Property Closing Information

(This form along with closing statements, and any other supporting documents must be submitted any time you submit a check to <u>Land</u>Leader)

*Legal Property Address is required for filing and audit purposes Address (Number, Lot #, Parcel #) City, State - However the Title company would reference

Your Company Name:	Maine Outdoo	Maine Outdoor Properties Team @ Realty of Maine							
Property Name As is listed on LL or MLS	Wabassus Lal	Wabassus Lake Cottage							
Property Address As on title documents	Lot1-41 Burnt	Lot1-41 Burnt Point							
Location	State: ME	Region: NE # Acres 50ld: ,65							
Transaction Type	Listed Only	Sold Onl	ly	Listed & Sold	Referral	Auction			
	CoMarket	Consulti or Other	- 1	Notes:					
Website Update	Update property sta SOLD LandLeader we								
	Nam	ıes & Mailir	ng Address C	f Clients					
Selling Agent Name: Mark Le	eathers-Maine Ou	ıtdoor P	roperties	s Team-Rea	Ity of Maine				
Buyer Name:			Buyer Email:						
Address:									
Listing Agent Name: Deb Ho	enderson-Maine (Outdoor	Propert	ies Team-R	ealty of Main	е			
Seller Name:	Seller Seller								
Address:			City: State: Zip:			Zip:			
		en e							
Contract Date:	Closing Date:	List Price			Selling Price:				
06-29-24	07-25-24	\$ 235,0	00.00		\$ 235,000.00				
Gross Participating Brokerage Commission Must match Attached Closing Settlement Statement 9,400.00									
(Less) Fee Paid to Referral - Copy of Name: \$ Check and supporting documents.									
(Less) Other Fees - Provide all Other:									
supporting documents. Net Brokerage Commission (After above fees)									
Net Brokerage Commission (After above fees) *Closing statements from Title company to be included in supporting documents. \$ 9,400.00									
% Commission Paid out by 4 Seller	% Commission % Earned by LL Brokerage	4	% Total	Referral Fee paid and Leader - 5%	\$ 470.00				

IMPORTANT: Include copy of closing settlement that reflects Brokerage Commission

Send this form along with the Referral Fee (check addressed to LandLeader)

A.	B. TYPE OF LOAN							
U.S. DEPARTMENT OF HOUSING & URBAN	1. FHA 2. Fm	Unins 4.	s 4. VA 5. Conv. In:					
SETTLEMENT STATEME	6. FILE NUMBER: GTL-039-ME24036	. LOAN	DAN NUMBER					
	8. MORTGAGE INS CASE NUMBER:							
C. NOTE: This form is furnished to give you a st Items marked "[POC]" were paid outs	atement of actual settler ide the closing; they are	nent costs. Amounts paid to shown here for Information	o and by the settle al purposes and ar	ment agen e not inclu	ided in the	n. totals. 0 3/98		
D. NAME AND ADDRESS OF BUYER: Bruce Lilly and Dennis Curtis 750 North Road Bethel, ME 04217	DRESS OF SELLER: F. NAME AND ADDRESS OF LENDER:							
G. PROPERTY LOCATION: Burnt Point Road T6 ND, ME 04668 Washington County, Maine Tax/Map ID(s): Map WA17 Plan 1 Lot 1.41	H. SETTLEMENT A Gateway Title of M PLACE OF SETTLI 213 West Broadwa Lincoln, ME 04457	of Maine, a Div of Liberty Title & Escrow Co, LLC TTLEMENT:				I. SETTLEMENT DATE: July 25, 2024 DISBURSEMENT DATE: July 25, 2024		
J. SUMMARY OF BUYER'S TRA 100. GROSS AMOUNT DUE FROM BUYER:	eren nyangangan mangangan salah salah salah dipendah salah dipendah	400. GROSS AMO		decimal and a second	RANSAC			
101. Contract sales price	235,000.0					235,000.00		
102. Personal property	_	402.Personal prop	erty					
103. Settlement charges to buyer (line 1400)	2,018.0	0 403. 404.	Company and the second			-		
104. 105.		405.						
Adjustments for items paid by seller in adva		Adjustments for	tems poid by so	llar in adu	/anna			
106, City/Town taxes	100	406, City/Town taxe		ioi mi dav	1	Company of the Compan		
107. County taxes		407, County taxes						
108.Assessments	and the same of th	408. Assessments						
109.		409.						
110.	and the second s	410.						
111.		411.			-			
112.	1	412.			7 0 1	A. Maria		
120. GROSS AMOUNT DUE FROM BUYER	0 420. GROSS AMOUNT DUE TO SELLER 235,00							
200. AMOUNTS PAID BY OR IN BEHALF OF	and the second section of the second section is a second section of the second section	500, REDUCTIONS	IN AMOUNT D	UE TO S	ELLER:	reservation of the following to the per-		
201. Deposit or earnest money	4,000.0	I for an an annual contract of the second	CATHERING AND ADDRESS OF THE WAY THE					
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)						
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	0				
200. Existing loan(s) taken subject to		FOA Davelf of first markets lean						

