ALTA Settlement Statement - Combined Adopted 05-01-2015

American Land Title Association

File No./Escrow No.: 2017-47934

Print Date & Time: 08/01/2017 3:04 PM
Officer/Escrow Officer: Steve Ross
Settlement Location: 119 Middle Street
Portland ME 04101

Phenix Title Services, LLC - Portland

119 Middle Street Portland, ME 04101

Property Address: 81 William Street, Portland, ME 04103

Buyer: Paul E. Lewin and James E. Grumbach and Pamela R. Grumbach and Dorienne G. Lewin

Seller: Cathleen S. Allen Lender: Camden National Bank

Settlement Date: August 2, 2017
Disbursement Date: August 2, 2017
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	410,000.00	Sale Price of Property	410,000.00	
		Deposit Vitalius Real Estate Group		10,000.00
	التواقعة المستحدين المرافقة والمواقعة والمرافقة والمواقع والمرافة والمرافقة والمرافقة والمرافقة والم	Borrower's Loan Amount		225,000.00
6,000.00	CONT. IN IA LANCE VALUE AND	Seller credit		6,000.0
	The state of the s	Lender Credit		250.0
		Prorations/Adjustments		
582.98		City/town taxes from 07/01/2017 to 08/02/2017		582.9
1,500.00	The state of the s	Rental Security Deposits from to		1,500.0
		Loan Charges to Camden National Bank		
		Processing Fee to Camden National Bank	925.00	MARKET STREET OF THE PROPERTY AND ADDRESS OF
		Appraisal Fee to Property Valuation (\$810.00 POCB)		
		Credit Report to CBCInnovis	46.50	
		Flood Certification to G.C. Engineering LLC	25.00	
		Title- Examination Fee to Phenix Title Services, LLC - Portland	345.00	
		Prepaid Interest to Camden National Bank	786.00	and contractives a second to the ten theorem. As
	and the second s	Other Loan Charges		
		Homeowner's Insurance to TBD	987.00	
		Property Taxes to Portland Tax Collector	3,324.84	
		Impounds		to a transfer of the second se
		Homeowner's Insurance	246.75	nes de persona esta sun a de la decida (A), par, pro-

3	eller	Description		
Debit	Credit	Description	Borrower/Buyer	
		City Property Taxes	Debit	Credit
W 511		Aggregate Adjustment	1,108.28	
			1,086.67	
		Title Charges & Escrow / Settlement Charges		
		Title - Settlement Agent Foo to Phase Title		
to the second district the second		Title - Settlement Agent Fee to Phenix Title Services, LLC - Portland	350.00	
Second Assessment of the second		Title - Owner's title insurance (Optional) to Stewart Title Guaranty Company	970.00	
		Title - Lender's title insurance to Stewart Title Guaranty Company	533.00	
Management of the state of the		Title - Closing Protection Letter Fee to Stewart Title Guaranty Company	25.00	
		Commission		
20,500.00				
		Real Estate Commission 20,500.00 to Vitalius Real Estate Group		
	***	Government Recording and Transfer Charges		<u> </u>
002.00		Recording Fees	70 70	
902.00		State tax/stamps to State of Maine	99.78 902.00	
		Payoff(s)	2-2-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
133,349.81		WELLS FARGO HOME MORTGAGE		
25,461.50	***************************************	KeyBank	TO SERVICE OF SERVICE	
272.91		Portland Water District	The state of the s	
219,015.80		Proceeds to 1031 Exchange		
	PROPERTY OF THE	Miscellaneous		
175.00		Deed Preparation to The Closing Professionals		
50.00		Wire Fee for Wells Fargo Payoff to TD Bank		
35.00		Overnight Fee for Keybank Payoff to UPS		
55.00		Discharge Compliance to Phenix Title Services, LLC - Portland		
2,000.00		1031 Qualified Intermediary to R.J.Gullo & Co. Inc.		Contract Con
50.00		Wire Fee for Proceeds to TD Bank	Colored Colore	
50.00	The second of th	By Mail Closing to Phenix Title Services, LLC - Portland		
Selk	er			
Debit	Credit		Borrower/Buyer	
410,000.00	410,000.00	Subtotals	Debit	Credit
		Due From Borrower	421,760.82	243,332.98
		Due To Seller	178,427.84	
		Totals	1.3 h 1992/20	

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Phenix Title Services, LLC - Portland to cause the funds to be disbursed in accordance with this statement.

Paul E. Lewin

lames E. Grumbach

Manueles Greenland
Pamela R. Grumbach

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Dorienne G. Lewin

Cathleen S. Allen

Escrow Officer

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James E. Grumbach	
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Cathleen S. Allen 683 - 50 - 8894	8/2/17