Inspections Division
Date: 03/04/15

OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan			
1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins 4. ☐ VA 5. ☐ Conv. Ins 6. ☐ Other	7. File Number: 2015-113	8. Loan Number:	9. Mortgage Insurance Case Number:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: King Pine Capital, LLC 855 Dewitt Avenue, Encinitas CA 92024	E. NAME AND ADDRESS OF SELLER: David B. Hau and Sharon A. Hau 11 East Cove Street, Portland ME 04101	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: 11 East Cove Street, Portland ME 04101	H. SETTLEMENT AGENT Maine Coast Title, Inc. 32 Pleasant Street, Portland ME 04101 (207) 871-7159	I. Settlement Date: 02/13/2015
	Place of Settlement 32 Pleasant Street, Portland ME 04101	Disbursement Date: 02/13/2015

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		**400. Gross Amount Due To Seller**	
101. Contract sales price	140,000.00	401. Contract sales price	140,000.00
102. Personal Property		402. Personal property	
103. Settlement charges to borrower (line 1400)	2,164.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		*Adjustments for items paid by seller in advance*	
106. City/town taxes 02/13/2015 to 06/30/2015	1,123.78	406. City/town taxes 02/13/2015 to 06/30/2015	1,123.78
107. County Taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	143,287.78	**420. Gross Amount Due To Seller**	141,123.78
200. Amounts Paid By Or In Behalf Of Borrower		**500. Reductions In Amount Due To Seller**	
201. Deposit or earnest money Maine Real Estate Network	2,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	7,433.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Portland Tax Collector	1,492.00
205.		505. Portland Water District	63.72
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		*Adjustments for items unpaid by seller*	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	2,500.00	**520. Total Reduction Amount Due Seller**	8,988.72
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement From/To Seller**	
301. Gross Amount due from borrower (line 120)	143,287.78	601. Gross Amount due to Seller (line 420)	141,123.78
302. Less amounts paid by/for borrower (line 220)	2,500.00	602. Less reductions in amount due seller (line 520)	8,988.72
303. CASH From BORROWER	140,787.78	**603. CASH To SELLER**	132,135.06

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to RESPA covered transaction with information during the settlement process.

Buyer King Pine Capital, LLC, By: John Ritzo, President

Seller David B. Hau

Seller Sharon A. Hau

* Items marked "(POC)" were paid outside the closing by the indicated party (Key: B = Borrower; L = Lender; M = Broker; S = Seller; O = Other)

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L. SETTLEMENT CHARGES		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
Division of commission (line 700) as follows:			
701. $3,500.00 to Maine Real Estate Network			
702. $3,500.00 to Keller Williams			7,000.00
703. Commission paid at settlement		700.00	
704. Additional commission .5% to Keller Williams			
705.			
706.			
800. Items Payable in connection with Loan			
801. Our Origination Charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE A)		
804. Appraisal Fee	(from GFE #3)		
805. Credit Report Fee	(from GFE #3)		
806.	(from GFE #3)		
807. Flood Certification Fee	(from GFE #3)		
808.	(from GFE #3)		
900. Items Required By Lender To Be Paid In Advance			
901. Daily interest charges From 02/13/2015 To 03/01/2015	(from GFE #10)		
902.	(from GFE #3)		
903.	(from GFE #11)		
904.	(from GFE #11)		
1000. Reserves Deposited With Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	670.00	
1102. Settlement or closing fee to Maine Coast Title, Inc. $670.00			
1103. Owner's title insurance to Stewart Title Guaranty Company	(from GFE #5)	462.00	
1104. Lender's title insurance to Stewart Title Guaranty Company			
1105. Lender's title policy limit			
1106. Owner's title policy limit $140,000.00			
1107. Agent's portion of the total title insurance premium $346.50 to Maine Coast Title, Inc.			
1108. Underwriter's portion of the total title insurance $115.50 to Stewart Title Guaranty Company			
1109. Deed Preparation to Perkins Olson, PA			125.00
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	24.00	
1202. Deed $24.00 Mortgage Releases			
1203. Transfer Taxes	(from GFE #8)	308.00	
1204. City/County tax/stamps Deed Mortgage			
1205. State tax/stamps Deed $616.00 Mortgage			308.00
1206.	from GFE #7		
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304.			
1305.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,164.00	7,433.00

Buyer: Pine Pine Capital, LLC, By: John Ritzo, President

Seller David B. Hau

Seller Sharon A. Hau

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: 2/13/15

* Items marked "(POC)" were paid outside the closing by the indicated party (Key: B = Borrower; L = Lender; M = Broker; S = Seller; O = Other)

Inspections Division
Date: 03/04/15

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, David B. Hau and Sharon A. Hau, of 11 East Cove Street, Portland, County of Cumberland, State of Maine, for consideration paid, grant to King Pine Capital, LLC, a Maine Limited Liability Company with a principal place of business in the City of Portland, County of Cumberland, State of Maine with WARRANTY COVENANTS, the following described premises:

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning on the northerly side of East Cove Street, so-called, eighty (80) feet, more or less, from the easterly side line of Washington Street or Avenue; thence running northeasterly about forty (40) feet to land now or formerly of one Lestro and another; thence southeasterly on said Lestro's land to land formerly of William H. Baxter; thence southwesterly about thirty-six (36) feet to East Cove Street; thence by said East Cove Street about thirty-five (35) feet to the first bound and place of beginning, reserving, however, a passageway about six (6) feet in width on the westerly side of said lot for the common benefit of the proprietors of the lot in the rear, being the same property including the reservation in the deed of Mary E. Hazelton to William A. Porter, said deed bearing date of October 2, 1897 and recorded in the Registry of Deeds for said Cumberland County, Book 656, Page 122.

Meaning and intending to describe and convey the same premises as conveyed to David B. Hau and Sharon A. Hau by a deed from Irene M. Scott dated September 8, 1989 recorded in the Cumberland County Registry of Deeds at Book 8903, Page 98.

EXECUTED this 13 day of February 2015.

Witness to all: _____

David B. Hau

David B. Hau

Sharon A. Hau

Sharon A. Hau

State of Maine
County of Cumberland

On this February 13, 2015, personally appeared, before me, David B. Hau and Sharon A. Hau, known to me or proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(seal)

Justice of the Peace/Notary Public/Attorney at Law
Print Name: _____
My Commission Expires: _____