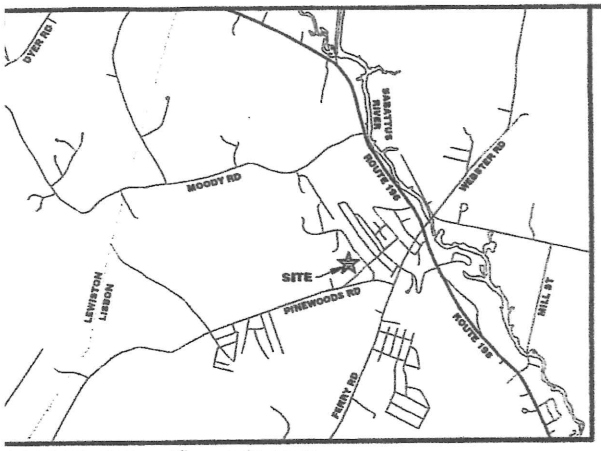


OCATION MAP 1" = 1/2 MILE

OTES

. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.

. TOWN OF LISBON: TAX MAP U-20, LOT 20.

. OWNER OF RECORD AT TIME OF SURVEY: RALPH J. SAWYER & LORRAINE SAWYER: BOOK 1549, PAGE 211.

. AREA SUMMARY:

BOUNDARY BASED ON BOOK 1549, PAGE 211	–	5.0 ACRES, MORE OR LESS.
UNCLEAR TITLE	–	3.6 ACRES, MORE OR LESS.
TOTAL AREA	–	8.6 ACRES, MORE OR LESS.

. ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

. NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.

. APPROXIMATE BOUNDARY LINE SHOWN BASED ON CURRENT AND HISTORIC DEED OF SURVEYED PARCEL, BEING APPROXIMATE 5± ACRES.

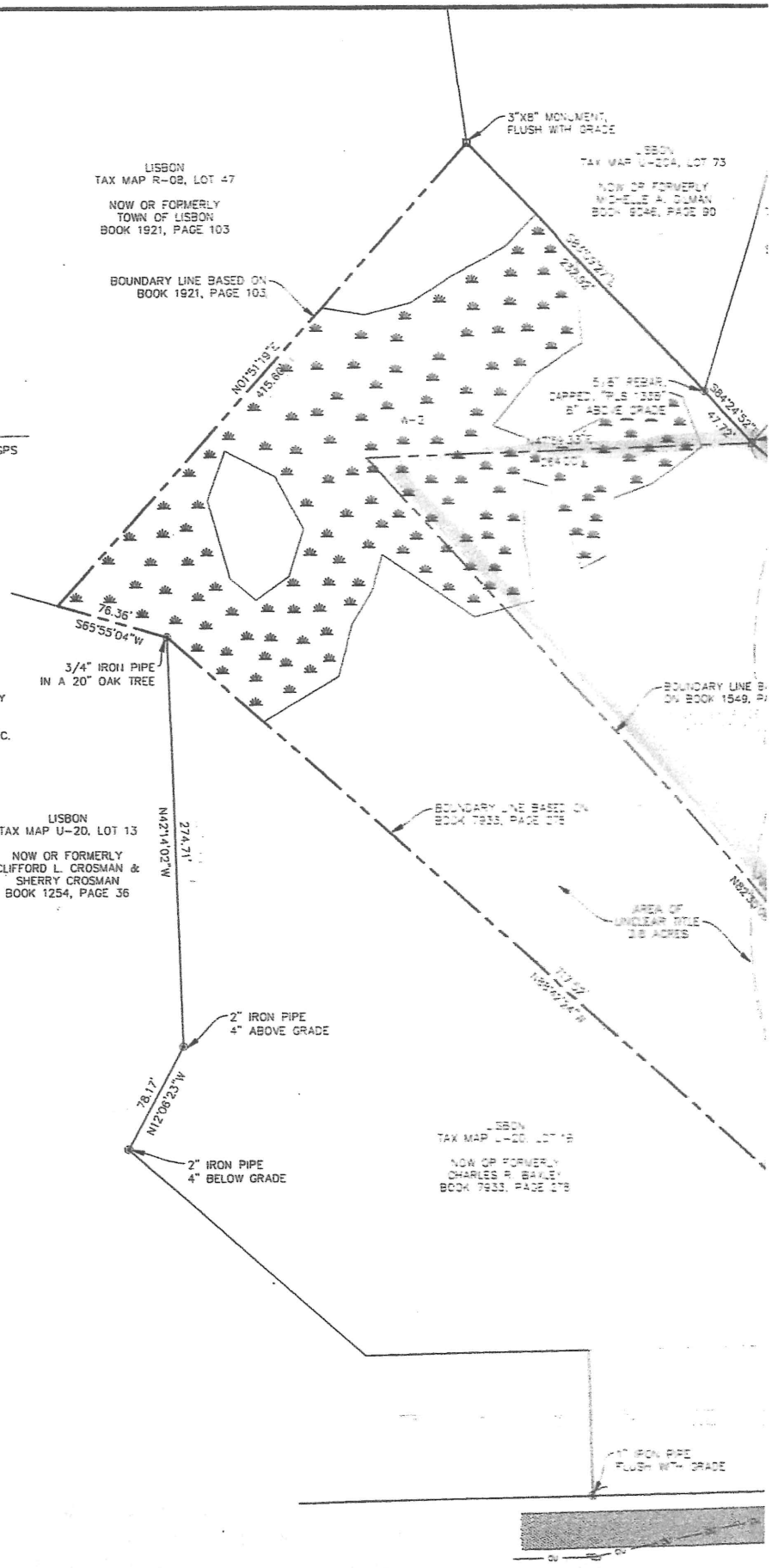
. APPROXIMATE BOUNDARY LINE SHOWN BASED ON ABUTTING LOT DEEDS, BEING APPROXIMATELY 8.6± ACRES.

