real estate conveyed hereby is intended to become a part of, and addition to, the Grantee's existing contiguous parcel and not to be considered a separate lot of record.

Conveying hereby a portion of the larger parcel Elbridge A. Russell conveyed to JCR, LLC, by deed dated March 11, 2005, recorded in Oxford County Registry of Deeds, Book W491, Page 570.

PROPERTY LOCATED AT: West View Drive, Fryeburg, ME 04037

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? _____

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: _____

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: _____

Source of information: _____

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

Buyer Initials _____

Page 1 of 4

Seller Initials BR _____

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: Fryeburg Water Company has easements for the water lines that run through the property. One home has access from Route 302 to their home.

Source of information: Deed and land owner. ^{Map 9} ~~Map 48~~, Lot 37 has the R.O.W. from Route 302 to their property.

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): _____

Source of information: Land owner

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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

Buyer Initials _____

Page 2 of 4

Seller Initials 

PROPERTY LOCATED AT: West View Drive, Fryeburg, ME 04037

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: _____

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? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: _____

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: _____

Source of information: _____

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

If Yes, explain: _____

Source of information: _____

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: **Most of the land is in Tree Growth Tax Status.**

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: **Land Owner**

Additional Information: _____

Buyer Initials _____

Seller Initials ER

PROPERTY LOCATED AT: West View Drive, Fryeburg, ME 04037

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.

E. Murphy *MGR MBR 4/24/25*
SELLER DATE
JCR, LLC

E. Russell *MGR MBR 4/22/25*
SELLER DATE
Diamond Ridge, 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



Approximate new lot lines for representation purposes only. Seller is in the process of having the property surveyed.