

DLN: 1002440272375

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
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Registry CUMBERLAND

Date Recorded 05/08/2024

Time Recorded 11:50:00 AM

Transfer Tax Amount \$3,964.40

Document Number 14887

Book 40740

Page 112

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

HERR, DANIEL J.

3b. Federal ID

3c. Last name, first name, MI; or business name

HERR, HOLLI S.

3d. Federal ID

3e. Mailing address after purchasing this property

9 HIGH VIEW ROAD

3f. Municipality

CAPE ELIZABETH

3g. State 3h. ZIP Code

ME 04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

MOLONEY, JENNY

4b. Federal ID

4c. Last name, first name, MI; or Business name

MOLONEY, BLAKE P.

4d. Federal ID

4e. Mailing address

16 PINE STREET # 2

4f. Municipality

SOUTH PORTLAND

4g. State 4h. ZIP Code

ME 04106

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

U42

001

044

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5d. Acreage (see instructions)

0.46

5c. Physical location

9 HIGH VIEW ROAD

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$901,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim -

Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-07-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: CARLY JOYCE

Phone number: (207) 761-7277

Mailing address: 970 BAXTER BLVD SUITE 204

Email address: carlys@tlsettlement.com

PORTLAND, ME 04103

Fax number: _____

Rev. 3/19

*L - 370.9 K
B - 342.3 K*

#3990

*0.46 A
IFAM*

*Q
797*

DLN: 1002440272302

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.**

Registry CUMBERLAND

Date Recorded 05/06/2024

Time Recorded 12:30:00 PM

Transfer Tax Amount \$2,156.00

Document Number 14570

Book 40735

Page 294

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

THOMAS, PAUL W

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

55 FESSENDEN ST #1

3f. Municipality

PORTLAND

3g. State

ME

3h. ZIP Code

04103

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

FARRALLY-PLOURDE, HOLLY STONE

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address

36 CONCORD PLACE #36

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U30

Block

Lot

336

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

502

5c. Physical location

36 CONCORD PLACE #36

5d. Acreage (see instructions)

0.00

0.

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$490,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-03-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: WANDA BIENVENUE

Phone number: (603) 413-7086

Mailing address: 1 BEDFORD FARMS DR., STE. 202

Email address: wanda@greateasttitle.com

BEDFORD, NH 03110

Fax number: _____

Rev. 3/19

*L - 100K
B - 301.2K*

*OK
Condo*

#1413

DLN: 1002440272382

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MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry CUMBERLAND

Date Recorded 05/08/2024

Time Recorded 03:13:00 PM

Transfer Tax Amount \$9,680.00

Document Number 14939

Book 40741

Page 59

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

KLEINBORD, BRIAN SCOTT

3c. Last name, first name, MI; or business name

KLEINBORD, DEBORAH BINDEMAN

3e. Mailing address after purchasing this property

13 PEPPERGLASS ROAD

3f. Municipality

CAPE ELIZABETH

3b. Federal ID

3d. Federal ID

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

TIGHE, FRANCIS R

4b. Federal ID

4c. Last name, first name, MI; or Business name

TIGHE, DIANA L

4d. Federal ID

4e. Mailing address

16 NORMAN STREET

4f. Municipality

SOUTH PORTLAND

4g. State

ME

4h. ZIP Code

04106

5. PROPERTY

5a. Map

U60

Block

Lot

013

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

13 PEPPERGRASS ROAD

5d. Acreage (see instructions)

3.51

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$2,200,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-08-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: CARLY JOYCE

Phone number: (207) 761-7277

Mailing address: 970 BAXTER BLVD SUITE 204

Email address: carlys@tlsettlement.com

PORTLAND, ME 04103

Fax number:

Rev. 3/19

C - 642.8K
B - 1,649.5K

3-SIA
1-FAM
#1446

DLN: 1002440272964

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.**

Registry CUMBERLAND

Date Recorded 05/13/2024

Time Recorded 02:48:00 PM

Transfer Tax Amount \$5,720.00

Document Number 15520

Book 40749

Page 149

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

PEZZUTI, ROGER T.

