

**RE Account 456 Detail
as of 11/01/2016**

Name: WILTON, TOWN OF & THIBAUT FORECLOSURE

Land: 13,000

Location: OLIVEWOOD CIRCLE

Building: 0

Acreage: 2 Map/Lot: 10-020-F

Exempt 13,000

Book Page: B1836P236, B3194P114, B3378P202

Total:

2016-1 Period Due:

Ref1: B1836P0234

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 *			356.25	15.82	53.47	425.54
2014-1	L *			329.65	40.51	57.74	427.90
2013-1	L *			280.14	48.09	67.23	395.46
2012-1	L *			0.00	0.00	0.00	0.00
2010-1	R			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				966.04	104.42	178.44	1,248.90

Per Diem

2015-1	0.0007
2014-1	0.0641
2013-1	0.0545
Total	0.1193

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.



(<http://jeodonnell.com/>)



Wilton

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

OLIVEWOOD CIRCLE, Wilton, ME

Property Information

Site: Map 10 , Lot 020 , Sub F

Town: Wilton

Tax Year: 2016

Owner: WILTON, TOWN OF

Last Committed Tax: \$0.00

See:

Includes:

Land Value: \$13,000

Building Value: \$0

Total Real Value: \$13,000

Exemption Value: \$13,000

Net Taxable Real Value: \$0

Personal Property: \$0

Owner Information

Owner #1: WILTON, TOWN OF

Owner #2: THIBAUT FORECLOSURE

Mailing Address:ss

158 WELD ROAD

WILTON, ME 04294

Phone Number: 0000000000

Trio Account #: 456

Owner Since: 09/20/2011

Book: 3378

Page: 202

Purchase Price: \$825.00

Documents

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Additional 2	1.0 Ac	Calculated	\$1,000.00	100.0%	
Primary Lot : Table 2	1.0 Ac	Calculated	\$12,000.00	100.0%	
	2.00 Ac		\$13,000.0		

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
07/24/2015	Equalization	Vacant	Matt 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

