

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

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

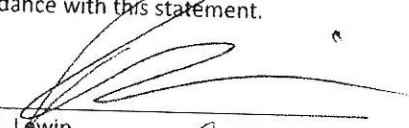
Property Address: 81 William Street, Portland, ME 04103  
Buyer: Paul E. Lewin and James E. Grumbach and Pamela R. Grumbach and Dorienne G. Lewin  
Seller: Cathleen S. Allen  
Lender: Camden National Bank  
  
Settlement Date: August 2, 2017  
Disbursement Date: August 2, 2017  
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	410,000.00	Sale Price of Property	410,000.00	
		Deposit Vitalius Real Estate Group		10,000.00
		Borrower's Loan Amount		225,000.00
6,000.00		Seller credit		6,000.00
		Lender Credit		250.00
		<b>Prorations/Adjustments</b>		
582.98		City/town taxes from 07/01/2017 to 08/02/2017		582.98
1,500.00		Rental Security Deposits from to		1,500.00
		<b>Loan Charges to Camden National Bank</b>		
		Processing Fee to Camden National Bank	925.00	
		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	
		<b>Other Loan Charges</b>		
		Homeowner's Insurance to TBD	987.00	
		Property Taxes to Portland Tax Collector	3,324.84	
		<b>Impounds</b>		
		Homeowner's Insurance	246.75	

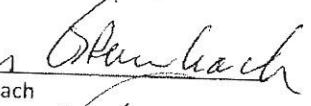
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		City Property Taxes	1,108.28	
		Aggregate Adjustment	1,086.67	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Settlement Agent Fee to Phenix Title Services, LLC - Portland	350.00	
		Title - Owner's title insurance (Optional) to Stewart Title Guaranty Company	970.00	
		Title - Lender's title insurance to Stewart Title Guaranty Company	533.00	
		Title - Closing Protection Letter Fee to Stewart Title Guaranty Company	25.00	
		<b>Commission</b>		
20,500.00		Real Estate Commission 20,500.00 to Vitalius Real Estate Group		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	99.78	
902.00		State tax/stamps to State of Maine	902.00	
		<b>Payoff(s)</b>		
133,349.81		WELLS FARGO HOME MORTGAGE		
25,461.50		KeyBank		
272.91		Portland Water District		
219,015.80		Proceeds to 1031 Exchange		
		<b>Miscellaneous</b>		
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.		
50.00		Wire Fee for Proceeds to TD Bank		
50.00		By Mail Closing to Phenix Title Services, LLC - Portland		
		<b>Seller</b>		
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
410,000.00	410,000.00	<b>Subtotals</b>	421,760.82	243,332.98
		Due From Borrower		
		Due To Seller	178,427.84	
		<b>Totals</b>		

**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.

  
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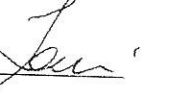
Paul E. Lewin

  
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James E. Grumbach

  
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Pamela R. Grumbach

  
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Dorianne G. Lewin

  
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Cathleen S. Allen

  
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Escrow Officer

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Paul E. Lewin

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James E. Grumbach

\_\_\_\_\_  
Pamela R. Grumbach

\_\_\_\_\_  
Dorienne G. Lewin

 8/2/17  
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Cathleen S. Allen 083-50-8896

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Escrow Officer