100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:					
101. Contract sales price	235,000.00	401.Contract sales price	235,000.00				
102. Personal property		402.Personal property					
103. Settlement charges to buyer (line 1400)	2,018.00	403.					
104.		404.					
105,	1	405.					
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance					
106. City/Town taxes		406.City/Town taxes					
107. County taxes		407.County taxes					
108.Assessments		408.Assessments					
109.		409.					
110.		410.					
111.		411.					
112.	1	412.					
120. GROSS AMOUNT DUE FROM BUYER	237,018.00	420. GROSS AMOUNT DUE TO SELLER	235,000.00				
200. AMOUNTS PAID BY OR IN BEHALF OF BU	YER:	500, REDUCTIONS IN AMOUNT DUE TO SELLER:					
201. Deposit or earnest money	4,000.00	501, Excess deposit (see instructions)					
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400) 10,117.00					
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to					
204.		504. Payoff of first mortgage loan	and the second s				
205.		505, Payoff of second mortgage loan					
206.		506.	and the second second				
207.		507.					
208.		508.	- Mary Pages - Carlotte - Carlott				
209.	1	509.					
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller					
210. City/Town taxes 07/01/24 to 07/25/24	36.23	510. City/Town taxes 07/01/24 to 07/25/24	36.23				
211. County taxes		511. County taxes					
212. Assessments		512. Assessments					
213.	AND THE PROPERTY OF THE PARTY O	513.					
214.		514,					
215.	1	515.					
216.		516.					
217.	1	517.					
218.		518.					
219.	1	519.					
220. TOTAL PAID BY/FOR BUYER 4,036.23		520. TOTAL REDUCTION AMOUNT DUE SELLER 10,153.:					
300. CASH AT SETTLEMENT FROM/TO BUYER		600, CASH AT SETTLEMENT TO/FROM SELLER:					
301. Gross amount due from Buyer (Line 120)	237,018.00	601. Gross amount due to Seller (Line 420)	235,000.00				
302. Less amount paid by/for Buyer (Line 220)	(-4,036.23)	602. Less reductions due Seller (Line 520)	-10,153.23				
303. CASH FROM BUYER	232,981.77	603, CASH TO SELLER	224.846.77				

