

|   |            |                             |  |                  |
|---|------------|-----------------------------|--|------------------|
| <b>A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>                                |            | <b>B. TYPE OF LOAN</b>      |  | OMB No. 2502-026 |
|   |            | 6. FILE NUMBER:<br>06030496 | 7. LOAN NUMBER:<br>0144828589                              |                  |
| 2. NAME OF BORROWER: <b>Morey Highbarger</b>  |            |                             |  |                  |
| ADDRESS: <b>15 Cole Benson Road, Kennebunkport, ME 04046</b>                              |            |                             |  |                  |
| 3. NAME OF SELLER: <b>Donald Myers, Linda Cohen</b>                                       |            |                             |  |                  |
| ADDRESS: <b>PO Box 1062, Portland, ME 04104</b> SELLER TIN: <b>381-50-2060</b>            |            |                             |  |                  |
| 4. NAME OF LENDER: <b>Suntrust Mortgage Inc.</b>  |            |                             |  |                  |
| ADDRESS: <b>75 Congress St., Ste. 312<br/>Portsmouth, NH 03801</b>                        |            |                             |  |                  |
| 5. PROPERTY LOCATION: <b>Map 79, Lot 4, Blk. D.</b>                                       |            |                             |  |                  |
| <b>479 St. John Street Portland ME 04103</b>  |            |                             |  |                  |
| I. SETTLEMENT AGENT: <b>Stewart Title</b> PHONE NUMBER: (207) 774-3434                    |            |                             |  |                  |
| ADDRESS: <b>9 Donald B. Dean Drive</b> SETTLEMENT AGENT TIN: <b>02-0508066</b>            |            |                             |  |                  |
| <b>South Portland, ME 04106</b>   |            |                             |  |                  |
| PLACE OF SETTLEMENT: <b>Stewart Title</b> PHONE NUMBER: (207) 774-3434 I. SETTLEMENT DATE |            |                             |  |                  |
| ADDRESS: <b>9 Donald B. Dean Drive</b> Closing date: <b>04/28/06</b>                      |            |                             |  |                  |
| <b>South Portland, ME 04106</b> Proration date: <b>04/28/06</b>                           |            |                             |  |                  |
| 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   | 549,000.00 |                             | 401. Contract sales price                                  | 549,000.00       |
| 102. Personal property  |            |                             | 402. Personal property                                     |                  |
| 103. Settlement charges to borrower (line 1400)   | 17,546.95  |                             | 403.   |                  |
| 104. Radon Detection  | 160.00     |                             | 404.   |                  |
| 105.  |            |                             | 405.   |                  |
| Adjustments for items paid by seller in advance:  |            |                             | Adjustments for items paid for seller in advance:          |                  |
| 06. City/town taxes 04/28/06 to 06/30/06  | 1,075.32   |                             | 406. City/town taxes 04/28/06 to 06/30/06                  | 1,075.32         |
| 07. County taxes to   |            |                             | 407. County taxes to                                       |                  |
| 08. Assessments to  |            |                             | 408. Assessments to  |                  |
| 09.   |            |                             | 409.   |                  |
