

**RE Account 302 Detail**  
**as of 11/01/2016**

Name: WILTON, TOWN OF & MACDOUGALL FORECLOSURE

Land: 9,800

Location: BUBIER RD

Building: 0

Acreage: 0.3 Map/Lot: 33-004

Exempt 9,800

Book Page: B481P177, B2908P87, B3389P193, B3436P25,  
B3805P128

Total:

2016-1 Period Due:

Ref1:

Mailing 158 WELD ROAD  
Address: WILTON ME 04294

Year	Date	Reference	P C	Principal	Interest	Costs	Total
2016-1	R			0.00	0.00	0.00	0.00
2015-1	L *			165.00	7.33	47.00	219.33
2014-1	L *			152.68	18.77	57.74	229.19
2013-1	L *			71.50	12.58	67.23	151.31
2012-1	R			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
2008-1	L *			0.00	0.00	0.00	0.00
2007-1	L *			0.00	0.00	0.00	0.00
2006-1	L *			0.00	0.00	0.00	0.00
2005-1	L *			0.00	0.00	0.00	0.00
Account Totals as of 11/01/2016				389.18	38.68	171.97	599.83

**Per Diem**

2015-1	0.0003
2014-1	0.0297
2013-1	0.0139
Total	0.0439

Exempt Codes: 29 - Town of Wilton

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

*Direct*



MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION

THU May 03, 2012 @ 08:37a #2985  
Transfer tax of \$61.60  
State of Maine Transfer Tax  
FRANKLIN COUNTY REGISTRY OF DEEDS, MAINE

TITLE 36, M.R.S.A. SECTIONS 4641-4641N  
PLEASE TYPE OR PRINT CLEARLY

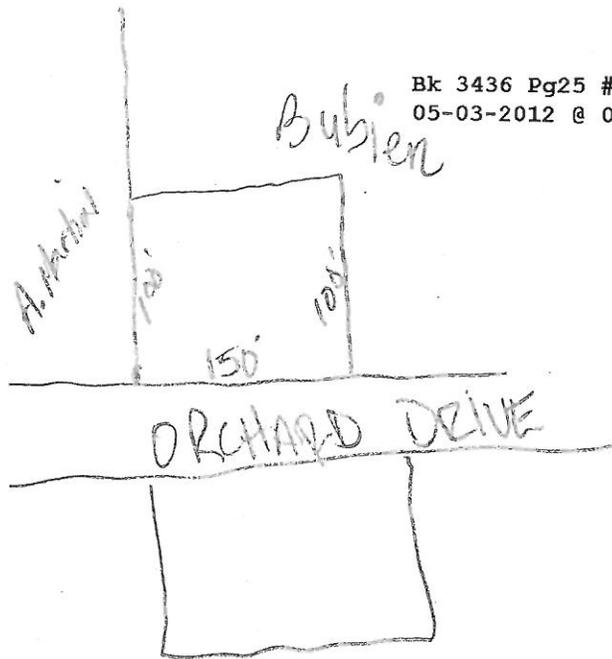
NET 117

DO NOT USE RED INK!