3b. Federal ID

3c. Last name, first name, MI; or business name

PEZZUTI, MARGARET M.

3d. Federal ID

3e. Mailing address after purchasing this property

41 MAXWELL WOODS DRIVE

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

FRENCH, ELSIE P.

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address

47 CLOYSTER ROAD

4f. Municipality

SOUTH PORTLAND

4g. State

ME

4h. ZIP Code

04106

5. PROPERTY

5a. Map

U29

Block

Lot

64-137

Sub-lot

Check any that apply

No maps exist
Multiple parcels

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

502

5c. Physical location

41 MAXWELL WOODS DRIVE

Portion of parcel

Not applicable

5d. Acreage (see instructions)

0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$1,300,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-13-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: LAW OFFICES OF ROBERT E. DANIELSON Phone number: (207) 774-0761

Mailing address: 65 W COMM. ST. STE 106

Email address: oldport@optlaw.net

PORTLAND, ME 04101

Fax number: _____

Rev. 3/19

*C - 200K
B - 753.3K*

*0 AC
Condo*

#4440

DLN: 1002440272561

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MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 05/13/2024

Time Recorded 12:42:00 PM

Transfer Tax Amount \$3,643.20

Document Number 15455

Book 40748

Page 220

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

PANG, BO

3b. Federal ID

3c. Last name, first name, MI; or business name

FITZGERALD, CAITLIN

3d. Federal ID

3e. Mailing address after purchasing this property

18 BROAD COVE ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

PERRY, MILES C.

4b. Federal ID

4c. Last name, first name, MI; or Business name

PERRY, APRIL M.

4d. Federal ID

4e. Mailing address

449 CANAL STREET #244

4f. Municipality

SOMERVILLE

4g. State

MA

4h. ZIP Code

02145

5. PROPERTY

5a. Map

U36

Block

Lot

002

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

18 BROAD COVE ROAD

5d. Acreage (see instructions)

0.43

.

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$827,875

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-08-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: CARLY JOYCE

Phone number: (207) 761-7277

Mailing address: 970 BAXTER BLVD SUITE 204

Email address: carlys@tlsettlement.com

PORTLAND, ME 04103

Fax number:

Rev. 3/19

C - 591.5K
B - 329.1K

0.43 A
IFAM

\$4250

DLN: 1002440273964

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 05/22/2024

Time Recorded 08:18:00 AM

Transfer Tax Amount \$10,560.00

Document Number 16651

Book 40765

Page 43

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

BASKE, ABIGAIL

3b. Federal ID

3c. Last name, first name, MI; or business name

BASKE, ADAM

3d. Federal ID

3e. Mailing address after purchasing this property

8 DYER POND ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

PEZZUTI, MARGARET M

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address

41 MAXWELL WOODS DRIVE

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

8 DYER POND ROAD

5d. Acreage (see instructions)

5.18

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$2,400,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-21-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: JEFFREY VIGUE

Phone number: (207) 518-9098

Mailing address: 75 JOHN ROBERTS ROAD, SUITE B11

Email address: jeff@preferredtitleandclosing.com

SOUTH PORTLAND, ME 04106

Fax number: _____

Rev. 3/19

*C - 312.6 K
B - 1,565 M*

*5-18A
FAM
#2317*

DLN: 1002440274205

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MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 05/23/2024

Time Recorded 02:37:00 PM

Transfer Tax Amount \$5,794.80

Document Number 16957

Book 40769

Page 45

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

CHRITTON, LAURA B

3b. Federal ID

3c. Last name, first name, MI; or business name

CHRITTON, STEWART L

3d. Federal ID

3e. Mailing address after purchasing this property

15 COTTAGE ROAD, UNIT 2125

3f. Municipality

SOUTH PORTLAND

3g. State

ME

3h. ZIP Code

04106

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

GRIFFIN, GREGORY C

4b. Federal ID

4c. Last name, first name, MI; or Business name

TRIVISONNO, KAREN

4d. Federal ID

4e. Mailing address

17 GLEN AVENUE

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U02

Block

Lot

019

Sub-lot

Check any that apply

No maps exist

Multiple parcel/s

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

17 GLEN AVENUE

5d. Acreage (see instructions)

0.00

0.18

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$1,317,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-23-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

X Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

2.5% NON resident withholding tax: Note: half withholding only because only 1/2 owner is non Maine resident.

