

Republic of Italy
Province of Naples
City of Naples
Consulate General of the
United States of America

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DLN: 1001740013764

QUITCLAIM DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Dianne Procida of 58 Wendy Way, Portland, County of Cumberland, for consideration paid, hereby GRANTS to Melissa Procida, whose mailing address is 58 Wendy Way, Portland, Maine with **QUITCLAIM COVENANT**, the land with any buildings thereon situated at 0 Talbot Street, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land situated in the city of Portland known and distinguished as lot No # 34, 35, 36, 37 as shown on "Plan of Lots at Oatnuts Park", Recorded in the Cumberland County Registry of Deeds in Book of Plans 9, Page 103.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Melissa Procida her heirs and assigns forever.

Meaning and intending to convey the same premises conveyed to Dianne Procida by virtue of a deed from Avis E. Hughey and Evangeline Bartlett Sawin, Trustees or their successors in trust under the Avis E. Hughey Living Trust dated March 10, 1994, and recorded in the Cumberland County Registry of Deeds dated June 17, 1994 in Book 11700, Page 286.

*Deed prepared without benefit of title exam. Preparer makes no warranty regarding grantors ability to convey title.

Witness my hand and seal this 04 day of MAY, 2017.

Angela Jureo
ANGELA
Witness

Dianne Procida
Dianne Procida

STATE OF _____
COUNTY OF _____

Then personally appeared before me the above named Dianne Procida and acknowledged the foregoing instrument to be her free act and deed.

Before me,
[Signature]
Notary Public / Attorney at Law
Printed Name:
My Comm. Exp: N/A

Assaad El Hage
Notarial Officer
US Consulate General Naples, IT

DP

This document consists of 1 pages,
each initialed by the affiant/grantor.

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(Maine Statutory Short Form)

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To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **Melissa Procida** her heirs and assigns forever.

Meaning and intending to convey the same premises conveyed to **Dianne Procida** by virtue of a deed from **Avis E. Hughey** and **Evangeline Bartlett Sawin**, Trustees or their successors in trust under the **Avis E. Hughey Living Trust** dated March 10, 1994, and recorded in the Cumberland County Registry of Deeds dated June 17, 1994 in Book 11700, Page 286.

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ANGELA
Witness

Dianne Procida
Dianne Procida

STATE OF _____
COUNTY OF _____

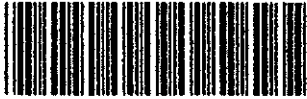
Then personally appeared before me the above named **Dianne Procida** and acknowledged the foregoing instrument to be her free act and deed.

Before me,
[Signature]
Notary Public / Attorney at Law
Printed Name:
My Comm. Exp: N/A

Asaad El Hage
Notarial Officer
US Consulate General Naples, IT

DP

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each initialled by the affiant/grantor.



0599900

RETTD

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**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY
CUMBERLAND

2. MUNICIPALITY/TOWNSHIP
PORTLAND

DO NOT USE RED INK!

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) PROCIDA	3b) SSN or Federal ID 021-60-0167
	3c) Name (LAST, FIRST, MI) MELISSA	3d) SSN or Federal ID
	3e) Mailing Address 58 WENDY WAY	
	3f) City PORTLAND	3g) State ME
		3h) Zip Code 04103

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) PROCIDA	4b) SSN or Federal ID 026-36-9676
	4c) Name (LAST, FIRST, MI) DIANNE	4d) SSN or Federal ID
	4e) Mailing Address 58 WENDY WAY	
	4f) City PORTLAND	4g) State ME
		4h) Zip Code 04103

5. PROPERTY	5a) Map 394A	Block	Lot 17	Sub-Lot 20	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)
	5c) Physical Location 0 TALBOT STREET					5d) Acreage: 0.09

6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0") \$ 0.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value) \$ 3400.00
	6c) Exemption claim - <input checked="" type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain. 4641-C Deeds between parent and child

7. DATE OF TRANSFER (MM-DD-YYYY)

MONTH DAY YEAR

8. 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. CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—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

11. OATH

Aware of penalties as set forth by Title 36 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) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee _____ Date _____ Grantor Melissa Procida Date 5/4/2017

Grantee _____ Date _____ Grantor _____ Date _____

12. PREPARER

Name of Preparer Cumberland Title Services Phone Number 207-725-4000

Mailing Address 32 Elm Street E-Mail Address dorothy@cumberlandtitle.
Brunswick, ME 04011



Real Estate Transfer Tax Declarations

ONLINE SERVICE

Account Manager: New RETTD: Confirmation Originator/Provider Access | [Account Info](#) | [Help](#) | [Log Out](#)

Thank you for submitting your Real Estate Tax Transfer Declaration with Maine Revenue Services.

Date: **05/10/2017 10:43:42**

DLN: **1001740013764**

County: **Cumberland**

Town: **PORTLAND**

Sale Price: **\$0.00**

Grantee: **MELISSA PROCIDA**

Grantor: **PROCIDA DIANNE**

[Create another New RETTD](#) | [Continue to Main Menu](#)

[Generate a PDF](#)

You must bring a copy of your form, with the document locator number, (13 digit number located in the upper left hand corner of the form) to the registry.

Questions about this Service? Call: (207) 624-5606 or Email: rett.tax.mrs@maine.gov

DISCLAIMER: Maine Revenue Services presents the information on this web site as a service to the public. The information has been obtained from declarations of value filed pursuant to 36 M.R.S.A. § 4641-D with regard to real estate transactions in the State of Maine. The information listed on this web site is simply intended to reflect items of information reported on the filed declaration of value forms. Maine Revenue Services makes no representation of any kind with respect to the information. The accuracy and reliability of the information listed on this web site remains the sole responsibility of the user. Any person or entity that relies on any information obtained from this site does so at his or her own risk.

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U.S. Consulate General
NAPLES

Customer: DIANNE PROCIDA
Date: 5/4/2017 8:47:20 AM
Register: NAPLES
Transaction: 15010281
Tender: Local Currency

Qty	Svc	Ctry	Visa	Price
1	41A			\$50.00
	NOTARIAL			€ 48,00

Balance		€ 48,00
Amount Paid		€ 60,00
Change		€ 12,00

CUSTOMER COPY
ALL TRANSACTIONS ARE
FINAL - NO REFUNDS

Sensitive But Unclassified (SBU)

14309