. NATURAL RESOURCE DELINEATION COMPLETED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. ON NOVEMBER 28, 2023.

LAN REFERENCES

. "PLAN OF LOTS WINTER PARK SUBDIVISION", DATED JANUARY 4, 1990, MADE FOR WINTER STREET CORP., SURVEYED BY SITELINES, INC. AND RECORDED IN PLAN BOOK 35, PAGE 95 ON MARCH 21, 1990.

. "PLAN OF LAND", DATED SEPTEMBER 25, 1873, SURVEYED BY JESSE DAVIS, SURVEYOR, AND RECORDED IN PLAN BOOK V1B1, PAGE 33B.



LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- MONUMENT, AS NOTED
- LOT NUMBER (SEE PLAN REFERENCE 1)
- LOT NUMBER (SEE PLAN REFERENCE 2)
- UTILITY POLE
- OU — OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- BOUNDARY LINE BASED ON DEED (APPROX.–SEE NOTE 7)
- BOUNDARY LINE BASED ON DEED (APPROX.–SEE NOTE 8)
- ABUTTING BOUNDARY LINES (APPROX.)
- DEED/PLAN LINES (APPROX.)
- DEED/PLAN DISTANCES (APPROX.)
- PAVEMENT

18RETTD 00

MAINE REAL ESTATE TRANSFER TAX DECLARATION

Form RETTD

Do not use red ink.

1. County: ANDROSCOGGIN

2. Municipality: LISBON

BOOK/PAGE - REGISTRY USE ONLY

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: LISBON, TOWN OF

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 300 LISBON STREET

3f. Municipality: LISBON

3g. State: ME

3h. ZIP Code: 04250

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: SAWYER, RALPH J.