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: MICHELLE MAYER

Phone number: (207) 899-4900

Mailing address: 5B WHITES BRIDGE ROAD

Email address: michelle@cumberlandtitle.com

WINDHAM, ME 04062

Fax number:

Rev. 3/19

L - 1.1517 M
B - 217.5 K

0.18A
1FAM

#699

DLN: 1002440274106

**PROCESSED
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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
Do not use red ink.

Registry CUMBERLAND

Date Recorded 05/24/2024

Time Recorded 08:47:00 AM

Transfer Tax Amount \$2,750.00

Document Number 16991

Book 40769

Page 174

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

ZHAO, YUAN

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

565 SLIGO ROAD

3f. Municipality

NORTH YARMOUTH

3g. State

ME

3h. ZIP Code

04096

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

KIMBERLY SUNSHINE PROPERTIES LLC,

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address

25 PLEASANT AVENUE

4f. Municipality

SCARBOROUGH

4g. State

ME

4h. ZIP Code

04074

5. PROPERTY

5a. Map

U35

Block

Lot

032

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

111 SCOTT DYER ROAD

5d. Acreage (see instructions)

0.00

0.61

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$625,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-23-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: CHARLES JONATHAN WOOD

Phone number: (207) 553-4919

Mailing address: 261 US ROUTE ONE, SUITE 201

Email address: jwood@blackpointtitle.com

FALMOUTH, ME 04105

Fax number: _____

Rev. 3/19

*L - 275.5 K
B - 333.9 K*

*0.61 A
ET
DAYCA*

#756

DLN: 1002440265071

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TRANSFER TAX DECLARATION
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Registry CUMBERLAND

Date Recorded 05/07/2024

Time Recorded 11:28:00 AM

Transfer Tax Amount \$0.00

Document Number 14764

Book 40738

Page 144

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI, or business name

TIDE ROCK TRUST,

3c. Last name, first name, MI, or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

C/O 16 SEA VIEW AVENUE

3f. Municipality

CAPE ELIZABETH

3g. State 3h. ZIP Code

ME 04107

4. GRANTOR/SELLER

4a. Last name, first name, MI, or business name

ESTATE OF ROBERT F. PRETI,

4c. Last name, first name, MI, or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

C/O 16 SEA VIEW AVENUE

4f. Municipality

CAPE ELIZABETH

4g. State 4h. ZIP Code

ME 04107

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

220

5c. Physical location

16 SEA VIEW AVENUE

Portion of parcel

Not applicable

5d. Acreage (see instructions)

0.74

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$5,000,000

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Deed of Distribution from Ann L. Bryan, Richard F. Preti and Nancy E. Russell, PR's of Estate to Ann L. Bryan, Ric

7. DATE OF TRANSFER (MM-DD-YYYY)

05-03-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Deed of Distr.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- The transfer is a foreclosure sale

*0.74 A
OC-AM
FAT*

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: MAGGIE FOWLER, MURRAY PLUMB & MURRAY(207) 773-5651

Mailing address: 75 PEARL STREET

Email address: mfowler@mpmlaw.com

PORTLAND, ME 04101

Fax number: _____

Rev. 3/19

*L - 2.8113 M
B - 1.5763 M*

#3597

DLN: 1002440265073

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Date Recorded 05/07/2024

Time Recorded 11:29:00 AM

Transfer Tax Amount \$0.00

Document Number 14765

Book 40738

Page 147

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

BRYAN, ANN L.

