

REAL ESTATE AUCTION R21-285
473 MAIN STREET, CALAIS, ME

MONDAY, JUNE 14TH 2021 @ 1:00 PM

473 MAIN STREET, CALAIS, ME

PREVIEW: THURSDAY, JUNE 3RD 2021 @ 1-3:00 PM OR BY APPT.

007-004-001

± 0.21 ACRES

R21-285 Land / Commercial / Residential

473 Main Street, Calais, ME

007-004-001

± 0.21 Acres

Prepared for:

Machias Savings Bank

Prepared by:

Central Maine Auction Center

Emily Tilton, Auction License #1621



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- # To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- # To treat both the buyer and seller honestly and not knowingly give false information;
- # To account for all money and property received from or on behalf of the buyer or seller; and
- # To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- # To perform the terms of the written agreement with skill and care;
- # To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- # To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- # The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- # The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- # The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) June 14, 2021

To _____
Name of Buyer(s) or Seller(s)

by Emily Tilton, Associate Broker

Licensee's Name

on behalf of Realty of Maine

Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.

CENTRAL MAINE AUCTION CENTER

44 CONCORD DRIVE, HERMON, MAINE 04401

(207) 848-7027 • CMAUCTIONCENTER.COM

MONDAY, JUNE 14TH 2021 @ 1:00 PM

Dear Prospective Bidder:

Machias Savings Bank and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R21-285. The real estate at 473 Main Street in Calais, ME, consists of ± 0.21 acres of commercial or residential land.

The above property is subject to a \$10,000 deposit (nonrefundable to the highest bidder) in CASH or CERTIFIED U.S. FUNDS made payable to Creswell Law (deposited with Auctioneer as qualification to bid). The property will be sold by public auction as is-where is, subject to all outstanding municipal assessments.

Machias Savings Bank, Central Maine Auction Center and Realty of Maine make no warranties of any kind regarding its title to the property or the physical condition, location or value of the property, or compliance with any applicable federal, state or local law, ordinance and regulation, including zoning, or land use ordinances. Bidders must satisfy themselves to each of those matters as an ordinary and prudent buyer.

For further information regarding the property, the public sale bidding details, and additional terms, contact Central Maine Auction Center.

ADDITIONAL TERMS AND CONDITIONS MAY BE ANNOUNCED BY THE AUCTIONEER ON THE DATE OF THE PUBLIC SALE AND ARE INCORPORATED HEREIN BY REFERENCE.

Central Maine Auction Center is available to assist you with any questions you may have regarding the property or our auction process. Our friendly, professional staff is committed to providing quality service and look forward to seeing you on auction day.

TERMS AND CONDITIONS OF SALE

Foreclosure Auction of Real Estate in Washington County
Located at 473 Main Street, Calais, Maine
June 14, 2021 at 1:00 p.m., on site at
473 Main Street, Calais, Maine

Machias Savings Bank (the "Mortgagee"), as foreclosing mortgagee, through its auctioneer, Central Maine Auction Center (the "Auctioneer"), will conduct a public auction to sell certain premises and the improvements thereon located in the City of Calais, Washington County, Maine (the "Real Property"), more particularly described in that certain Mortgage recorded in the Washington County Registry of Deeds in Book 4362, Page 112 (the "Mortgage"):

1. Date/Place of Sale. The Real Property shall be sold on June 14, 2021 at 1:00 p.m., at 473 Main Street, City of Calais, County of Washington, State of Maine (the "Sale").

2. Nature of Sale. The Mortgagee is foreclosing on the Mortgage. Sale will be by public sale pursuant to 14 M.R.S. § 6323.

3. Terms of Sale.

A. The sale of the Real Property is subject to all the terms set forth in the Notice of Public Sale published in the *Machias Valley News Observer and Calais Advertiser* on May 13, May 20, and May 27, 2021 and the additional terms set forth below.

B. The Real Property will be offered as one lot. The Real Property will be sold subject to and with the benefit of all easements, appurtenances, restrictive covenants, rights of way of record, and any easements, restrictions and rights of way that are disclosed in the Notice of Sale or that are of record or that are visible upon the face of the earth or as set forth in the Mortgagee's form of Purchase and Sale Agreement, a copy of which is available from the undersigned or from Auctioneer.

C. The Real Property is being sold **AS IS, WHERE IS, AND WITH ALL FAULTS**. The Mortgagee assumes that bidders have inspected the Real Property prior to the sale. The Real Property is offered for sale **AS IS, WHERE IS, AND WITH ALL FAULTS unrepaired and without any express or implied warranties of any kind or nature**. The Mortgagee, its agents and subagents assume no liability for errors or omissions in these Terms and Conditions of Sale or in any of the property listings or advertising or promotional/publicity statements and/or materials. Although information has been obtained from sources deemed reliable, the Mortgagee, its agents and subagents make no guaranties as to the accuracy of the information herein contained or in any other property or listing or advertising or promotional/publicity statements and materials. Any information provided by the Mortgagee, its agents or subagents regarding the Real Property is for informational purposes only and cannot be relied upon for any purpose. No representations or warranties are made regarding any matter including, without limitation, the

accuracy or completeness of any information or materials provided or any comments made by the Mortgagee, its agents or subagents or regarding the environmental, structural, or mechanical condition of the Real Property.