3436 25

BOOK/PAGE—REGISTRY ONLY

1. COUNTY FRANKLIN	
2. MUNICIPALITY/TOWNSHIP WILTON	
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) MACDOUGALL, SCOTT 3b) Name (LAST, FIRST, MI) MACDOUGALL, AIMEE 3c) Mailing Address 119 MAIN STREET, #3 3d) City BRIDGEWATER 3e) State MA 3f) Zip Code 02324
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) FM 611 LTD 4b) Name (LAST, FIRST, MI)  4c) Mailing Address 1901 W BRAKER LANE, SUITE D200 4d) City AUSTIN 4e) State TX 4f) Zip Code 78758
5. PROPERTY	5a) Map 33 Block Lot 12 Sub-Lot 5b) Physical Location 55 BUBIER ROAD 5c) Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel 5d) Type of property—Enter the code number that best describes the property being sold. (See instructions) 201 5e) Acreage.
6. TRANSFER TAX	6a) Purchase Price (if the transfer is a gift, enter '0') 6a \$ 14000.00 6b) Fair Market Value (enter a value only if you entered '0' in 6a) or if 6a) was of nominal value) 6b \$ 0.00 6c) Exemption claim: <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.
7. DATE OF TRANSFER (MM-DD-YYYY) 04-27-2012 /MONTH DAY YEAR	8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Free Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> 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? <input checked="" type="checkbox"/> If yes, check the box and explain: ARMS-LENGTH TRANSACTION	10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input checked="" type="checkbox"/> 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: <i>[Signature]</i> Date: <i>[Date]</i> Grantor: <i>[Signature]</i> Date: <i>[Date]</i>
12. PREPARER	Name of Preparer: STACIE WAGNER Mailing Address: 1901 W BRAKER LANE, SUITE D200 AUSTIN, TX 78758 Phone Number: 512-606-1997 E-Mail Address: stacie.wagner@econchimes



Instrument prepared by: Cassie Bedgood FM 611 LTD (Asset #:120306-001) 1901 W. Braker Ln #D200 Austin, TX 78758 (512) 696-1987 By: <i>[Signature]</i>	RETURN TO:  	Grantee - New property owner and Send tax statements to:  Scott MacDougall and Aimee MacDougall, husband and wife 119 Main Street, #3 Bridgewater, MA 02324
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Parcel/Tax ID No: WILN M:33 L:012

**QUIT-CLAIM DEED**

THIS DEED, made this April 27, 2012, by and between FM 611 LTD, a Texas limited partnership, whose mailing address is 1901 West Braker Lane, Suite D200, Austin, TX 78758, Grantor, conveys unto Scott MacDougall and Aimee MacDougall, husband and wife, whose mailing address is 119 Main Street, #3, Bridgewater, MA 02324, Grantee

WITNESSETH: That the Grantor, for and in consideration of the sum of Fourteen Thousand and 00/100 (\$14,000.00) Dollars paid to the Grantor, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey and does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the Grantee, the following described lots, tracts or parcels of land in FRANKLIN County, ME:

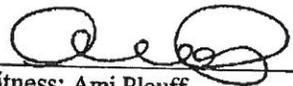
Property Address: 55 Bubier Rd, Wilton, ME 04294

A certain lot or parcel of land together with the buildings thereon, situated in Wilton, County of Franklin, State of Maine, being bounded and described as follows, to wit: One the northerly side of the Brown Neighborhood Road, so-called, also known as Orchard Drive, bounded westerly by land formerly of Angus Martin, southerly by said road and northerly and easterly by land once reserved by Charles A. Bubier having a frontage of one hundred fifty (150) feet on the road and a depth of one hundred (100) feet, together with a right to pipe Water from a spring on adjoining land formerly of Ann A. Bubier and to enter the premises formerly of Charles A. Bubier as reasonably necessary to view, maintain and repair the spring and pipe line. ALSO a certain other

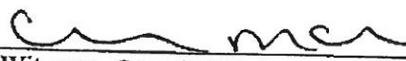
lot or parcel of land situated in said Wilton across the above mentioned road from the premises first described herein bounded northerly by said road, westerly by land formerly owned or occupied by S. Peter Dorman, and southerly and easterly by a brook, the lot having a frontage of two hundred thirteen (213) feet on the road and a depth along the Dorman property of one hundred fifty (150) feet. Meaning and intending to convey the same premises conveyed to the grantor herein by deed of Guy C. Bubier dated May 31, 2007 and recorded in the Franklin • County Registry of deeds in Book 2908, Page 87.

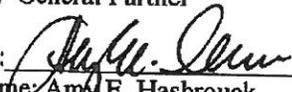
Source of Title Deed Instrument # \_\_\_\_\_ Book 3433, Page 140.