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

1 BUTTONWOOD HILL

3f. Municipality

COLLINSVILLE

3g. State

CT

3h. ZIP Code

06019

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

TIDE ROCK TRUST,

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address

C/O 16 SEA VIEW AVENUE

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U02

Block

Lot

021

Sub-lot

Check any that apply

No maps exist
Multiple parcels

Portion of parcel

X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

220

5c. Physical location

16 SEA VIEW AVENUE

5d. Acreage (see instructions)

0.74

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$5,000,000

.00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Transfer from Trust to Trust Beneficiary

7. DATE OF TRANSFER (MM-DD-YYYY)

05-03-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

Trustees of Tide Rock Trust are Ann L. Bryan, Richard F. Preti and Nancy E. Russell

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

X Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consent to file for use of property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: GAIL SANBORN

Phone number: (207) 773-5651 Ext

Mailing address: 75 PEARL STREET

Email address: gsanborn@mpmlaw.com

PORTLAND, ME 04101

Fax number:

Rev. 3/19

L - 2.8113 M
D - 1.5763 M

0.74 A
OCEAN
FMI

#3597

DLN: 1002440271369

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Date Recorded 05/07/2024

Time Recorded 12:44:00 PM

Transfer Tax Amount \$0.00

Document Number 14778

Book 40738

Page 226

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

BRYAN, ANN L.

3b. Federal ID

3c. Last name, first name, MI; or business name

BRYAN, ELIOT H.

3d. Federal ID

3e. Mailing address after purchasing this property

1 BUTTONWOOD HILL

3f. Municipality

COLLINSVILLE

3g. State

CT

3h. ZIP Code

06019

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

BRYAN, ANN L.

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address

1 BUTTONWOOD HILL

4f. Municipality

COLLINSVILLE

4g. State

CT

4h. ZIP Code

06019

5. PROPERTY

5a. Map

U02

Block

Lot

021

Sub-lot

Check any that apply

No maps exist
Multiple parcels

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

220

5c. Physical location

16 SEA VIEW AVENUE

Portion of parcel

Not applicable

5d. Acreage (see instructions)

0.74

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)..... 6b.

\$5,000,000

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Transfer from wife to wife and husband as joint tenants

7. DATE OF TRANSFER (MM-DD-YYYY)

05-03-2024

8. CLASSIFIED WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: GAIL SANBORN

Phone number: (207) 773-5651 Ext

Mailing address: 75 PEARL STREET

Email address: gsanborn@mpmlaw.com

PORTLAND, ME 04101

Fax number: _____

Rev. 3/19

*L - 2.8113 M
B - 1.5763 M*

*0.74 A
OCERM
FNT*

#3597

DLN: 1002440272601

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Registry CUMBERLAND

Date Recorded 05/09/2024

Time Recorded 08:05:00 AM

Transfer Tax Amount \$0.00

Document Number 14950

Book 40741

Page 97

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

THE WULF FAMILY TRUST,

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

10827 MT. VINEYARD COURT

3f. Municipality

FAIRFAX

3g. State

VA

3h. ZIP Code

22032

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

THE NANCY N. WULF LIVING TRUST,

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

10827 MT. VINEYARD COURT

4f. Municipality

FAIRFAX

4g. State

VA

4h. ZIP Code

22032

5. PROPERTY

5a. Map

U38

Block

Lot

051

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

13 RUNNING TIDE ROAD

5d. Acreage (see instructions)

0.95

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$524,400

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

36 MRS Sec 4641-C(15)(B) Deeds; trustee, nominee or straw party

7. DATE OF TRANSFER (MM-DD-YYYY)

04-25-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Setup Family Trust

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: THE LAW OFFICES OF ROBERT E. DANIELSON Phone number: (207) 774-0761

Mailing address: 65 W COMM. ST. STE 106

Email address: akelley@optlaw.net

PORTLAND, ME 04101

Fax number:

Rev. 3/19

C - 676.1K
B - 529.3K

#75

DLN: 1002440272715

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Form RETTD
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Registry CUMBERLAND