- D. A deposit to bid of \$10,000 must be left with the Auctioneer or delivered to (so that the deposit is confirmed received in advance of the Sale) Creswell Law LLC, 183 Middle Street, Suite 100, Portland, ME 04101, prior to the Sale. Each deposit must be in the form of cash, certified U.S. funds, or wire transfer made payable to Creswell Law LLC. The deposit to bid is nonrefundable as to the highest bidder for the Real Property. Unsuccessful bidders' checks will be returned immediately after the auction.
- E. The Real Property shall be sold subject to any outstanding real estate taxes assessed by and due and payable to the City of Calais for real estate taxes due for the current year and any other unpaid assessments due to municipal or quasi-municipal corporations. Except as provided elsewhere herein, all real and (if any) personal property taxes, including taxes for the current year, any unpaid taxes for any prior year, any taxes paid by Mortgagee within the past 60 days of the date of the Sale, and any other fees including water and sewer charges due to municipal or quasi-municipal corporations, or water and sewer charges paid by the Mortgagee within 60 days of the date of the Sale, will be the responsibility of the Mortgagee. The BUYER will be responsible for State of Maine Sales Tax that will be assessed on the value of any personal property (if any) that is being sold with the Real Property. The sales tax, if any, will be due from the BUYER at closing.
- F. The balance of the purchase price for the Real Property will be due on or before July 14, 2021.
- G. The deed to the Real Property will be a Quitclaim Deed Without Covenant. The high bidder shall at his/her/its cost pay all real estate transfer taxes (including the Mortgagee's share), whether assessed to the purchaser or the Mortgagee.
- H. The sale is subject to all the terms set forth in the Mortgagee's form of Purchase and Sale Agreement, distributed by the Auctioneer to all registered bidders at the time of registration.
- I. If the high bidder defaults by failing to pay the full purchase price for the Real Property within the time specified in the Purchase and Sale Agreement, or if the high bidder otherwise breaches the terms of the sale for any reason, the Mortgagee may, in addition to all other remedies allowed by law or equity, retain the full deposit as damages. In addition, the Real Property may be resold in any manner to any party and any deficiency, together with all expenses and costs of resale (including attorneys' fees) will be paid by the defaulting high bidder. In addition, and at the Mortgagee's sole and exclusive option, the Mortgagee may have the rights under any Purchase and Sale Agreement assigned to the Mortgagee, or to the

Mortgagee's nominee, without any other or further action by the defaulting high bidder.

- J. The Mortgagee reserves the right, subject to applicable provisions of Maine law, to: (i) refuse or accept any irregular bids; (ii) hold periodic recesses in the sale process; (iii) continue the sale from time to time without notice to any person; and (iv) amend the terms of the sale as it deems in the best interest of the Mortgagee.
- K. A record of bidding will be maintained by the Mortgagee for its own use. All persons present at the Sale and wishing to submit a bid must register and sign in with the Mortgagee's Auctioneer and/or attorney and submit the requisite deposit in case or certified funds prior to commencement of the bidding. The Mortgagee disclaims any responsibility for providing notice of any kind to any persons after the Sale.

4. Auction Procedure. Open and verbal. Unless otherwise announced, announcements made on the day of the Sale will be subject to all printed material. Method, order of sale, and bidding increments shall be at the sole discretion of the Auctioneer. Re-openings of tie bids shall be determined by the Auctioneer. The Mortgagee reserves the right to delete or add additional property at its discretion. The Mortgagee reserves the right to modify the terms and structure of the sale. The Mortgagee reserves the right to add or to change any of the terms and conditions of the sale, to add or withdraw properties, and to adjourn, cancel, recess, delay, or reschedule the public auction sale at any time before or during the auction.

5. Entirety Sale. The Real Property shall be sold together with any fixtures now affixed to, placed upon, or used in connection with the operation of the above-referenced Real Property, as an entirety. The Real Property and any and all retail and/or food preparation equipment or other personal property on site shall be sold, on an AS IS, WHERE IS basis, and all of which personal property and equipment shall be subject to any outstanding taxes assessed by and due and payable to State of Maine, the City of Bangor, and/or the County of Penobscot due for the current year and any other unpaid assessments due to municipal or quasi-municipal corporations. The BUYER shall be solely responsible for any State of Maine taxes that are or may be assessed on the value of any personal property that is being sold with the Real Property.

6. Disclaimer. All bidders are invited to inspect the Real Property (and/or all personal property thereon) and the public records prior to making a bid. No warranties, guaranties or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Real Property, including improvements located underground, the location and/or boundaries of the Real Property or improvements thereon, title to the Real Property, environmental compliance, or its compliance with any applicable zoning, land use or hazardous waste regulations, laws or ordinances. The buyer shall assume responsibility and expense for any title search, title examination or title insurance. **THE MORTGAGEE EXPRESSLY AND SPECIFICALLY MAKES NO, AND SHALL MAKE NO, REPRESENTATIONS OR WARRANTIES REGARDING HAZARDOUS OR TOXIC WASTE, SUBSTANCES, MATTER OR MATERIALS, AS THOSE TERMS MAY BE DEFINED FROM TIME TO TIME BY APPLICABLE STATE, LOCAL AND FEDERAL**

LAWS, STORED OR OTHERWISE LOCATED ON ANY PARCEL. The Mortgagee specifically disclaims, and the buyer acknowledges that Mortgagee shall not be responsible for or obligated now or at any time in the future to, protect, exonerate, defend, indemnify and save buyer to its successors or assigns, harmless from and against any and all loss, damage, cost, expense, clean-up or liability, including, but not limited to, attorneys' fees and court costs, and including, but not limited to such loss, damage, cost, expense or liability, based on personal injury, death, loss or damage to property suffered or incurred by any person, corporation or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter or material on the premises.

7. Risk of Loss. The risk of loss with respect to the Real Property and any personal property (if any) on or at the Real Property shall be with the high bidder therefor.

8. Possession. The high bidder shall only be entitled to possession at closing as set forth in the Purchase and Sale Agreement. The Real Property may be occupied by third parties at the time of the Sale and closing, and the Real Property is sold subject to any claims such third parties may have to continue possession.


9. Bidder's Card. By signing for a bid number, you have signed a written and binding contract agreeing to all the terms and conditions set forth herein. If you do not agree with any of the terms or conditions set forth above, please return your bid number to the Mortgagee's Auctioneer and/or attorney immediately. Proxy bids are subject to all terms and conditions of sale as listed herein or announced at the sale. Any party submitting a proxy bid must be available, or have a representative available, to execute a purchase and sale agreement at the time of the sale, in the form provided at the Sale, and such representative must provide documentation satisfactory to the Mortgagee's attorney that the representative is duly and appropriately authorized to act on behalf of the parties submitting the proxy bid.

10. Conflict With Purchase and Sale Agreement. In the event of a conflict between these Terms and Conditions of Sale and the Terms of the Purchase and Sale Agreement executed by the Mortgagee and any successful bidder, the Purchase and Sale Agreement shall control.

11. Maine Auction. You have signed a written binding contract agreeing to these Terms and Conditions of Sale, and you understand that any bid you make falls under the Maine Auction Law, Title II, § 2-328 of the Uniform Commercial Code and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine, 04330.

Dated: May 18, 2021

Machias Savings Bank

By: 

Randy J. Creswell, Esq.
Its Attorney

PURCHASE AND SALE AGREEMENT
473 Main Street, City of Calais
County of Washington, State of Maine

This Agreement entered into this 14th day of June, 2021, is by and between **Machias Savings Bank**, having a mailing address of 4 Center Street, Machias, Maine 04654, hereinafter sometimes called "Seller," and _____, and/or its assigns or designees (if any), whose mailing address is _____, hereinafter sometimes called "Buyer."