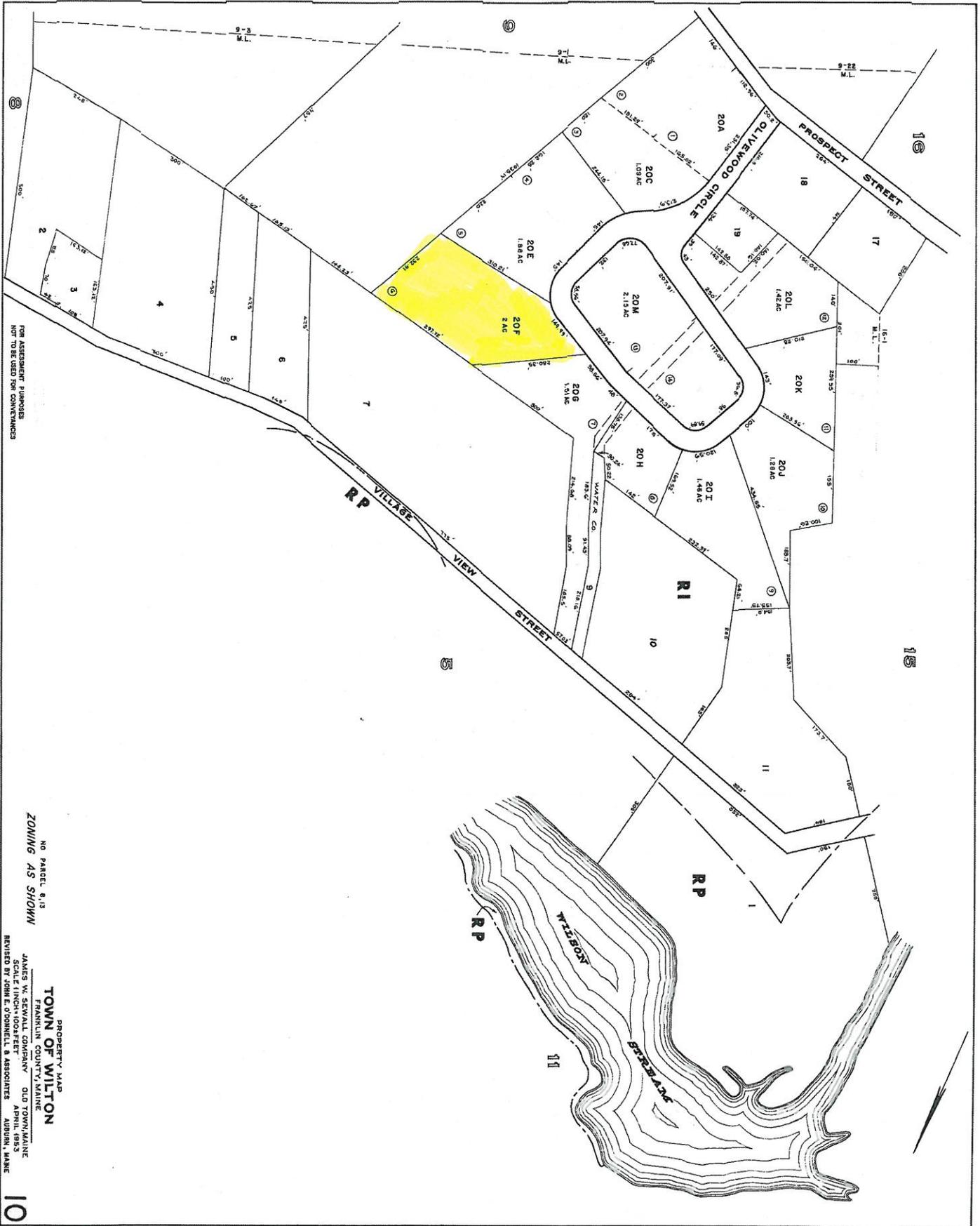
Phone: 207-645-4961

Fax: 207-645-2001

Tax Collector: Rhonda Irish

Treasurer: Rhonda Irish

Tax Maps for Download



FOR ASSESSMENT PURPOSES
NOT TO BE USED FOR CONVEYANCES

NO PARCEL 8, 15
ZONING AS SHOWN

PROPERTY MAP
TOWN OF WILTON
FRANKLIN COUNTY, MAINE
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
REVISED BY JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE



0599900

RET TD

00

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TUE Sep 20, 2011 @ 03:42p #7739
Transfer tax of \$2.20
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

1. COUNTY

FRANKLIN

DO NOT USE RED INK!

3378

202

2. MUNICIPALITY/TOWNSHIP

WILTON

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/
PURCHASER

3a) Name (LAST, FIRST, MI)

Thibault, Timothy R

3b) SSN or Federal ID

3c) Name (LAST, FIRST, MI)

Thibault, Lisa A

3d) SSN or Federal ID

3e) Mailing Address

PO Box 41

3f) City

East Wilton

3g) State

3h) Zip Code

ME 04234

4. GRANTOR/
SELLER

4a) Name (LAST, FIRST, MI)

MUNICIPALITY OF WILTON

4b) SSN or Federal ID

4c) Name (LAST, FIRST, MI)

4d) SSN or Federal ID

4e) Mailing Address

158 WILTON ROAD

4f) City

WILTON

4g) State

4h) Zip Code

ME 04294

5. PROPERTY

5a) Map

10

Block

Lot

20F

Sub-Lot

Check any that apply:

- No tax maps exist
- Multiple parcels
- Portion of parcel

5c) Physical Location

5b) Type of property. Enter the code number that best describes the property being sold. (See instructions) 1 0 1

5d) Acreage:

2 0 0

6. TRANSFER
TAX

6a) Purchase Price (if the transfer is a gift, enter "0")

6a \$ 825.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value)

6b \$ 00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

The Municipality of Wilton is exempt from paying transfer tax. The purchase price listed above is the full price paid; transfer tax is being paid by the grantee on one-half of the purchase price.

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

09 - 02 - 2011

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:

Property was sold at tax-acquired foreclosure auction.