IN WITNESS WHEREOF, FM 611 LTD, a Texas limited partnership through its duly authorized officer caused this instrument to be signed this April 27, 2012.

  
Witness: Ami Plouff

FM 611 LTD  
a Texas limited partnership  
By: EH GP, LLC, a Texas LLC  
Its: General Partner

  
Witness: Crystal McDade

By:   
Name: Amy E. Hasbrouck  
Title: Manager

STATE OF TEXAS;  
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on April 27, 2012, by Amy E. Hasbrouck, being Manager of EH GP, LLC, a Texas limited liability company being general partner of FM 611 LTD, a Texas limited partnership who is personally known to me, and has sworn to and acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

  
Notary Public: Cassie Renee Bedgood  
My commission expires: 05/03/2015



Tax Parcel No. WILN M:33 L:012 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

Seller's mailing address: 1901 West Braker Lane, Suite D200, Austin, TX 78758  
For tax year 2012 and after, send tax statements to Grantee at: ~~119 Main Street, #3, Bridgewater, MA 02324~~  
55 Bubier Road, Wilton, ME 04294



[\(http://jeodonnell.com/\)](http://jeodonnell.com/)



## Wilton

[\(HTTP://JEODONNELL.COM\)](http://jeodonnell.com/) > CAMA

BUBIER RD, Wilton, ME

### Property Information

Site: **Map 33 , Lot 004**

Town: **Wilton**

Tax Year: **2016**

Owner: **WILTON, TOWN OF**

Last Committed Tax: **\$0.00**

See:

Includes:

Land Value: **\$9,840**

Building Value: **\$0**

Total Real Value: **\$9,840**

Exemption Value: **\$9,840**

Net Taxable Real Value: **\$0**

Personal Property: **\$0**

### Owner Information

Owner #1: WILTON, TOWN OF

Owner #2: MACDOUGALL FORECLOSURE

Mailing Address:ss

158 WELD ROAD

WILTON, ME 04294

Phone Number: 0000000000

Trio Account #: 302

Owner Since: 05/03/2012

Book: 3805

Page: 128

Purchase Price: \$14,000.00

**Documents**

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Table 2	0.3 Ac	Calculated	\$9,840.00	100.0%	
	0.30 Ac		\$9,840.0		

Tree Growth:

Open Space:

Farmland:

Site Information

Description	Adjustment
No data available in table	
	\$0.00

Lump Sum: \$0

Primary Building Data

Building Type	Area	Grade	Cond (Condition)	F.Obs. (Functional Obsolescence)	E.Obs. (Economic Obsolescence)	Value	Color	Year (Year Built)
No data available in table								

## Visit History

Date	Purpose	Result	Individual	Comments
12/16/2014	Equalization	Vacant	Dana Berube	