WITNESSETH:

WHEREAS, Seller desires to sell all its right, title, and interest in and to certain land more particularly described in Exhibit A attached hereto and by this reference made a part hereof, together with all improvements and fixtures situated thereon, if any (the "Property"); and

WHEREAS, Buyer desires to purchase the Property at public sale for the sum of \$ _____ (the "Purchase Price");

NOW, THEREFORE, Seller, in consideration of an initial deposit in the amount of \$10,000.00 (the "Initial Deposit") and the covenants set forth herein, receipt of which is hereby acknowledged, does hereby agree to sell and convey the Property for the Purchase Price, and Buyer agrees to purchase the same for the said price upon the following terms and conditions:

1. Seller agrees, at the time of closing and upon receipt of the balance due of the Purchase Price (*i.e.*, the Purchase Price less the Initial Deposit, exclusive of any and all other costs, expenses, taxes, or fees), to execute and deliver to Buyer a Quitclaim Deed Without Covenant for the Property (the "Deed"). Seller hereby states and Buyer hereby acknowledges that title to the

Property is subject to the following easements, restrictions, encumbrances, and other matters of record:

- a. Any bankruptcy proceedings, and any and all provisions of federal, state, or municipal zoning, subdivision, or land use regulations, including without limitation, the provisions of 7 M.R.S.A. § 41 (Agricultural and Adjacent Development Law), and any other ordinances, municipal or quasi-municipal regulations, moratoriums, or private laws;
- b. Any condition that a physical examination of the Property might reveal;
- c. Any encumbrances or encroachments that an adequate survey of the Property might reveal;
- d. Rights of parties in possession, if any;
- e. Unrecorded liens, including but not limited to mechanics or materialmen's liens, and liens for costs relating to hazardous substance sites pursuant to 38 M.R.S.A. § 1731, and recorded liens against all others than owners of record;
- f. Easements and rights of way of record; and
- g. Real estate tax liens of record and any liens superior to the priority of the mortgage foreclosed of Seller, if any.

Buyer agrees to accept conveyance of the Property subject to all the above easements, covenants, restrictions, encumbrances, and other matters set forth or referred to above.

2. BUYER ACKNOWLEDGES THAT BUYER HAS HAD AN OPPORTUNITY TO INSPECT THE PROPERTY AND THAT THE PROPERTY WILL BE SOLD "AS IS, WHERE IS" AND "WITH ALL FAULTS." SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO BOUNDARIES OR ACREAGE, OR AS

TO ANY OTHER MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO DEVELOPMENT RIGHTS, MERCHANTABILITY, HABITABILITY, OR AS TO ANY OTHER MATTER, INCLUDING WITHOUT LIMITATION LAND USE, ZONING, AND SUBDIVISION ISSUES OR THE ENVIRONMENTAL, MECHANICAL, OR STRUCTURAL CONDITION OF THE PROPERTY. ACCEPTANCE BY BUYER OF THE DEED AT CLOSING AND PAYMENT OF THE PURCHASE PRICE SHALL BE DEEMED TO BE FULL PERFORMANCE AND DISCHARGE BY SELLER OF EVERY AGREEMENT AND OBLIGATION CONTAINED HEREIN. Buyer acknowledges that Buyer has not been influenced to enter into this transaction by Seller, or any of Seller's agents, and Buyer has not relied upon any warranties or representations not set forth in this Agreement. Buyer acknowledges that Buyer has retained such professionals that Buyer deems necessary to determine the presence of any hazardous substances, hazardous wastes, asbestos, oil and petroleum waste, lead paint, urea formaldehyde foam insulation, or other liability-causing substances on, in, over, or under the Property or any portion thereof.

3. Buyer agrees to pay to Seller at closing the balance of the Purchase Price in immediately available U.S. funds, cash, or certified check, made payable to Seller, and that acceptance of the Deed in consideration therefor by Buyer shall constitute a reaffirmation of the agreements, representations, warranties, and acknowledgements of Buyer as set forth herein. Except as otherwise set forth herein, the Initial Deposit is not refundable for any reason and it will not bear interest.

4. The closing shall be held at 11:00 a.m. on July 14, 2021, at Creswell Law, 183 Middle Street, Suite 100, Portland, Maine, or at such earlier date, time, and place as Buyer and Seller may agree upon in writing.

5. It is agreed that time is of the essence of this Agreement and the closing.

6. If Seller fails to close, for any reason other than default of Buyer, Seller shall promptly return the Initial Deposit to Buyer and Buyer shall not have any other or further claims against Seller. Buyer agrees that in the event that Buyer fails to close then, in addition to any other remedy available to Seller hereunder or under applicable law, at Seller's sole and exclusive option, the rights of Buyer hereunder shall be assigned to Seller, or to Seller's nominee, without further notice or demand and Seller, or Seller's nominee, may consummate this Agreement in accordance with its terms.

7. If Buyer fails to pay the Purchase Price within the time set forth herein and/or fails to comply with any of the provisions of this Agreement, Seller may retain the Initial Deposit as liquidated damages. In addition, the Property may be resold in any manner to any party and any deficiency, together with all expenses and costs of resale (including attorneys' fees), will be paid by Buyer.

8. All real property taxes, including taxes for the current year, any unpaid taxes for any prior year, any taxes paid by Seller within the past 60 days of the date of the auction sale, and any other fees including water and sewer charges due to municipal or quasi-municipal corporations, or water and sewer charges paid by the Seller within 60 days of the date of the auction sale, shall be the responsibility of the Buyer.

9. Buyer agrees that there is no real estate broker involved in this sale through any contract with Buyer and that no one is due a commission in conjunction with the sale or purchase

of the Property. Seller and Buyer authorize the auctioneer, its agents and employees, to disclose the public auction bid prices to any party prior to the actual closing date, and in the event of a non-confirmed, canceled, or defaulted sale. The agreements under this paragraph shall survive closing or termination of this Agreement.