Date Recorded 05/09/2024

Time Recorded 02:35:00 PM

Transfer Tax Amount \$0.00

Document Number 15088

Book 40743

Page 18

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

7 ROCKY POINT LANE LLC,

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

4526 N. 41ST STREET

3f. Municipality

ARLINGTON

3g. State

VA

3h. ZIP Code

22207

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

WILLIAM P SIMONS III REVOCABLE TRUST,

4b. Federal ID

4c. Last name, first name, MI; or Business name

ELIZABETH S SIMONS REVOCABLE TRUST,

4d. Federal ID

4e. Mailing address

4526 N. 41ST STREET

4f. Municipality

ARLINGTON

4g. State

VA

4h. ZIP Code

22207

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

220

U

U14

15

X No maps exist

Multiple parcels

5c. Physical location

7 ROCKY POINT LANE

Portion of parcel

5d. Acreage (see instructions)

0.36

Not applicable

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$396,800

.00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Transfer to family owned LLC for no consideration and no change in beneficial ownership

7. DATE OF TRANSFER (MM-DD-YYYY)

04-18-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

X CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

SEE 6c above

Place into LLC

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

X Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: DEBBIE SALCE

Phone number: (813) 987-7987 Ext

Mailing address: 423 LITHIA PINECREST ROAD

Email address: DEBBIE@USDEEDS.COM

BRANDON, FL 33511-0000

Fax number:

Rev. 3/19

C - 856.2K
B - 297.1K

0.36 A
1 FAM

#2487

DLN: 0012424068711

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Registry CUMBERLAND

Date Recorded 04/01/2024

Time Recorded 12:00:00 AM

Transfer Tax Amount \$0.00

Document Number 0

Book 40716

Page 215

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

TOMPKLNS SELENNNA ,

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

1179 SAWYER RD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

TOMPKINS DIANE R,

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

1179 SAWYER RD

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U46

Block

0

Lot

15

Sub-lot

0

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

1179 SAYER RD

5d. Acreage (see instructions)

39.00

0.39

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$134,000

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

04-24-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Quitclaim To Selenna

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

0.39A
1 PAM

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 21106

Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106

Fax number:

Rev. 3/19

C-282.2K
B-236.3K

#2867

DLN: 0012424069014

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Registry CUMBERLAND

Date Recorded 04/01/2024

Time Recorded 12:00:00 AM

Transfer Tax Amount \$0.00

Document Number 0

Book 40704

Page 288

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

JARVIS KATHLEEN A,

3c. Last name, first name, MI; or business name

RICCI ARIEL AND GALEN,

3e. Mailing address after purchasing this property

66 HUNTER PLACE

3f. Municipality

CAPE ELIZABETH

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code

ME 4107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

JARVIS KATHLEEN A,

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

66 HUNTER PLACE

4f. Municipality

CAPE ELIZABETH

4g. State 4h. ZIP Code

ME 4107

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

502

U

U30

0

466

No maps exist

Multiple parcels

Portion of parcel

X Not applicable

5d. Acreage (see instructions)

0.00

5c. Physical location

66 HUNTER PLACE

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

-00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$200,000

-00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

04-12-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Add Family

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

OAC
Condo

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106

Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106

Fax number:

Rev. 3/19

C - 100K
B - 297.8K

#1402

DLN: 0012424068913

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Registry CUMBERLAND

Date Recorded 04/01/2024

Time Recorded 12:00:00 AM

Transfer Tax Amount \$0.00

Document Number 0

Book 40712

Page 51

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI, or business name

SUSAN A LATORRE TRUSTEEB OF TH,

3c. Last name, first name, MI, or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

47 HANNAFORD COVE ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI, or business name

LATORRE SUSAN A,

4c. Last name, first name, MI, or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

47 HANNAFORD COVE RD

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U14

Block

0

Lot

2

Sub-lot

0

Check any that apply

No maps exist
 Multiple parcels

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

47 HANNAFORD COVE RD

Portion of parcel

Not applicable

5d. Acreage (see instructions)

0.24

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")

6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)

6b.