4b. Federal ID:

4c. Last name, first name, MI; or Business name: SAWYER, LORRAINE

4d. Federal ID:

4e. Mailing address: P O BOX 3486

4f. Municipality: AUBURN

4g. State: ME

4h. ZIP Code: 04212

5. PROPERTY

5a. Map: U20 Block: 000 Lot: 020 Sub-lot: 000

Check any that apply:
- ☐ No maps exist
- ☐ Multiple parcels
- ✔ Portion of parcel
- ☐ Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

5c. Physical location: 33 Winter Street

5d. Acreage (see instructions):

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $ 0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $ 500 .00

6c. Exemption claim - ✔ Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Sec. 4641-C(1) - Deed to Town of Lisbon - no tax from Grantee

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

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. ☐ CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. ✔

Establishing common boundary line

10. INCOME TAX WITHHELD. The buyer is 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 $100,000
- ☐ The transfer is a foreclosure sale

11. DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

PREPARER. Name of preparer: Skelton, Taintor & Abbott/WKS

Phone number: (207) 784-3200

Mailing address: 500 Canal Street, Lewiston, Maine 04240

Email address: wskelton@sta-law.com

Fax number: 207-784-3345

Rev. 11/21

18RETTD 00

MAINE REAL ESTATE TRANSFER TAX DECLARATION

Form RETTD

Do not use red ink.

1. County: ANDROSCOGGIN

2. Municipality: LISBON

BOOK/PAGE - REGISTRY USE ONLY

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: SAWYER, RALPH J.

3b. Federal ID:

3c. Last name, first name, MI; or business name: SAWYER, LORRAINE

3d. Federal ID:

3e. Mailing address after purchasing this property: P O BOX 3486

3f. Municipality: AUBURN

3g. State: ME

3h. ZIP Code: 04212

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: LISBON, TOWN OF

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 300 LISBON STREET

4f. Municipality: LISBON

4g. State: ME

4h. ZIP Code: 04250

5. PROPERTY

5a. Map: R-8 Block: 000 Lot: 047 Sub-lot: 000

Check any that apply:
- ☐ No maps exist
- ☐ Multiple parcels
- ☑ Portion of parcel
- ☐ Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

5c. Physical location: 37 COTTON ROAD

5d. Acreage (see instructions):

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $ 0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $ 500 .00

6c. Exemption claim - ☑ Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Sec. 4641-C(1) - Deed from Town of Lisbon - no tax from Grantor

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

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. ☐ CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. ☑

Establishing common boundary line

10. INCOME TAX WITHHELD. The buyer is 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 $100,000
- ☐ The transfer is a foreclosure sale

11. DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

PREPARER. Name of preparer: Skelton, Taintor & Abbott/WKS

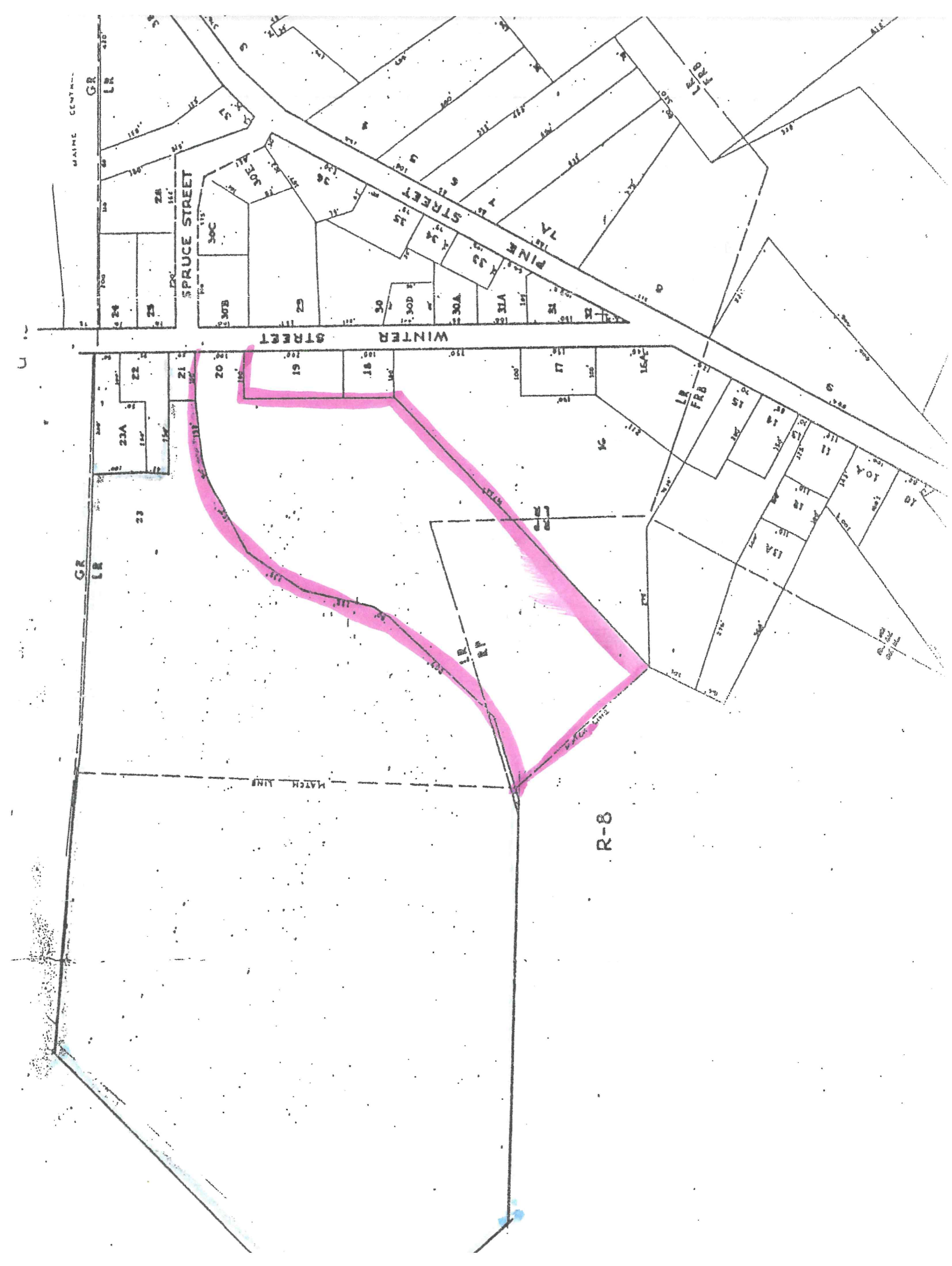
Phone number: (207) 784-3200

Mailing address: 500 Canal Street
Lewiston, Maine 04240

Email address: wskelton@sta-law.com

Fax number: 207-784-3345

Rev. 11/21


SPRUCE STREET
PINE STREET
WINTER STREET
MAINE CENTRAL
GR
LR
FRB
R-8
MATCH LINE

MAINE SHORT FORM QUITCLAIM DEED

THE TOWN OF LISBON, a Maine municipal corporation of Lisbon, Androscoggin County, Maine, for consideration paid, hereby release to **RALPH J. SAWYER** and **LORRAINE SAWYER**, with a mailing address of P.O. Box 3486, Auburn, Maine 04212, as joint tenants, a certain lot or parcel of land situated in **Lisbon, Androscoggin** County, Maine, being more particularly described on the attached **Exhibit A**.

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, privileges and appurtenances pertaining thereto.

The purpose of this deed and a deed from Ralph J. Sawyer and Lorraine Sawyer to the Town of Lisbon of near or even date and to be recorded herewith is to establish the common boundary line between land of Ralph J. Sawyer and Lorraine Sawyer as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 1549, Page 211 and the land of the Town of Lisbon as described in a deed recorded in said Registry in Book 1921, Page 103.

IN WITNESS whereof, this deed has been executed by Glen Michalowski in his capacity as the Town Manager, duly authorized, this ____ day of May, 2024.

TOWN OF LISBON

_____ By: _____

Witness Glen Michalowski, Town Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Personally appeared before me this ___ day of May, 2024, the above-named Glen Michalowski, Town Manager of the Town of Lisbon, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Town of Lisbon.