10. No shareholder, director, employee, agent, attorney, auctioneer, parent corporation, or officer of Seller shall be personally liable for any obligation, express or implied, hereunder. All notices that a party to this Agreement may desire to give hereunder shall be in writing and shall be given by U.S. mail, postage prepaid, or by recognized overnight delivery service, return-receipt requested, with postage prepaid, which service obtains a signature on delivery, or by hand delivery, addressed to the parties as follows:

If to Seller: Machias Savings Bank
 Attn: Joseph S. Tuell, Vice President
 4 Center Street
 Machias, ME 04654

With a copy to: Randy J. Creswell, Esq.
 Creswell Law
 183 Middle Street, Suite 100
 Portland, ME 04101

If to Buyer: _____

Any party may designate another addressee (or a different address) for notices hereunder by notice given pursuant to this paragraph. A notice sent in compliance with the provisions of this paragraph shall be deemed given on the business day following the day on which the notice is sent, unless such notice is given by hand delivery, in which case such notice shall be deemed to have been given on the day it is delivered.

11. Buyer represents to Seller that Buyer has the financial capacity and financial resources to affect a closing within the time period specified, and on the terms and conditions provided, by this Agreement. Buyer's obligation to purchase the Property is **NOT** conditioned, in whole or in part, upon Buyer's ability to obtain financing for the Purchase Price or any portion thereof.

12. Buyer shall have no right to possession of the Property at any time prior to the closing. All risk of loss to the Property shall be borne by Buyer prior to delivery of the Deed. In the event of casualty loss, Seller, in its sole and exclusive option, may terminate this Agreement, in which case Seller's sole liability shall be to return the Initial Deposit to Buyer.

13. The sale described herein is subject to all terms and conditions announced at the auction.

14. In consideration of the benefits granted to the Buyer pursuant to this Agreement, the Buyer, on the one hand, hereby releases the Seller, the Auctioneer, and their respective officers, directors, principals, attorneys, successors, and assigns, from any and all claims, actions, causes of action, omissions, damages, and suits at law or in equity, however arising, whether known or unknown, and whether now existing or hereafter arising, relating to this Agreement and the purchase of the Property, including the marketing, noticing, and conduct of the auction.

15. This Agreement shall be construed as a Maine contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective successors and assigns, and may only be cancelled, modified, or amended by written instrument executed by both Seller and Buyer. Any captions contained herein are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties. This Agreement contains no

contingencies and represents the Buyer's absolute obligation to purchase the Property in accordance with the terms hereof. All of the auction terms and conditions, written and oral, of the auction at which Buyer bid on the Property are incorporated herein by reference. In the case of a conflict with such terms and conditions, the terms of this Purchase and Sale Agreement shall govern. This Agreement may not be assigned by Buyer absent Seller's consent and any purported assignment shall be void and have no effect. Seller may assign this Agreement. This Agreement represents the entire understanding and agreement of the parties hereto and Seller and Buyer acknowledge that neither is relying upon any statement or representation, written or oral, of any party or person that has not been embodied in this Agreement. This Agreement may be executed in one or more duplicate counterparts, any one of which shall constitute an original for purposes of enforcement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the date first set forth above.

Witness:

MACHIAS SAVINGS BANK

By: _____

Its: Authorized Representative

BUYER:

Its:
Printed name:
Social Security No./Federal Tax ID No.

EXHIBIT A
For Mortgage

A certain lot or parcel of land with any buildings thereon in Calais, County of Washington, State of Maine, bounded and described as follows:

Being a certain lot or parcel of land, with the brick building thereon, bounded and described as follows: Beginning at the intersection of the south line of Main Street and the east line of Church Street; thence easterly by the side line of said Main Street ninety-three (93) feet, more or less, to land now or formerly of Jeanette Macloud; thence southerly along the westerly line of the said Jeanette Macloud lot and land now or formerly of Kenneth Collings one hundred (100) feet, more or less, to land now or formerly of Eastern Telephone and Telegraph Company; thence westerly by the line of said Telephone and Telegraph Company lot to Church Street, thence by said Church Street to the place of beginning.

Being the same premises described in a deed from William W. Howard, III to Calvin A Jeanroy and Amy B. Jeanroy dated March 24, 2017 and recorded in the Washington County Registry of Deeds in Book 4345, Page 221.

QUITCLAIM DEED WITHOUT COVENANT (Release Deed)

(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that **MACHIAS SAVINGS BANK**, a banking institution organized and existing under the laws of the State of Maine and having a place of business in, among other locations, 4 Center Street, Machias, County of Washington, and State of Maine ("Grantor"), for consideration paid, RELEASES to _____, whose mailing address is _____, the real estate, with any buildings or improvements thereon, situated at 473 Main Street, City of Calais, County of Washington, State of Maine, described more specifically on the attached Exhibit A (collectively, the "Property").

Being the same premises and Property as conveyed to Machias Savings Bank by a certain Mortgage given by Calvin A. Jeanroy and Amy B. Jeanroy to Machias Savings Bank, dated May 31, 2017, and recorded in the Washington County Registry of Deeds in Book 4362, Page 112 (the "Mortgage").

Grantor is transferring the Property in its capacity as foreclosing mortgagee by virtue of the Judgment of Foreclosure and Sale, Pursuant to 14 M.R.S. § 6322, docketed April 22, 2021, a true copy of which is attached hereto as Exhibit B.

Grantor having given proper notice of public sale as evidenced by the Affidavit of Publication which is attached hereto and recorded herewith as Exhibit C, and Grantee having complied with all terms of sale, Grantee is given this deed for the price bid and duly paid.

Grantee was the high bidder for the Property at the mortgage foreclosure auction.

[REMAINDER OF PAGE LEFT INTENTIONALL BLANK]

IN WITNESS WHEREOF, the MACHIAS SAVINGS BANK has caused this instrument to be executed by Joseph S. Tuell, as the duly authorized Vice President of Machias Savings Bank, thereunto duly authorized, this _____ day of _____, 2021.

SIGNED, SEALED AND DELIVERED:

MACHIAS SAVINGS BANK

By: Joseph S. Tuell
Its: Vice President

STATE OF MAINE

_____, SS.

Dated: _____, 2021

Personally appeared before me the above-named Joseph S. Tuell, as the duly authorized Vice President of Machias Savings Bank, in his said capacity and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Machias Savings Bank.

