

CLOSING STATEMENT

Buyer: Sharon Rosen and John W. Newton
Seller: Donald M. Peterson
Property: 10 Island Street
Portland, Maine 04103
CBL 431-B-2
Purchase Price: \$265,000.00
Closing Date: 1/17/2017

1. Source of Funds

Total Funds At Closing		\$268,721.71
Buyer's Wire Transfer	\$257,721.71	
Buyer's Deposit (held by Benchmark)	\$10,000.00	
Buyer's Retainer	\$1,000.00	

2. Buyer's Ledger

Purchase Price		\$265,000.00
- Less Deposit	(\$10,000.00)	
- Less Retainer	(\$1,000.00)	
- Less Prorated Property Taxes	(\$178.29)	
+ Plus Transfer Tax	\$583.00	
+ Plus Recording fees (Deed)	\$22.00	
+ Plus Buyer's Attorney's Fees (JBGH)	\$2,500.00	
	<i>(Title review, Zoning Review, Closing Doc Prep and Closing)</i>	
+ Title Insurance Premium	\$795.00	
Total Amount Due from Buyer At Closing		\$257,721.71

3. Sellers' Ledger


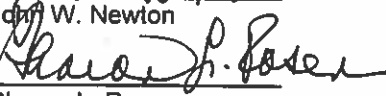
Purchase Price		\$265,000.00
- Less Prorated Property Taxes	(\$178.29)	
- Less Transfer Tax	(\$583.00)	
- Less Broker's Commission	(\$13,250.00)	
- Less Document Preparation and Closing Fee	(\$250.00)	
	<i>(Warranty Deed and transfer tax form)</i>	
Total Amount Due to Sellers		\$250,738.71

4. Disbursements


Donald M. Peterson (Sale Proceeds)	\$250,738.71
Cumberland County Registry of Deeds (Transfer Tax and Recording Fees)	\$1,188.00
Jensen Baird Gardner and Henry (Buyer's Legal Fee & Seller's Documet Prep and Closing Fee)	\$2,750.00
Jensen Baird Gardner and Henry (Title Insurance Premium)	\$795.00
Benchmark Residential & Investment RE (Buyer's Broker Commission)	\$6,625.00
Ocean Gate Realty (Seller's Broker Commission)	\$6,625.00
Total Disbursements	\$268,721.71

Agreed to as of the 17th day of January, 2017

Buyer:


John W. Newton

Sharon L. Rosen

Seller:


Donald M. Peterson

Property Tax Proration

Taxes Paid Thru 12/31/16. Next Payment Due 3/10/17.

\$ 272,000.00	Assessed Land Value 10 Island and 74 Watson
\$ 181,333.33	10 Island Land = 2/3rds (based on approx. acreage)
\$ 21.11	Mill Rate
\$ 3,827.95	Annual Tax on 10 Island
\$ 10.49	Per Diem Tax on 10 Island
\$ 178.29	Tax Proration (1/1/17 to 1/17/17)

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **DONALD M. PETERSON**, of Portland, Maine, for consideration paid, grants to **SHARON L. ROSEN and JOHN W. NEWTON**, both with a mailing address of 135 Sheridan Street, #303, Portland, ME 04101, with **WARRANTY COVENANTS**, as Joint Tenants and not as tenants in common, the property in the City of Portland, County of Cumberland, State of Maine, described as follows:


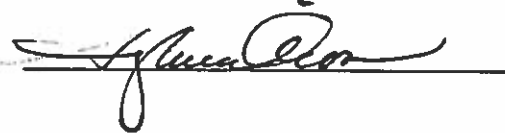
A certain lot or parcel of land, with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on Island Street, so-called, and being Lot Numbered One Hundred Forty-Four (144) on Plan of Marine Terrace recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 103.

Subject to an easement reserved by Anne E. Casso and Anthony Dyer Casso to cross and recross said premises for the purpose of mooring his boat and the use of said boat. Said easement being in gross and not assignable.

Meaning and intending to convey and hereby conveying Parcel II as described in a Warranty Deed from Patrick K. Corliss, Jr. to Donald M. Peterson dated August 31, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29897, Page 75.

WITNESS my hand and seal this 17th day of January, 2017.

WITNESS:



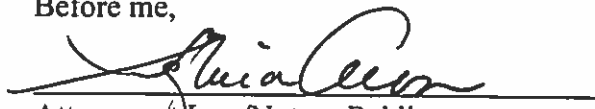
Donald M. Peterson

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

January 14, 2017

Then personally appeared the above named **Donald M. Peterson** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

Print Name:

My Commission Expires:

SYLVIA ARON
Notary Public, Maine
Commission Expires: May 15, 2020