Docusign Envelope ID: 41344223-77C2-4A41-92B6-827799E38225

701.	TOTAL COMMISSION Based Division of Commission (line 7 \$ 9,400.00 to Realty of	(00) as	s Follows:	235,000.00 @ 4.0000 % 9,400.00	PAID FROM BUYER'S FUNDS AT	PAID FROM SELLER'S FUNDS AT
	The second secon	Acres and	of the same transport and the same transport and the same transport to	THE COLUMN TWO IS NOT THE PARTY OF THE PARTY	SETTLEMENT	SETTLEMENT
02.	to Realty of		a	the production of the control of the	GETTECHENT	
03.	Commission Paid at Settlemer			DOO 4000 00	ļ	9,400.0
04.	Dep, retained by Realty of Mai		to Realty of	Maine POC 4,000.00	American Manager and the second	
300.	ITEMS PAYABLE IN CONNEC	CTION	An excitation compared to proper the compared to the compared	mental a section of the contract of the contra	- contractions	
301.	Loan Origination Fee	of free contract of the contra	% to			
302.	Loan Discount		% to			
303.	Appraisal fee		to			
104.	Credit report		to	And the second of the second o		
105.	Lender's inspection fee		to	The state of the second		
106.	Mortgage insurance applicatio	n fee	to	The state of the s		
107.	Assumption fee		to	and the second section of the second of the second of the second section of the second	1	and the second
308.	7 LOGULIPHON 100		to	Market Market Agency (Market Agency A		The second and an artist of the second
309.	entra de la compania		to	contain of the provider of the first of the contract of the co	•	
	and the second s		and the second s	MARK TO STATE OF THE STATE OF T	 	
10,	and the second s		to	the second secon		
311.	weeks were an account on a subject to the control of the subject to the subject t	18000-00-1500	to		free second management and for	
000.	ITEMS REQUIRED BY LEND					
901.	Interest from 07/25/24 to 08/01	- morning and	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	ay (7 days @ %)		
902.	Mortgage insurance premium	for	month to			
03.	Hazard insurance premium	for	year to			
04.	and the second s	for	year to			
105.	La properties and the second and the	Mary Minage 11 de	to	The second secon		
000	RESERVES DEPOSITED WIT	THLE	NDER	response to the Control of the contr		and deposits of the
001	. Hazard insurance		months @ \$	per month to		
in room	. Mortgage insurance	A Report Control	months @ \$	per month to		The state of the s
	, City/Town taxes		months @ \$	per month to		
			months @ \$	per month to		
-	. County property taxes			and the state of t	-	and the state of t
and temperature	. Annual assessments		months @ \$	per month to	1	
1006	The second secon		months @ \$	per month to		
1007			months @ \$	per month to		and the agreement and property and
1008		tales spenders a	months @ \$	per month to	Lancon	
1100	. TITLE CHARGES					
1101	. Settlement Fee		to Gateway	Title of Maine, a Div of Liberty	325,00	
1102	. Abstract or title search		to			
1103	. Title Examination		to Gateway	Title of Maine, a Div of Liberty	275.00	
1104	. Title insurance binder		to	policinate restaurante de la constitución de la con		
	. Deed Preparation Fee			Title of Maine, a Div of Liberty	1	200.0
	. Notary fees	and the second	to	A CONTRACTOR OF THE STREET OF THE STREET CONTRACTOR OF THE STREET CONTR	1	
	. Attorney's fees	and contra	to	discovered with the first of the second and the company of the second particles of the company o		
-	and the second of the second o			Title of Maine, a Div of Liberty	822,50	
	. Owner's policy premium		to Gateway	The or world, a Div or Liberg	622,30	
	Lender's coverage		¢ 20F 0/	00.00 822.50		American Company
	Owner's coverage		\$ 235,00	Control of	50.00	
	Survey Affidavit			Title of Maine, a Div of Liberty	50.00	
1111				tle & Escrow Company, LLC.	2,50	
111. 1112	e-Recording Fee					
1111, 1112 1113			to		framework and the control of the	
111, 112 113	The state of the s	AND	page component in management of the component of the comp	The state of the s		O. California
1111 1112 1113 1 200			page component in management of the component of the comp	AND THE PROPERTY OF THE PROPER	26.00	
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1111 1112 1113 1 200 1201	GOVERNMENT RECORDING Recording fees: Deed City/County tax/stamps: Dee	; ed	Mortgage \$ 26.0 ; Mortga	0; Releases to Register of Deec ge to Register of Deeds	26,00 517,00	517.0
1111 1113 1200 1201 1202 1203	GOVERNMENT RECORDING Recording fees: Deed City/County tax/stamps: De State tax/stamps: De	; ed	Mortgage \$ 26.0 ; Mortgage \$ 1,034.00; Mortgage	10; Releases to Register of Deec ge to Register of Deeds ge to Register of Deeds		517.0
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1111, 1112, 1113, 1200, 1201, 1202, 1204, 1205, 1206, 1300, 1300,	GOVERNMENT RECORDING Recording fees: Deed City/County tax/stamps: De State tax/stamps: De Oischarge Fee ADDITIONAL SETTLEMENT Survey Pest inspection	eed F	D TRANSFER CHA Mortgage \$ 26.0 ; Mortgage 5 1,034.00; Mortgage to Register of to to RGES to	10; Releases to Register of Deec ge to Register of Deeds ge to Register of Deeds		517.0
1111, 11112 11113 1206 1201 1202 1203 1204 1205 1306 1301 1302 1303	GOVERNMENT RECORDING Recording fees: Deed City/County tax/stamps: De State tax/stamps: De Discharge Fee ADDITIONAL SETTLEMENT . Survey . Pest inspection	eed F	Mortgage \$ 26.0 Mortgage \$ 26.0 Mortgage \$ 1,034.00; Mortgage to Register of to to RGES	10; Releases to Register of Deec ge to Register of Deeds ge to Register of Deeds		517.0
1111, 1112, 1113, 1200, 1201, 1202, 1204, 1205, 1206, 1300, 1300,	GOVERNMENT RECORDING Recording fees: Deed City/County tax/stamps: De State tax/stamps: De Discharge Fee ADDITIONAL SETTLEMENT . Survey . Pest inspection	eed F	D TRANSFER CHA Mortgage \$ 26.0 ; Mortgage 5 1,034.00; Mortgage to Register of to to RGES to	10; Releases to Register of Deec ge to Register of Deeds ge to Register of Deeds		517.0

Docusign Envelope ID: 41344223-77C2-4A41-92B6-827799E38225



Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC

213 West Broadway, Lincoln, ME 04457 Phone: (207)794-6131 | FAX: (207)794-6133

HUD-1, ATTACHMENT

Settlement Date: July 25, 2024

Escrow no.: GTL-039-ME24036308L

Disbursement Date: July 25, 2024

Escrow Officer: Kortney Theriault

Place of Settlement: 213 West Broadway

Settlement Agent: Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC

(207)794-6131

Lincoln, ME 04457

Buyer: Bruce Lilly and Dennis Curtis 750 North Road

Seller: Dorothy A. Bagley 3 Angels Way

Bethel, ME 04217

Gray, ME 04039

Property: Burnt Point Road

T6 ND, ME 04668

Washington County, Maine Tax/Map ID(s): Map WA17

Plan 1 Lot 1.41

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BLIXER-	SELLER:
Brua lilly	
Files Files and the second sec	Dorothy A. Bagley
Dennis Curtis	
Dennis Curlis	