Before me,

Notary Public
Print Name: _____
Commission expiration _____

EXHIBIT A
For Mortgage

A certain lot or parcel of land with any buildings thereon in Calais, County of Washington, State of Maine, bounded and described as follows:

Being a certain lot or parcel of land, with the brick building thereon, bounded and described as follows: Beginning at the intersection of the south line of Main Street and the east line of Church Street; thence easterly by the side line of said Main Street ninety-three (93) feet, more or less, to land now or formerly of Jeanette Macloud; thence southerly along the westerly line of the said Jeanette Macloud lot and land now or formerly of Kenneth Collings one hundred (100) feet, more or less, to land now or formerly of Eastern Telephone and Telegraph Company; thence westerly by the line of said Telephone and Telegraph Company lot to Church Street, thence by said Church Street to the place of beginning.

Being the same premises described in a deed from William W. Howard, III to Calvin A Jeanroy and Amy B. Jeanroy dated March 24, 2017 and recorded in the Washington County Registry of Deeds in Book 4345, Page 221.

STATE OF MAINE
WASHINGTON, ss.

EXHIBIT B

SUPERIOR COURT
CIVIL ACTION
DOCKET NO. MACSC-RE-20-09

MACHIAS SAVINGS BANK,

Plaintiff,

v.

ST. CROIX VALLEY BREWING
COMPANY, LLC, *et al.*,

Defendants,

CITY OF CALAIS,

Party-in-Interest.

JUDGMENT OF FORECLOSURE
AND SALE

473 MAIN STREET, CALAIS

MORTGAGE DATED 05/31/17
WASHINGTON COUNTY REGISTRY
OF DEEDS BOOK 4362, PAGE 112

This matter came before the Court on Plaintiff Machias Savings Bank's ("Plaintiff" or "MSB") Motion for Entry of Judgment by Consent.

Based upon the pleadings on file, and with the written consent of Defendants, St. Croix Valley Brewing Company, LLC ("St. Croix"), Calvin A. Jeanroy ("CAJ"), Amy B. Jeanroy ("ABJ") (collectively, "Defendants"), and Party-in-Interest City of Calais ("Calais") (Plaintiff, Defendants, and Calais, collectively, the "Parties"), the Court finds:

1. Venue is properly laid in this Court.
2. On May 31, 2017, St. Croix executed and delivered to Plaintiff a certain Promissory Note in the principal amount of \$90,000 (the "Note").
3. On May 31, 2017, CAJ and ABJ each executed and delivered to Plaintiff a certain Commercial Guaranty (together, the "Guaranties"), in which they both, *inter alia*, absolutely and unconditionally guaranteed the full and punctual payment and satisfaction of St. Croix's indebtedness and obligations under the Note.
4. The Guaranties are secured by a first priority mortgage lien on property located at 473 Main Street, Calais, Washington County, Maine (the "Property"), more particularly described in Exhibit A hereto, pursuant to that certain Mortgage dated May 31, 2017 from Defendants CAJ

and ABJ and recorded in the Washington County Registry of Deeds (the "Registry") in Book 4362, Page 112 (the "Mortgage") (the Note, Guaranties, and Mortgage, collectively, the "Loan Documents").

5. On or about November 26, 2018, Calais made a loan to CAJ and ABJ in the original principal amount of \$100,000, as evidenced by a certain Promissory Note of the same date (the "Calais Note").

6. To secure the Calais Note, on or about November 26, 2018, CAJ and ABJ executed and delivered to Calais a certain Mortgage that is recorded in the Washington County Registry of Deeds in Book 4517, Page 47 (the "Calais Mortgage"). Reference is made to Exhibit A attached to the Calais Mortgage for a description of the mortgaged real estate, *i.e.*, the Property.

7. Plaintiff is the holder of Loan Documents.

8. The Note and Guaranties are in default and the conditions of the Mortgage have been breached.

9. Plaintiff is owed the following under the Loan Documents as of March 16, 2021 (not including legal fees and other expenses): \$89,343.06.

10. Plaintiff is further owed under the Loan Documents:

- A. Additional interest accruing under the Note from March 16, 2021, at the rate of 5.75% per annum;
- B. Amounts advanced by Plaintiff after May 18, 2020, to protect the Property, including without limitation, real estate taxes, insurance premiums and costs through the date of redemption or sale and the completion of these proceedings; and
- C. Additional attorneys' fees and expenses paid by Plaintiff before and after May 18, 2020, related to collection of the Loan Documents and foreclosure of the Mortgage.

11. The order of priority and the amount of the claim of each party having an interest in the proceeds of the sale of the Property are as follows:

- A. First, Plaintiff, under the Mortgage: \$89,343.06, plus interest thereafter at the rate of 5.75% per annum, plus additional attorneys' fees and expenses paid by Plaintiff in connection with the collection of the Loan Documents (on an in rem basis only) and foreclosure of the Mortgage before and after May 18, 2020, through completion of the sale, plus any amount advanced by Plaintiff to protect the Property, including but not limited to insurance premiums and real estate taxes, less \$5,000.00 to be specifically allocated to Party-in-Interest Calais in accordance with the agreement and stipulation reached between Plaintiff and Calais;
- B. Second, Calais, under the Calais Mortgage: \$100,000, plus accrued interest of \$8,125.01 (as of March 22, 2021), plus interest, fees, and expenses accruing thereafter according to the applicable note and loan documents;
- C. Defendants: any excess sale proceeds.
12. There are no other orders affecting the Property.
13. The names and addresses of all parties to this action are as follows:

Plaintiff Machias Savings Bank: PO Box 318
Machias, ME 04654

Counsel for Plaintiff: Randy J. Creswell, Esq.
Creswell Law
183 Middle Street, Suite 100
Portland, Maine 04101

All Defendants: PO Box 85
Robbinston, ME 04671

Counsel for Defendants: Perry O'Brian, Esq.
46 Columbia Street
Bangor, ME 04401

Party-in-Interest City of Calais PO Box 413
Calais, ME 04619

Counsel for Party-in-Interest: Arnold S. Clark, Esq.
Mahar & Clark
PO Box 402
Calais, ME 04619

14. All parties have received notice of the proceedings in accordance with the Maine Rules of Civil Procedure.

WHEREFORE, IT IS HEREBY ORDERED AND DECREED as follows:

(a) Defendants and Party-in-Interest having voluntarily and irrevocably waived all rights of redemption with respect to the Mortgage and the Property, and any applicable appeal period with respect to this judgment of foreclosure, and Plaintiff (through its agents or attorneys) may proceed with a sale of the Property, free and clear of all liens, except liens senior to the Mortgage, and, following sale, shall pay the proceeds of sale after satisfying expenses of sale, in the priority order and amounts set forth in ¶ 11 above;

(b) All remaining rights of Defendants to possession of the Property are hereby terminated, and a Writ of Possession shall issue to the Plaintiff for possession of the Property upon application for the same; and

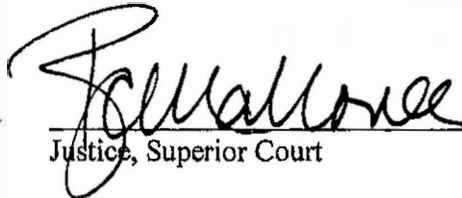
(c) Nothing in this Judgment shall in any way impair or otherwise preclude or limit any and all of Plaintiff's or Party-in-Interest's *in rem* rights, claims, or remedies as against the Property or otherwise.