|   |            |                             | 410.   |                  |
| 20. GROSS AMOUNT DUE FROM BORROWER:   | 567,782.27 |                             | 420. GROSS AMOUNT DUE TO SELLER:                           | 550,075.32       |
| 00. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:   |            |                             | 500. REDUCTIONS IN AMOUNT DUE TO SELLER                    |                  |
| 01. Deposit or earnest money  | 10,000.00  |                             | 501. Excess deposit (see instructions)                     |                  |
| 02. Principal amount of new loan(s)   | 439,200.00 |                             | 502. Settlement charges to seller (line 1400)              | 28,365.80        |
| 03. Existing loan(s) taken subject to   |            |                             | 503. Existing loan(s) taken subject to                     |                  |
| 04. Heloc Financing   | 109,028.33 |                             | 504. Payoff of first mortgage loan                         |                  |
| 05.   |            |                             | 505. Payoff of second mortgage loan                        |                  |
| 06. Seller Paid Closing Costs   | 10,000.00  |                             | 506. Seller Paid Closing Costs                             | 10,000.00        |
| 07.   |            |                             | 507. taxes paid thru 6/30/06                               |                  |
| 08.   |            |                             | 508. Water/Sewer #140058-02                                | 83.80            |
| 09.   |            |                             | 509. No mortgages on record                                |                  |
| Adjustments for items unpaid by seller:   |            |                             | Adjustments for items unpaid by seller:                    |                  |
| 10. City/town taxes to  |            |                             | 510. City/town taxes to                                    |                  |
| 11. County taxes to   |            |                             | 511. County taxes to                                       |                  |
| 12. Assessments to  |            |                             | 512. Assessments to  |                  |
| 13.   |            |                             | 513.   |                  |
| 14.   |            |                             | 514.   |                  |
| 15.   |            |                             | 515.   |                  |
| 16.   |            |                             | 516.   |                  |
| 17.   |            |                             | 517.   |                  |
| 18.   |            |                             | 518.   |                  |
| 19.   |            |                             | 519.   |                  |
| 20. TOTAL PAID BY/FOR BORROWER:   | 568,228.33 |                             | 520. TOTAL REDUCTION IN AMOUNT:                            | 38,449.60        |
| 30. CASH AT SETTLEMENT FROM/TO BORROWER:  |            |                             | 600. CASH AT SETTLEMENT TO/FROM SELLER                     |                  |
| 31. Gross amount due from borrower (line 120)   | 567,782.27 |                             | 601. Gross amount due to seller (line 420)                 | 550,075.32       |
| 32. Less amounts paid by/for borrower (line 220)  | 568,228.33 |                             | 602. Less total reductions in amount due seller (line 520) | 38,449.60        |
| 33. CASH [ FROM] [X TO] BORROWER:   | 446.06     |                             | 603. CASH [X TO] [ FROM] SELLER:                           | 511,625.72       |