_____
Notary Public/Maine Attorney-at-Law

_____
Type or Print Name
My commission expires: _____

H:\DOCS\SKELTON\Sawyer Ralph\33 Winter\Deed - Lisbon to Sawyer.docx

EXHIBIT A

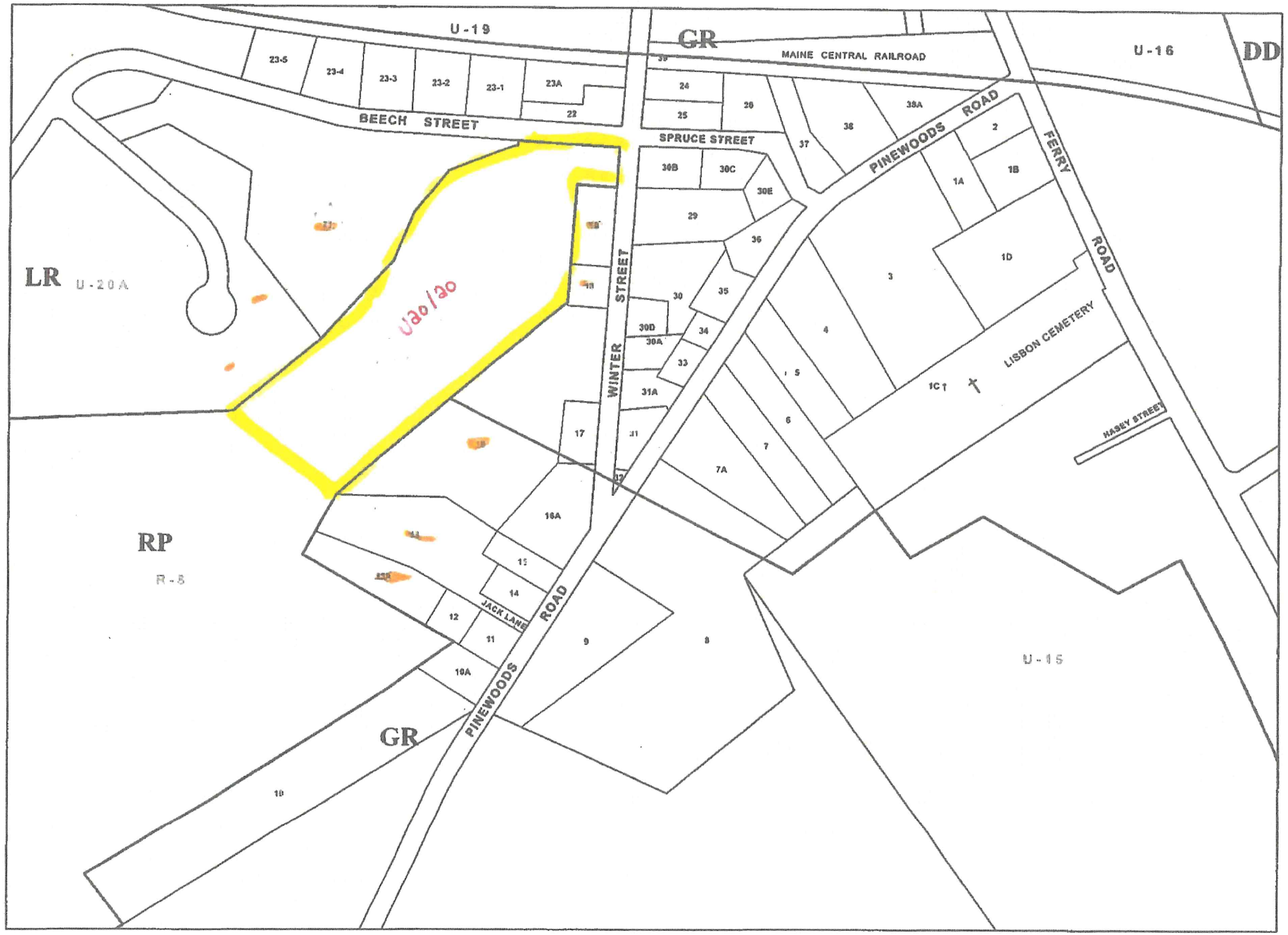
Any interest in land located in Lisbon, Androscoggin County, Maine, as lies easterly of the following described line:

Beginning at an iron pipe on the northerly sideline of Winter Street at southeasterly corner of land of Charles R. Baxley as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 7933, Page 278, and the southwesterly corner of land now or formerly of Patricia B. Sites as described in a deed recorded in said Registry of Deeds in Book 8768, Page 18;

Thence in a northerly direction along the westerly line of land now or formerly of Patricia B. Sites a distance of one hundred feet (100') to an iron pipe;

Thence N 88° 42' 24" W a distance of seven hundred seventeen and fifty-two hundredths feet (717.52') to an iron pipe at the most northerly corner of land of said Charles R. Baxley;
Thence N 65° 55' 04" W a distance of seventy-six and thirty-sixth hundredths feet (76.36') to the POINT OF BEGINNING;

Thence N 01° 51' 19" E a distance of four hundred fifteen and sixty hundredths feet (415.60') to a 3" x 8" monument flush with grade located on the westerly line of land now or formerly of Michelle A. Gilman as described in a deed recorded in said Registry of Deeds in Book 9046, Page 90.



Town Of
LISBON
Maine

Map updated to.
April . 202

DISCLAIMER
For Assessment Purposes O
Not For Property Conveyan

LEGEND
Town Line
Adjacent Tow
Parcels
Streams
Flood Zones
Zoning
Easements
Adjacent Ma
Water
Road ROW

Lisbon 2021 GIS Tax Ma
Revisions by

Cartwin GIS Solutions



U-20
TAX MAP

SCALE: 1" = 100 Fee

MAINE SHORT FORM QUITCLAIM DEED

We, **RALPH J. SAWYER and LORRAINE SAWYER**, of Leesburg, Florida, for consideration paid, hereby grant to the **TOWN OF LISBON**, a Maine municipality corporation with a mailing address of 300 Lisbon Street, Lisbon, Maine 04250, a certain lot or parcel of land situated in **Lisbon, Androscoggin** County, Maine, being more particularly described on the attached **Exhibit A**.

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, privileges and appurtenances pertaining thereto.

The purpose of this deed and a deed from the Town of Lisbon to Ralph J. Sawyer and Lorraine Sawyer of near or even date and to be recorded herewith is to establish the common boundary line between land of Ralph J. Sawyer and Lorraine Sawyer as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 1549, Page 211 and the land of the Town of Lisbon as described in a deed recorded in said Registry in Book 1921, Page 103.

WITNESS our hands and seals this ___ day of May, 2024.

_____ _____

Witness Ralph J. Sawyer

_____ _____

Witness Lorraine Sawyer

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Personally appeared before me this ___ day of May, 2024, the above-named Ralph J. Sawyer and Lorraine Sawyer, and acknowledged the foregoing instrument to be their free act and deed.

_____

Notary Public/Maine Attorney-at-Law

_____

Type or Print Name
My commission expires: _____

EXHIBIT A

Any interest in land located in Lisbon, Androscoggin County, Maine, as lies westerly of the following described line:

Beginning at an iron pipe on the northerly sideline of Winter Street at southeasterly corner of land of Charles R. Baxley as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 7933, Page 278, and the southwesterly corner of land now or formerly of Patricia B. Sites as described in a deed recorded in said Registry of Deeds in Book 8768, Page 18;

Thence in a northerly direction along the westerly line of land now or formerly of Patricia B. Sites a distance of one hundred feet (100') to an iron pipe;

Thence N 88° 42' 24" W a distance of seven hundred seventeen and fifty-two hundredths feet (717.52') to an iron pipe at the most northerly corner of land of said Charles R. Baxley;
Thence N 65° 55' 04" W a distance of seventy-six and thirty-sixth hundredths feet (76.36') to the POINT OF BEGINNING;

Thence N 01° 51' 19" E a distance of four hundred fifteen and sixty hundredths feet (415.60') to a 3" x 8" monument flush with grade located on the westerly line of land now or formerly of Michelle A. Gilman as described in a deed recorded in said Registry of Deeds in Book 9046, Page 90.