Plaintiff shall record an attested copy of this Judgment in the Penobscot County Registry of Deeds and shall pay the applicable recording fees. A certification by the Clerk that any applicable appeal period has expired without action in accordance with the terms of this judgment shall be recorded with this Judgment.

The Clerk shall enter the following in the docket:

"The Judgment of Foreclosure and Order of Sale dated April 16, 2021, is incorporated in the docket by reference. This entry is made in accordance with M.R. Civ. P. Rule 79(a) at the specific direction of the Court."

Dated: April 16, 2021


Justice, Superior Court

ENTERED ON THE DOCKET:
WASHINGTON COUNTY COURTS
MACHIAS ME

4-22-2021
4

Docketed: 4-22-, 2021

Clerk, Superior Court

By: Tom McPherson
Deputy Clerk

Any applicable appeal period has expired without action.

Dated: _____, 2021

Clerk, Superior Court

By: _____
Deputy Clerk

Exhibit A

EXHIBIT A
For Mortgage

A certain lot or parcel of land with any buildings thereon in Calais, County of Washington, State of Maine, bounded and described as follows:

Being a certain lot or parcel of land, with the brick building thereon, bounded and described as follows: Beginning at the intersection of the south line of Main Street and the east line of Church Street; thence easterly by the side line of said Main Street ninety-three (93) feet, more or less, to land now or formerly of Jeanette Macloud; thence southerly along the westerly line of the said Jeanette Macloud lot and land now or formerly of Kenneth Collings one hundred (100) feet, more or less, to land now or formerly of Eastern Telephone and Telegraph Company; thence westerly by the line of said Telephone and Telegraph Company lot to Church Street, thence by said Church Street to the place of beginning.

Being the same premises described in a deed from William W. Howard, III to Calvin A Jeanroy and Amy B. Jeanroy dated March 24, 2017 and recorded in the Washington County Registry of Deeds in Book 4345, Page 221.

STATE OF MAINE
WASHINGTON, ss.

SUPERIOR COURT
CIVIL ACTION
DOCKET NO. MACSC-RE-20-09

MACHIAS SAVINGS BANK,)
)
Plaintiff,)
v.)
)
ST. CROIX VALLEY BREWING)
COMPANY, LLC, *et al.*,)
)
Defendants,)
)
CITY OF CALAIS,)
)
Party-in-Interest.)

STIPULATED JUDGMENT

Upon consideration of the Consent Motion for Judgment of Foreclosure and Related Relief, dated March 29, 2021 (the "Consent Motion") and the Complaint for Foreclosure by Civil Action, dated September 11, 2020 (the "Complaint"), filed by Plaintiff, Machias Savings Bank ("Plaintiff"), after proper service and acknowledgment of service of the Consent Motion, the Complaint and respective Summonses, pursuant to Maine Rules of Civil Procedure 4 and 5, upon Defendants, St. Croix Valley Brewing Company, LLC ("St. Croix"), Calvin A. Jeanroy ("CAJ"), Amy B. Jeanroy ("ABJ") (collectively, "Defendants"), and Party-in-Interest City of Calais ("Calais") (Plaintiff, Defendants, and Calais, collectively, the "Parties"), the Parties having agreed and consenting to the entry of this Stipulated Judgment on the terms and conditions set forth more fully herein, the Court possessing proper subject matter and personal jurisdiction in this action and over the Parties, the Court hereby **FINDS, ORDERS, ADJUDGES, AND DECREES** as follows:

1. Defendants and Party-in-Interest hereby consent to the entry of the Judgment of Foreclosure and Sale on Count I of the Complaint with respect to the Mortgage from CAJ and ABJ, dated May 31, 2017 (the "Mortgage"), and recorded in the Washington County Registry of Deeds at Book 4362, Page 112, in the form attached hereto as **Exhibit A**;

2. Defendants and Party-in-Interest hereby voluntarily and irrevocably waive any right of redemption with respect to the Mortgage, pursuant to 14 M.R.S. § 6322 or otherwise, and agree that Plaintiff may proceed with sale of the mortgaged premises immediately following entry of the Judgment of Foreclosure and Sale by the Superior Court, and that any applicable appeal period with respect to the Stipulated Judgment shall be also waived;

3. Defendant St. Croix hereby stipulates and consents to judgment, in the total principal amount of \$89,343.06 (as of March 16, 2021), plus all allowable post-judgment interest,¹

¹ See 14 M.R.S. § 1602-C(1)(B).

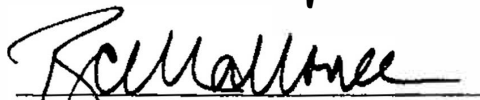
costs, legal fees, and other expenses is in favor of Plaintiff and against Defendant St. Croix on Count II of Plaintiff's Complaint, and Defendant St. Croix waives any applicable appeal period with respect to such Judgment and Count;

4. The Parties hereby stipulate, pursuant to Maine Rule of Civil Procedure 41, that Counts III, IV, and V of the Complaint shall be, and they hereby are, dismissed without prejudice or costs to any of the Parties;

5. The Consent Motion is hereby **GRANTED**; and

6. In accordance with Maine Rule of Civil Procedure 79(a), at the specific direction of the Court, the Clerk shall incorporate by reference this Stipulated Judgment by proper notation on the docket.

SO ORDERED at Creswell, Maine, this 16th day of April, 2021.