\$783,900

.00

6c. Exemption claim -

Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

04-11-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Setup Family Trust

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

*0-24A
IFAM*

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106

Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106

Fax number: _____

Rev. 3/19

*C - 422.6 K
B - 267.2 K*

#2340

DLN: 0012424068812

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
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Registry CUMBERLAND

Date Recorded 04/01/2024

Time Recorded 12:00:00 AM

Transfer Tax Amount \$0.00

Document Number 0

Book 40712

Page 52

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

SUSAN A LATORRE TRUSTEE OF THE,

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

47 HANNAFORD COVE ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

LATORRE SUSAN A,

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

47 HANNAFORD COVE ROAD

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U14

Block

Lot

3

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

49 HANNAFORD COVE ROAD

5d. Acreage (see instructions)

1.30

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$7,964

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

04-11-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Setup Family Trust

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

*1.3 A
IFAM*

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106

Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106

Fax number:

Rev. 3/19

*L - 465.3K
B - 2468K*

#3732

DLN: 0012424069115

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TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 04/01/2024

Time Recorded 12:00:00 AM

Transfer Tax Amount \$0.00

Document Number 0

Book 40681

Page 338

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

LONG JUDITH R TRUSTEE,

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

3 FENWAY ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

LONG JUDITH R,

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

3 FENWYA ROAD

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U44

Block

Lot

023

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

3 FENWAY ROAD

5d. Acreage (see instructions)

0.29

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$218,100

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

04-01-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Setup Family Trust

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106

Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106

Fax number:

Rev. 3/19

*C - 267.1 K
B - 243.6 K*

*0.29A
1 FAM*

#2792

DLN: 0012424069216

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MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 04/01/2024

Time Recorded 12:00:00 AM

Transfer Tax Amount \$0.00

Document Number 0

Book 40678

Page 265

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI, or business name

DAVID J LAKARI MAINE REALTY TR,

3c. Last name, first name, MI, or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

495 SPURWINK AVENUE

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI, or business name

505 SPURWINK LLC,

4c. Last name, first name, MI, or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

505 SPURWINK AVENUE

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

R05

Block

Lot

013

Sub-lot

Check any that apply

No maps exist
Multiple parcels

Portion of parcel
 Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

101

5c. Physical location

505 SPURWINK AVENUE

5d. Acreage (see instructions)

4.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$100,000

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$0

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

03-29-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

SPLIT 4 AC Fr. ABUTTER

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
The transfer is a foreclosure sale

*lots split
Purchase
4.0 ac*

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 8106 Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106

Fax number:

Rev. 3/19

*L-303.4K
B-632.6K*

#2453

DLN: 1002440272713

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TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 05/13/2024

Time Recorded 11:07:00 AM

Transfer Tax Amount \$0.00

Document Number 15360

Book 40707

Page 240

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

RAPAPORT FAMILY 2024 TRUST, SONIA RAPAPORT, TRUSTEE

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

21 CAPE WOODS DRIVE

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

RAPAPORT, PETRONELLA

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

21 CAPE WOODS DRIVE

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

21 CAPE WOODS DRIVE

Portion of parcel

X Not applicable

5d. Acreage (see instructions)

0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$263,900

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Transfer to Trust with Grantor as beneficial owner pursuant to Title 36 M.R.S. Sec. 4641-C(15)

7. DATE OF TRANSFER (MM-DD-YYYY)

05-03-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Setup Family Trust

Transfer to Trust with Grantor as beneficial owner pursuant to Title 36 M.R.S. Sec. 4641-C(15)

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: DENNIS O'DONOVAN

Phone number: (207) 772-4100

Mailing address: TWO MONUMENT SQUARE

Email address: dennis@willsandtrusts.com

PORTLAND, ME 04101

Fax number:

Rev. 3/19

*L - 200 K
B - 481.6 K*

#291

*OAC
Condo*

DLN: 1002440270346

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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
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Registry CUMBERLAND

Date Recorded 05/13/2024

Time Recorded 01:00:00 PM

Transfer Tax Amount \$0.00

Document Number 15459

Book 40748

Page 242

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

GOLDEN TULIP TRUST DTD 4/30/24,

3b. Federal ID

3c. Last name, first name, MI; or business name

MAJESTIC JASMINE TRUST DTD 4/30/24,

3d. Federal ID

3e. Mailing address after purchasing this property

62 COLUMBUS ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

AOURAGH, SALIM

4b. Federal ID

4c. Last name, first name, MI; or Business name

AOURAGH, SEHER FIGEN

4d. Federal ID

4e. Mailing address

62 COLUMBUS ROAD

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

U32

Block

Lot

006

Sub-lot

040

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

62 COLUMBUS ROAD

5d. Acreage (see instructions)