10,153.23 |

235,000,00

-10,153.23)

224.846.77

520. TOTAL REDUCTION AMOUNT DUE SELLER

600. CASH AT SETTLEMENT TO/FROM SELLER:

601. Gross amount due to Seller (Line 420)

602. Less reductions due Seller (Line 520)

603. CASH TO SELLER

220. TOTAL PAID BY/FOR BUYER

303. CASH FROM BUYER

300. CASH AT SETTLEMENT FROM/TO BUYER:

1

301. Gross amount due from Buyer (Line 120) 302. Less amount paid by/for Buyer (Line 220)

L Se	ttlement Charges								
	TOTAL COMMISSION Based on Pr	rice \$	235,000.00	റെ	4.0000 %	9,400.00		PAID FROM	PAID FROM
,	Division of Commission (line 700) as		200,000.01	. @	4.0000 10	0,700.00		BUYER'S	SELLER'S
1701.	\$ 9,400.00 to Realty of Maine							FUNDS AT	FUNDS AT
702.	to Realty of Maine							SETTLEMENT	SETTLEMENT
703.	Commission Paid at Settlement								9,400.00
704.	Dep. retained by Realty of Maine	to Realty of	of Maine				POC 4.000,00		
800.	ITEMS PAYABLE IN CONNECTION	WITH LOAN							
	Loan Origination Fee	% to							
*****	Loan Discount	% to							
	Appraisal fee	to							
	Credit report	to							
-	Lender's inspection fee	to							
806.	Mortgage insurance application fee	to							
807.	Assumption fee	to							
808.		to							
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900.	ITEMS REQUIRED BY LENDER TO			.					
901.	Interest from 07/25/24 to 08/01/24 to	_	Iday (7 days i	@ %)					
902.	Mortgage insurance premium for	month to							
903.	Hazard insurance premium for	year to							
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4 119	RESERVES DEPOSITED WITH LEI								
	. Hazard insurance	months @\$	par	month	to				
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	. City/Town taxes	months @ \$		month					
	. County property taxes	months @ \$		month					
	Annual assessments	months @ \$	-	month					-
1006		months @ \$	-	month					
1007		months @ \$		month					
1008		months @ \$	•	month					
	TITLE CHARGES	mount & a	ţ.o.	iiioi (ti	1 10				
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	Abstract or tille search	to	.,		,				
1103	Title Examination		y Title of Mair	ne, a Di	v of Liberti				
1104	Title insurance binder	to	•		•				[
1105	Deed Preparation Fee	to Gatewa	y Title of Mair	ne, a Di	v of Liberty				200.00
1106	Notary fees	to			•				
1107	Attorney's fees	to							
1108	Owner's policy premium	to Gatewa	y Title of Mair	ne, a Di	v of Liberty				
	Lender's coverage								
	Owner's coverage		00,000		822.50				
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	e-Recording Fee		Title & Escrov	/ Comp	any, LLC.				
1113		to							
	GOVERNMENT RECORDING AND				age plant agent				
		Mortgage \$ 26			to Register	of Deac			
-	City/County tax/stamps: Deed	; Morto			egister of Deeds				
		1,034.00 ; Morte	The second second	to R	egister of Deeds				517.00
	. Discharge Fee		r of Deeds						
1205		to							
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	. Additional settlement Char . Survey	to							
	Pest inspection	to							
1303	100 C.	to							
1304		to							
1305		to							
	TOTAL SETTLEMENT CHARGES		103. Section	Jand	502. Section K)				10,117.00
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Gateway Title of Maine, a Div of Liberty Title & Escrow Co. LLC

213 West Broadway, Lincoln, ME 04457 Phone: (207)794-6131 | FAX: (207)794-6133

SELLER'S HUD-1, ATTACHMENT

Settlement Date: July 25, 2024

Escrow no.: GTL-039-ME24036308L

Disbursement Date: July 25, 2024

Escrow Officer: Kortney Theriault

Settlement Agent: Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC (207)794-6131

Place of Settlement: 213 West Broadway

Lincoln, ME 04457

Buyer: Bruce Lilly and Dennis Curtis

Seller: Dorothy A. Bagley

750 North Road

Bethel, ME 04217

3 Angels Way Gray, ME 04039

Property: Burnt Point Road T6 ND, ME 04668

Washington County, Maine Tax/Map ID(s): Map WA17

Plan 1 Lot 1.41

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.