Justice, Maine Superior Court

SEEN AND AGREED TO

/s/ Randy J. Creswell

Randy J. Creswell, Esq., Bar No. 8962
Attorney for Plaintiff,
Machias Savings Bank

CRESWELL LAW

183 Middle Street, Suite 100
Portland, ME 04101
rcreswell@creswelllaw.com

/s/ Perry O'Brian

Perry O'Brian, Esq., Bar No. 2949
Attorney for Defendants,
Defendants, St. Croix Valley Brewing Company, LLC, Calvin A. Jeanroy, Amy B. Jeanroy

/s/ Arnold S. Clark

Arnold S. Clark, Esq., Bar No. 9617
Mahar & Clark
PO Box 402
Calais, ME 04619

Attorney for Party-in-Interest
City of Calais

ENTERED ON THE DOCKET:
WASHINGTON COUNTY COURTS
MACHIAS ME

Exhibit C

Property Card: 473 MAIN ST
Calais, ME



Parcel ID: 007-004-001
Trio Account #:

Owner: JEANROY,CALVIN A &
Co-Owner:
Mailing Address: PO BOX 85
ROBBINSTON, ME 04671

Deed: B4345P221 03/
Account #: 949
Acreage: 0.21
Taxes: \$
Land Value: \$25200
Building Value: \$42900
Total Value: \$68100
Last Year's Land Value: \$25200
Last Year's Building Value: \$42900
Last Year's Total Value: \$68100
Net Assessment: \$68100
Zoning: 15

Outbuildings

Commercial Information

Building Number: 1
SqFt by Building: 5780
Total SqFt by Card: 5780
Ground Floor Area by Card: 5780
Perimter Units: 306
Condition: Below Average
Physical Percent Good: 0
Functional Percent Good: 100
Economic Percent Good: 100
Occupancy: StorWarehouse

Building Class: Masonry
Building Quality: Low Cost
Grade Factor: 100
Exterior Walls: Brick/Stone
Stories: 1
Height: 30
Heating Cooling: 0
Year Built: 1
Year Remodeled: 0

Calais
10:26 AM

**RE Account 949 Detail
as of 05/14/2021**

05/14/2021
Page 1

Name: JEANROY,CALVIN A & JEANROY, AMY B (JT)

Location: 473 MAIN ST

Acreage: 0.21 Map/Lot: 007-004-001

Book Page: B4345P221

2020-1 Period Due:

1) 1,809.08

Land: 25,200
Building: 42,900
Exempt 0
Total: 68,100

Ref1: B4345P221 03/24/2017

Mailing

Address: PO BOX 85
ROBBINSTON ME 04671

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2020-1 R				1,722.93	86.15	0.00	1,809.08
2019-1 R				0.00	0.00	0.00	0.00
2018-1 L *				0.00	0.00	0.00	0.00
2017-1 R				0.00	0.00	0.00	0.00
2016-1 R				0.00	0.00	0.00	0.00
2015-1 L *				0.00	0.00	0.00	0.00
2014-1 L *				0.00	0.00	0.00	0.00
2013-1 L *				0.00	0.00	0.00	0.00
2012-1 L *				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
2010-1 L *				0.00	0.00	0.00	0.00
2009-1 L *				0.00	0.00	0.00	0.00
Account Totals as of 05/14/2021				1,722.93	86.15	0.00	1,809.08

Per Diem

2020-1	0.3829
Total	0.3829

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

TAX

Calais
10:27 AM

**UT Account 1217 Detail
as of 05/14/2021**

05/14/2021
Page 3

Name: JEANROY,CALVIN A & JEANROY, AMY B (JT)

PO BOX 85
ROBBINSON, ME 04671

Location: 473 MAIN ST

RE Acct: 949 Map/Lot: 007-004-001

TOTAL WATER
5/14/21 \$181.74

Bill	Date	Reference	C	Principal	Tax	Interest	Costs	Total
Water								
97	09/30/20			57.42	3.16	0.00	0.00	60.58
95	06/30/20			57.42	3.16	0.00	0.00	60.58
94	03/31/20			57.42	3.16	0.00	0.00	60.58
92	12/31/19			0.00	0.00	0.00	0.00	0.00
89	09/30/19			0.00	0.00	0.00	0.00	0.00
87	06/30/19			0.00	0.00	0.00	0.00	0.00
86	03/31/19			0.00	0.00	0.00	0.00	0.00
82	12/31/18			0.00	0.00	0.00	0.00	0.00
78	09/30/18			0.00	0.00	0.00	0.00	0.00
74	06/30/18			0.00	0.00	0.00	0.00	0.00
73	03/30/18			0.00	0.00	0.00	0.00	0.00
69	12/31/17			0.00	0.00	0.00	0.00	0.00
68	09/30/17			0.00	0.00	0.00	0.00	0.00
66	06/30/17			0.00	0.00	0.00	0.00	0.00
65	03/31/17			0.00	0.00	0.00	0.00	0.00
63	12/30/16			0.00	0.00	0.00	0.00	0.00
62	09/30/16			0.00	0.00	0.00	0.00	0.00
59	06/30/16			0.00	0.00	0.00	0.00	0.00
57	03/31/16			0.00	0.00	0.00	0.00	0.00
55	12/30/15			0.00	0.00	0.00	0.00	0.00
51	09/30/15			0.00	0.00	0.00	0.00	0.00
49	06/30/15			0.00	0.00	0.00	0.00	0.00
47	03/30/15			0.00	0.00	0.00	0.00	0.00
45	12/30/14			0.00	0.00	0.00	0.00	0.00
43	09/30/14			0.00	0.00	0.00	0.00	0.00
41	06/30/14			0.00	0.00	0.00	0.00	0.00
40	03/31/14			0.00	0.00	0.00	0.00	0.00
38	12/31/13			0.00	0.00	0.00	0.00	0.00
37	09/30/13			0.00	0.00	0.00	0.00	0.00
35	06/28/13			0.00	0.00	0.00	0.00	0.00
34	03/29/13			0.00	0.00	0.00	0.00	0.00
32	12/28/12			0.00	0.00	0.00	0.00	0.00
31	09/30/12			0.00	0.00	0.00	0.00	0.00
30	06/29/12			0.00	0.00	0.00	0.00	0.00
28	03/30/12			0.00	0.00	0.00	0.00	0.00
27	12/31/11			0.00	0.00	0.00	0.00	0.00
25	09/30/11			-2.87	2.87	0.00	0.00	0.00
24	06/30/11			0.00	0.00	0.00	0.00	0.00
22	03/31/11			0.00	0.00	0.00	0.00	0.00
15	12/31/10			0.00	0.00	0.00	0.00	0.00
14	09/30/10			0.00	0.00	0.00	0.00	0.00
13	06/30/10			0.00	0.00	0.00	0.00	0.00
12	03/31/10			0.00	0.00	0.00	0.00	0.00
11	12/31/09			0.00	0.00	0.00	0.00	0.00
10	09/30/09			0.00	0.00	0.00	0.00	0.00
05/14/2021				169.39	12.35	0.00	0.00	181.74