0.34

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$265,200

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Deed to trust for benefit of Grantor pursuant to MRSA 36 Sec. 4641-C(15)(a)

7. DATE OF TRANSFER (MM-DD-YYYY)

04-30-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

see above

Setup Trust

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: SUZI CHAPPELOW

Phone number: (207) 772-5845

Mailing address: 6 CITY CENTER SUITE 400

Email address: schappelow@hablaw.com

PORTLAND, ME 04101

Fax number:

Rev. 3/19

L - 280.7K
B - 261.7K

0-34A
1 FAM

#457

DLN: 1002440273017

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MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 05/14/2024

Time Recorded 08:41:00 AM

Transfer Tax Amount \$0.00

Document Number 15570

Book 40750

Page 180

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH, CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

JOSEPH P. MANNING REVOCABLE TRUST U/A DATED APRIL 21, 1997,

3c. Last name, first name, MI; or business name

3b. Federal ID

3d. Federal ID

3e. Mailing address after purchasing this property

1203 SHORE ROAD

3f. Municipality

CAPE ELIZABETH

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

LINDA S. JACOBS REVOCABLE TRUST U/A DATED APRIL 21, 1997,

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

1203 SHORE ROAD

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map U11

Block

Lot 4

Sub-lot

Check any that apply

No maps exist
 Multiple parcels

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

1203 SHORE ROAD

Portion of parcel

5d. Acreage (see instructions)

Not applicable

5.04

4.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$623,300

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Title 36 Sec 4641(4)-4 Fully exempt transfer between spouse and their respective trusts

7. DATE OF TRANSFER (MM-DD-YYYY)

05-03-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Setup 2 TRUSTS

Title 36 Sec 4641(4)-4 Fully exempt transfer between spouse and their respective trusts

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: THERESA PINKHAM

Phone number: (207) 791-3025

Mailing address: ONE CITY CENTER

Email address: tpinkham@preti.com

PORTLAND, ME 04101

Fax number:

Rev. 3/19

L - 435.1K
B - 619.9K

#199

DLN: 1002440274214

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MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
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Registry CUMBERLAND

Date Recorded 05/23/2024

Time Recorded 03:01:00 PM

Transfer Tax Amount \$330.00

Document Number 16965

Book 40769

Page 85

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND

2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

QUIRK, CHRISTOPHER T.

3c. Last name, first name, MI; or business name

QUIRK, JOHN D.

3e. Mailing address after purchasing this property

28 MAPLE LANE

3f. Municipality

CAPE ELIZABETH

3b. Federal ID

3d. Federal ID

3g. State

ME

3h. ZIP Code

04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

QUIRK, CHIRSTOPHER T.

4c. Last name, first name, MI; or Business name

QUIRK, JOHN D.

4e. Mailing address

28 MAPLE LANE

4f. Municipality

CAPE ELIZABETH

4g. State

ME

4h. ZIP Code

04107

5. PROPERTY

5a. Map

Block

Lot

Sub-lot

Check any that apply

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

28 MAPLE LANE

Portion of parcel

X Not applicable

5d. Acreage (see instructions)

1.00

0.24

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")

\$0

.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)

\$225,000

.00

6c. Exemption claim -

Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-22-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

Add Lilecchi

only transfer 1/3 of the property total value is 225000.00 collecting transfer tax on \$75,000.00

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Transfer tax on property is less than \$50,000

The transfer is a foreclosure sale

0.24K
1FAM

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: PHENIX TITLE SERVICES, LLC

Phone number: (207) 774-0434

Mailing address: 119 MIDDLE STREET

Email address: Sbagley@phenixtitle.com

PORTLAND, ME 04101

Fax number:

