

MAINE REVENUE SERVICES



FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-I

1. MUNICIPALITY OR TOWNSHIP <u>Portland</u>	COUNTY <u>Cumberland</u>	BOOK	PAGE
GRANTEE (BUYER)		(REGISTRY USE ONLY)	
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <u>Callahan Paul R.</u> ▶ <u>0071604608</u>			
3. NUMBER AND STREET <u>99 Winding Way</u>	CITY OR TOWN <u>South Portland</u>	STATE AND ZIP CODE <u>ME 04106</u>	
GRANTOR (SELLER)			
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <u>Belongie, Scott A.</u> ▶ <u>0105217832</u>			
5. NUMBER AND STREET	CITY OR TOWN	STATE AND ZIP CODE	
		▶ <u>ME 04103</u>	
PROPERTY	6. TAX MAP & LOT NUMBER (If municipality does not have maps, describe property) ▶ <u>338-C-9</u> <u>145 Lexington Avenue</u> <u>Portland, ME 04103</u>		WARNING TO BUYER! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property. <input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified
	DATE OF TRANSFER ▶ <u>21/6/05</u>		
CONSIDERATION	FULL VALUE \$ <u>77,500</u> .00	TAXABLE CONSIDERATION ▶ \$.00
EXEMPTION	EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)		
SPECIAL CIRCUMSTANCES	. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) PLEASE EXPLAIN. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
INCOME TAX WITHHELD	<input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input type="checkbox"/> Buyer(s) 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, foreclosure sale: exempt per 36 MRSA §5250-A, sub§ 3-A		
OATH	Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.		
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT
	<u>Paul R. Callahan</u>	<u>2/16/05</u>	<u>Scott Belongie</u>
			<u>2/16/05</u>

Recording Order: _____ of _____

File Number { OrdFileNum_1_0_0 }

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated near the intersection of Lexington Avenue and Luke Street, in the City of Portland, Country of Cumberland and State of Maine, and being all of lot numbered fifty-five (55) and a portion of lot numbered fifty-four (54) as shown on Plan of Lexondale made by John Tilton McClintock, dated May 1906, and recorded in Cumberland Country Registry of Deeds in Plan Book 11, Page 15, more particularly bounded and described as follows:

Beginning at the intersection of the Easterly side line of said Lexington Avenue and the southerly sideline of said Luke Street; thence Southerly along said Lexington Avenue, one hundred (100) feet to the point of beginning; thence Easterly on a course parallel with the Southerly sideline of said lot numbered fifty-four (54) as shown on said plan, one hundred (100) feet, more or less, to the Easterly sideline of said lot numbered fifty-four (54); thence Southerly along the Easterly sideline of lots numbered fifty-four (54) and fifty-five (55), fifty-seven and sixty-two hundredths (67.62) feet more or less, to the Southerly sideline of lot numbered fifty-five (55); thence Westerly along the Southerly side of lot numbered fifty-five (55) a distance of one hundred (100) feet, more or less, to the said Lexington Avenue; thence Northerly along said Lexington Avenue fifty-seven and sixty-two hundredths (57.62) feet, more or less, to the point of beginning.

Mernda V 2/17/05 @ 9:30 AM
BK 20332 pg. 1304
File Number { OrdFileNum_1_0_0 }

Recording Order: _____ of _____

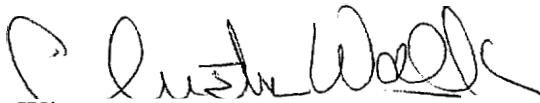
WARRANTY DEED
Maine Statutory Short Form


KNOW ALL MEN BY THESE PRESENTS, That **Scott A. Belongie** of Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Paul R. Callahan** whose mailing address is 99 Winding Way, South Portland, Maine 04106, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit **A** attached hereto and incorporated herein by reference.

See Attached Exhibit **A**

Being the same premises conveyed to **Scott A. Belongie** by deed of Harold Forsko dated May 10, 1996 and recorded in the Cumberland County Registry of Deeds at Book 12514, Page 118.

IN **WITNESS WHEREOF**, I/we have hereunto set my/our hands(s) and seal(s) this

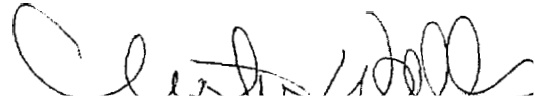

Witness

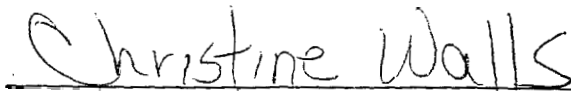

Scott A. Belongie _____

State of
County of Cumberland

February 16, 2005

Personally appeared before me the above named **Scott A. Belongie** and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public/Attorney at Law _____


Printed Name of person taking acknowledgment

My commission expires

Christine C. Walls
NOTARY PUBLIC
State of Maine
My Commission Expires 7/1/10