Calais
10:27 AM

**UT Account 1217 Detail
as of 05/14/2021**

05/14/2021
Page 1

Name: JEANROY,CALVIN A & JEANROY, AMY B (JT)

PO BOX 85
ROBBINSTON, ME 04671

Location: 473 MAIN ST

RE Acct: 949 Map/Lot: 007-004-001

Bill	Date	Reference	C	Principal	Tax	Interest	Costs	Total
Sewer								
97	09/30/20			124.56	0.00	5.35	0.00	129.91
95	06/30/20			0.00	0.00	0.00	0.00	0.00
100	03/04/21*			249.12	0.00	16.13	54.86	320.11
94	03/31/20			0.00	0.00	0.00	0.00	0.00
92	12/31/19			0.00	0.00	0.00	0.00	0.00
96	06/30/20*			249.12	0.00	31.54	61.70	342.36
89	09/30/19			0.00	0.00	0.00	0.00	0.00
87	06/30/19			0.00	0.00	0.00	0.00	0.00
86	03/31/19			0.00	0.00	0.00	0.00	0.00
82	12/31/18			0.00	0.00	0.00	0.00	0.00
78	09/30/18			0.00	0.00	0.00	0.00	0.00
74	06/30/18			0.00	0.00	0.00	0.00	0.00
73	03/30/18			0.00	0.00	0.00	0.00	0.00
69	12/31/17			0.00	0.00	0.00	0.00	0.00
68	09/30/17			0.00	0.00	0.00	0.00	0.00
66	06/30/17			0.00	0.00	0.00	0.00	0.00
65	03/31/17			0.00	0.00	0.00	0.00	0.00
63	12/30/16			0.00	0.00	0.00	0.00	0.00
62	09/30/16			0.00	0.00	0.00	0.00	0.00
59	06/30/16			0.00	0.00	0.00	0.00	0.00
57	03/31/16			0.00	0.00	0.00	0.00	0.00
55	12/30/15			0.00	0.00	0.00	0.00	0.00
51	09/30/15			0.00	0.00	0.00	0.00	0.00
49	06/30/15			0.00	0.00	0.00	0.00	0.00
47	03/30/15			0.00	0.00	0.00	0.00	0.00
45	12/30/14			0.00	0.00	0.00	0.00	0.00
43	09/30/14			0.00	0.00	0.00	0.00	0.00
41	06/30/14			0.00	0.00	0.00	0.00	0.00
40	03/31/14			0.00	0.00	0.00	0.00	0.00
38	12/31/13			0.00	0.00	0.00	0.00	0.00
37	09/30/13			0.00	0.00	0.00	0.00	0.00
35	06/28/13			0.00	0.00	0.00	0.00	0.00
34	03/29/13			0.00	0.00	0.00	0.00	0.00
32	12/28/12			0.00	0.00	0.00	0.00	0.00
31	09/30/12			0.00	0.00	0.00	0.00	0.00
30	06/29/12			0.00	0.00	0.00	0.00	0.00
28	03/30/12			0.00	0.00	0.00	0.00	0.00
27	12/31/11			0.00	0.00	0.00	0.00	0.00
25	09/30/11			0.00	0.00	0.00	0.00	0.00
24	06/30/11			0.00	0.00	0.00	0.00	0.00
22	03/31/11			0.00	0.00	0.00	0.00	0.00
15	12/31/10			0.00	0.00	0.00	0.00	0.00
14	09/30/10			0.00	0.00	0.00	0.00	0.00
13	06/30/10			0.00	0.00	0.00	0.00	0.00
12	03/31/10			0.00	0.00	0.00	0.00	0.00
11	12/31/09			0.00	0.00	0.00	0.00	0.00

Calais
10:27 AM

**UT Account 1217 Detail
as of 05/14/2021**

05/14/2021
Page 2

Name: JEANROY, CALVIN A & JEANROY, AMY B (JT)

PO BOX 85
ROBBINSTON, ME 04671

Location: 473 MAIN ST

RE Acct: 949 Map/Lot: 007-004-001

Bill	Date	Reference	C	Principal	Tax	Interest	Costs	Total
10	09/30/09			0.00	0.00	0.00	0.00	0.00
	05/14/2021			622.80	0.00	53.02	116.56	792.38

Per Diem

97	0.0273
100	0.0546
96	0.0614
Total	0.1433

TOTAL
Sewer
As of
5/14/21

DISCLOSURES RELATIVE TO PROPERTY

Auction # R21-285

Location: 473 Main Street, Calais, ME

Disclosure for Heating System:

Type _____	Not Known <u>X</u>
Age of System _____	Not Known <u>X</u>
Name of Service Company _____	Not Known <u>X</u>
Annual Consumption per Source _____	Not Known <u>X</u>
Malfunctions or Problems _____	Not Known <u>X</u>

Disclosure for Waste Disposal System:

Type of System _____	Not Known <u>X</u>
Date of Installation _____	Not Known <u>X</u>
Size and Type of Tank _____	Not Known <u>X</u>
Location of Field and Tank _____	Not Known <u>X</u>
Malfunctions _____	Not Known <u>X</u>
Service and Contracting _____	Not Known <u>X</u>

Disclosure for Private Water Supply:

Type of System _____	Not Known <u>X</u>
Date of Installation _____	Not Known <u>X</u>
Malfunctions _____	Not Known <u>X</u>
Location _____	Not Known <u>X</u>
Date and Result of Tests _____	Not Known <u>X</u>

Disclosure for Public Water Supply:

Line Malfunctions _____	Not Known <u>X</u>
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Disclosure for Known Hazardous Materials including but not limited to:

Asbestos _____	Not Known <u>X</u>
Radon _____	Not Known <u>X</u>
Lead Paint _____	Not Known <u>X</u>
Chemical Spills on Property _____	Not Known <u>X</u>
Underground Tanks _____	Not Known <u>X</u>

Signature of Seller _____	Date _____
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Signature of Buyer _____	Date _____
--------------------------	------------