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| File 06030496  |   | <b>L. SETTLEMENT CHARGES</b> |           | PAID FROM<br>BORROWER'S<br>FUNDS<br>AT SETTLEMENT | PAID FROM<br>SELLER'S<br>FUNDS<br>AT SETTLEMENT |
|--|---|------------------------------|-----------|---|---|
| 700  | TOTAL SALES/BROKER'S COMMISSION Based on \$ 539,000.00 @ 5.00 % = 26,950.00   |                              |           |   |   |
| Division of Commission (line 700) as follows:        |   |                              |           |   |   |
| 701.   | \$13,475.00 to Fishman Realty Group   |                              |           |   |   |
| 702.   | \$13,475.00 to Downeast Realty  |                              |           |   |   |
| 703.   | Commission paid at settlement   |                              |           |   | 26,950.00                                       |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN.          |   |                              |           |   |   |
| 801.   | Loan Origination fee %  |                              |           |   |   |
| 802.   | Loan Discount % SUNTRUST MORTGAGE INC.  |                              | 1,647.00  |   |   |
| 803.   | Appraisal fee to  |                              |           |   |   |
| 804.   | Credit Report to CBCINNOVIS   |                              | 16.45     |   |   |
| 805.   | Lender's inspection fee to  |                              |           |   |   |
| 806.   | Processing Fee BEACON MORTGAGE COMPANY, LLC                                   |                              | 495.00    |   |   |
| 807.   | Administrative Fee SUNTRUST MORTGAGE INC.                                     |                              | 570.00    |   |   |
| 808.   | to  |                              |           |   |   |
| 809.   | to  |                              |           |   |   |
| 810.   | to  |                              |           |   |   |
| 811.   | to  |                              |           |   |   |
| 812.   | Broker Origination Fee to BEACON MORTGAGE COMPANY, LLC                        |                              | 6,588.00  |   |   |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE. |   |                              |           |   |   |
| 901.   | Interest from 04/28/06 to 05/01/06 @\$ 97.77000 /day 3 days                   |                              | 293.31    |   |   |
| 903.   | Hazard insurance premium for 1 yrs. to THE INSURANCE CENTER                   |                              | 1,936.00  |   |   |
| 904.   | to  |                              |           |   |   |
| 1001.  | Hazard Insurance 2 mo. @ \$ 161.41 per mo.                                    |                              | 322.82    |   |   |
| 1002.  | Mortgage insurance mo. @ \$ per mo.   |                              |           |   |   |
| 1003.  | City property taxes 4 mo. @ \$ 519.17 per mo.                                 |                              | 2,076.68  |   |   |
| 1004.  | County property taxes mo. @ \$ per mo.  |                              |           |   |   |
| 1005.  | Annual assessments (Maint.) mo. @ \$ per mo.                                  |                              |           |   |   |
| 1006.  | mo. @ \$ per mo.  |                              |           |   |   |
| 1007.  | mo. @ \$ per mo.  |                              |           |   |   |
| 1008.  |   |                              |           |   |   |
| 1100. TITLE CHARGES:                                 |   |                              |           |   |   |
| 1101.  | Settlement or closing fee to  |                              |           |   |   |
| 1102.  | Abstract or title search to   |                              |           |   |   |
| 1103.  | Title examination to STEWART TITLE  |                              | 595.00    |   |   |
| 1104.  | Title insurance binder to   |                              |           |   |   |
| 1105.  | Document preparation Deed to The Closing Professionals                        |                              |           | 145.00  |   |
| 1106.  | Notary fee to   |                              |           |   |   |
| 1107.  | Attorney's fee to   |                              |           |   |   |
| (includes above items No.:                           |   |                              |           |   |   |
| 1108.  | Title insurance to STEWART TITLE GUARANTY COMPANY                             |                              | 1,987.00  |   |   |
| (includes above items No. : )                        |   |                              |           |   |   |
| 1109.  | Lender's coverage 439,200.00 \$ 895.00  |                              |           |   |   |
| 1110.  | Owner's coverage 549,000.00 \$ 1,000.00                                       |                              |           |   |   |
| 1111.  | Title Ins. Commission paid to STEWART TITLE \$0.00 POC                        |                              |           |   |   |
| 1112.  | to  |                              |           |   |   |
| 1113.  | to  |                              |           |   |   |
| 1114.  | to  |                              |           |   |   |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES      |   |                              |           |   |   |
| 1201.  | Recording fees: Deed \$ 20.37 Mrtg \$ 78.83 Rel. \$ asm 20.37                 |                              | 119.57    |   |   |
| 1202.  | City/county tax/stamps: Deed \$ Mrtg \$                                       |                              |           |   |   |
| 1203.  | State tax/stamps. Deed \$ 2,115.60 Mrtg \$                                    |                              | 1,207.80  | 1,207.80  |   |
| 1204.  | to  |                              |           |   |   |
| 1205.  | to  |                              |           |   |   |
| 1206.  | to  |                              |           |   |   |
| 1300. ADDITIONAL SETTLEMENT CHARGES                  |   |                              |           |   |   |
| 1301.  | Survey to   |                              |           |   |   |
| 1302.  | Pest inspection to  |                              |           |   |   |
| 1303.  | Discharge Compliance Fee to STEWART TITLE                                     |                              |           | 55.00   |   |
| 1304.  | Compliance Cert/Registry Copy Fee to STEWART TITLE                            |                              | 50.00     |   |   |
| 1305.  | Tax Verification Fee to STEWART TITLE   |                              |           | 8.00  |   |
| 1400.  | TOTAL SETTLEMENT CHARGES (entered on lines 103, Section J and 502, Section K) |                              | 17,546.95 |   | 28,365.80                                       |

Borrowers

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

Sellers

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.