## Exemptions

Type	Value
Municipal/County Gov	\$0

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## Town Information

### Town of Wilton

Tax Rate: 0.020650

Tax Due Dates: 11/01/2016, 05/01/2017

Commitment Date: 09/15/2016

158 Weld Road

Wilton, ME

Phone: 207-645-4961

Fax: 207-645-2001

Tax Collector: Rhonda Irish

Treasurer: Rhonda Irish

Tax Maps for Download

FARMINGTON

VOTER HILL ROAD

TEMPLE ROAD

BENDAK ROAD

MAYD HILL RD

ORCHARD LN

DRIVE

DRIVE

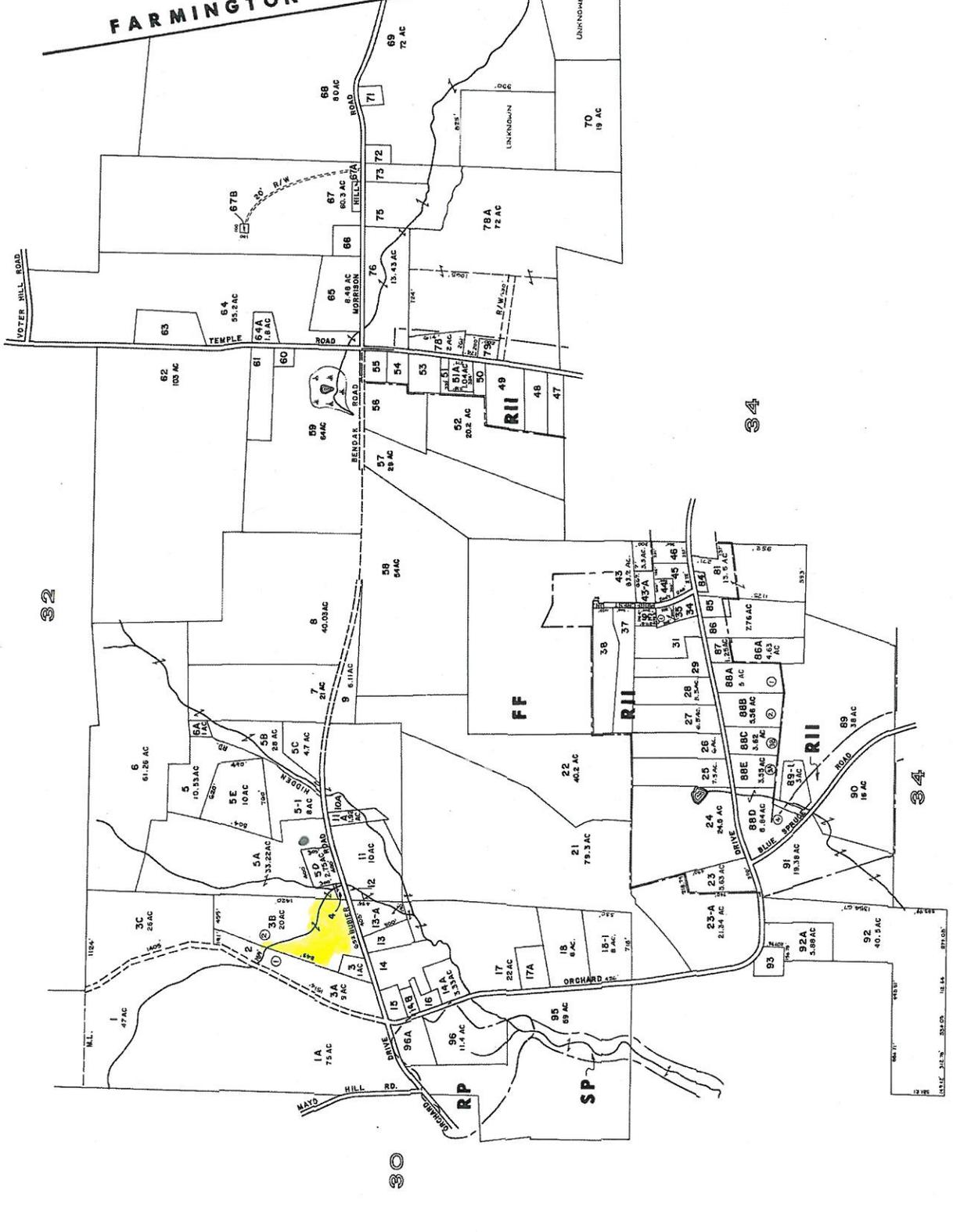
DRIVE

DRIVE

DRIVE

DRIVE

DRIVE



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PROPERTY MAP  
**TOWN OF WILTON**  
 FRANKLIN COUNTY, MAINE  
 JOHN E. O'DONNELL & ASSOCIATES AUBURN, MAINE  
 SCALE 1 INCH=500 FEET APRIL 1985

NO PARCEL 83,85, 74  
 ZONING AS SHOWN

FOR ASSESSMENT PURPOSES  
 NOT TO BE USED FOR CONVEYANCES