Rev. 3/19

L - 265.6K
B - 233.6K

#891

Registry CUMBERLANDDate Recorded 05/31/2024Time Recorded 11:46:00 AMTransfer Tax Amount \$5,280.00Document Number 17728Book 40780Page 185

BOOK/PAGE - REGISTRY USE ONLY

**PROCESSED
ONLINE.
DO NOT RE-PROCESS.****MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
Do not use red ink.1. County CUMBERLAND2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

CARRELLAS, KELSEY L

3b. Federal ID

3c. Last name, first name, MI; or business name

CARRELLAS, NICHOLAS W

3d. Federal ID

3e. Mailing address after purchasing this property

12 STONYBROOK ROAD

3f. Municipality

CAPE ELIZABETH

3g. State 3h. ZIP Code

ME 04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

ARRE, BRUCE L

4b. Federal ID

4c. Last name, first name, MI; or Business name

ARRE, CATHERINE A

4d. Federal ID

4e. Mailing address

14 CAMDEN ST #1401

4f. Municipality

SCARBOROUGH

4g. State 4h. ZIP Code

ME 04074

5. PROPERTY

5a. Map

U03

Block

Lot

121

Sub-lot

Check any that apply

 No maps exist Multiple parcels Portion of parcel Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

202

5c. Physical location

12 STONYBROOK ROAD

5d. Acreage (see instructions)

0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$1,200,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)..... 6b.

.006c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05-30-2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

 CLASSIFIED9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: JODI MORSEPhone number: (207) 333-3626Mailing address: 223 MAIN STREETEmail address: jodi@treworgy-baldacci.comAUBURN, ME 04210

Fax number: _____

DLN: _____

**MAINE REVENUE SERVICES
SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM**

This form is to be used in conjunction with the Real Estate Transfer Tax declaration (RETTD) and provides additional information when necessary. Please attach this form to the original RETTD before submitting to the County Registry of Deeds. Use additional forms as necessary. If you have any questions, please contact the property Tax Division at 207-624-5606 or email: prop.tax@maine.gov.

Additional Grantees/Purchasers – Last Name First	Federal ID Number
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Additional Grantors/Sellers – Last Name First	Federal ID Number
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Additional Municipalities	Map-Block-Lot-Sub-lot
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

DLN: 1002440274527

**PROCESSED
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**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
Do not use red ink.

Registry CUMBERLANDDate Recorded 06/03/2024Time Recorded 01:33:00 PMTransfer Tax Amount \$4,400.00Document Number 17929Book 40783Page 305

BOOK/PAGE - REGISTRY USE ONLY

1. County CUMBERLAND2. Municipality CAPE ELIZABETH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

CALDER, SARAH

3b. Federal ID

3c. Last name, first name, MI; or business name

WOJCIK, BENJAMIN M.

3d. Federal ID

3e. Mailing address after purchasing this property

144 OAKHURST ROAD

3f. Municipality

CAPE ELIZABETH

3g. State 3h. ZIP Code

ME 04107

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

RASNICK, STEVEN MICHAEL

4b. Federal ID

4c. Last name, first name, MI; or Business name

PORTER, ROBERT TODD

4d. Federal ID

4e. Mailing address

2424 SELWYN AVENUE, APT F

4f. Municipality

CHARLOTTE

4g. State 4h. ZIP Code

NC 28209

5. PROPERTY

5a. Map

003

Block

Lot

086

Sub-lot

Check any that apply

 No maps exist Multiple parcels Portion of parcel Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

30 OCEAN VIEW ROAD

5d. Acreage (see instructions)

0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$1,000,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)..... 6b.

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PREPARER. Name of preparer: CHARLES JONATHAN WOODPhone number: (207) 553-4919Mailing address: 261 US ROUTE ONE, SUITE 201Email address: jwood@blackpointtitle.comFALMOUTH, ME 04105

Fax number: _____

DLN: _____

**MAINE REVENUE SERVICES
SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM**

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Additional Grantors/Sellers – Last Name First	Federal ID Number
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Additional Municipalities	Map-Block-Lot-Sub-lot
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8.	