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 54641-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: Timothy R Thibault Date: 9-2-11

Grantor: Shirley S. French, Town of Wilton Date: 9/2/11

Grantee: Lisa A Thibault Date: 9-2-11

Grantor: _____ Date: _____

12. PREPARER

Name of Preparer: Town of Wilton

Phone Number: 645-496 307-645-4464

Mailing Address: 158 Weld Road

E-Mail Address: manager@wiltonmaine.org

Wilton, Maine 04294

0021140253302

<http://www.maine.gov/revenue/propertytax/transfer/transfer.htm>

MUNICIPAL OUTCLAIM DEED

The Inhabitants of the Municipality of Wilton, a body corporate, with an office located at Wilton, Franklin County, State of Maine, for consideration paid, release to Timothy R & Lisa A. Thibault of East Wilton, Maine, the land and buildings situated in the Town of Wilton, Franklin County, State of Maine, more particularly bounded and described as follows:

Being Lot #6 as depicted on a map entitled "Subdivision Plan for Everett and Olive Vining- Wilton, Franklin County, State of Maine", drawn by Acme Engineering & Design, Inc., dated August 17, 1989, revised March 21, 1991, and recorded in the Franklin County Registry of Deeds as Plan #2549. Said Lot is more particularly bounded and described as follows:

Beginning at an iron rebar at the northwesterly corner of land now or formerly of Madeline Barry, being Lot #5 as depicted on said Plan, thence South 65° 54' 33" East 310.21 feet to an iron rebar set in the ground at the northeasterly corner of land of said Barry, being Lot #5 as depicted on said Plan; thence North 42° 54' 38" East 232.91 feet along the line of land now or formerly of Frederick & Ann Angilly to a 5/8" iron rebar set in the ground; thence North 64° 01' 03" West 153.61 feet along the line of land now or formerly of Robert P. Bahre to a one inch iron pipe set in the ground; thence North 63° 21' 45" West 144.11 feet along the line of land now or formerly of Bahre to an iron rebar set in the ground at the easternmost corner of Lot #7 as depicted on said Plan; thence South 76° 54' 17" West 280.35 feet along the southerly line of Lot #7 as depicted on said Plan to an iron rebar set in the ground at the Southernmost corner of Lot #7; thence South 43° 52' 00" East 114.01 feet to an iron rebar set in the ground; thence southeasterly 35.98 feet along a radius of 90.41' to the point of beginning.

Also conveyed herein is a right of way and easement for all purposes for which roads and ways are commonly used in the State of Maine, including the installation and maintenance of utilities in the course of the roadway that leads in a general northeasterly direction from the Bennett Road, passing by the Tri-County Communications Lot and also passing by the premises herein conveyed, this right of way to be used in common with all other lots in the Subdivision, except Lot 2, and the grantee acknowledges that he/she shall pay one-thirteenth (1/13th) of the maintenance, repair and upkeep of the entire roadway leading through the subdivision. Should said roadway meet Town of Wilton specifications, however, said grantee agrees that the road may be accepted by the Town as a public way, although no obligation is assumed by the parties to this deed to build the road up to public way specifications.

These premises are conveyed subject to "Declaration of Olive Estate Subdivision Restrictions" dated July 18, 1991 and recorded in Book 1232, Page 62 of the Franklin County Registry of Deeds.

Being the premises shown on Map 10, Lot 20F of the Town of Wilton tax maps.

Reference is made to a deed from Stanley P. Kuklinski to Steven Cole and Barbara Cole dated March 27, 1999 and recorded in the Franklin County Registry of Deeds in Book 1836, Page 234.

The said Inhabitants of the Municipality of Wilton have caused this instrument to be signed in its corporate name by Terry Brann, Paul Gooch, Russell Black, Tom Saviello, and D. Scott Taylor, its Selectmen duly authorized this 16th day of August, 2011.

Maine Real Estate
Transfer Tax Paid

Rhonda Crush
Witness
Rhonda Crush
Witness
Rhonda Crush
Witness
Rhonda Crush
Witness

Terry Brann
Terry Brann, Selectman
Paul Gooch
Paul Gooch, Selectman
Russell Black
Russell Black, Selectman

Witness Rhonda Irish
Witness Rhonda Irish

Tom Saviello
Tom Saviello, Selectman
D. Scott Taylor
D. Scott Taylor, Selectman

STATE OF MAINE County of Franklin

Aug 16, 2011

Then personally appeared the above-named Terry Brann, Paul Gooch, Russell Black, Tom Saviello, and D. Scott Taylor and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said corporation.

Before me,

Diane L. Dunham
Notary Public.

SEAL

DIANE L. DUNHAM
NOTARY PUBLIC
State of Maine
My Commission Expires
June 23, 2012

FRANKLIN COUNTY
Susan A Black
Register of Deeds

Timothy Thibault
C. Wilton Co