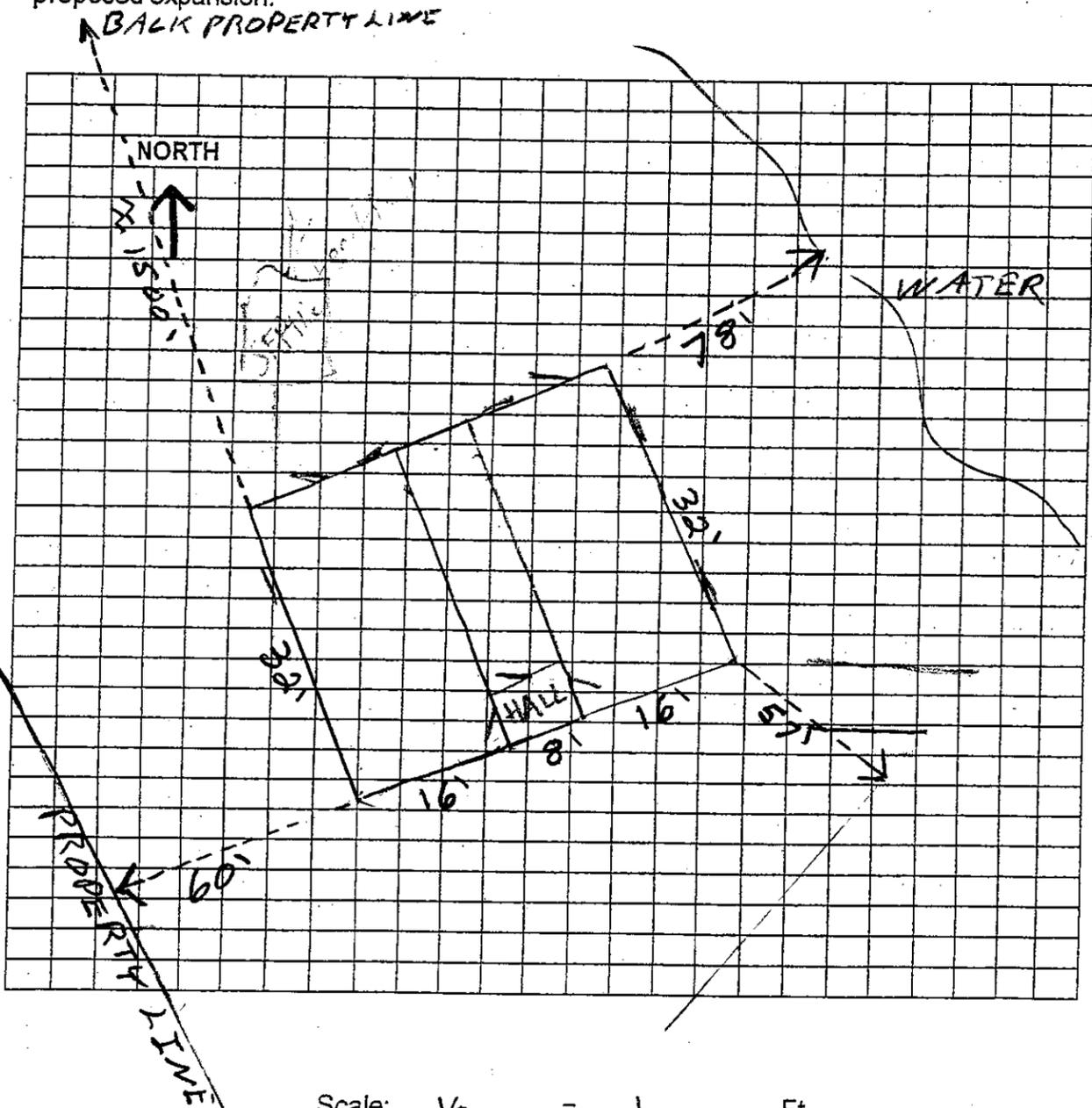


Site Plan

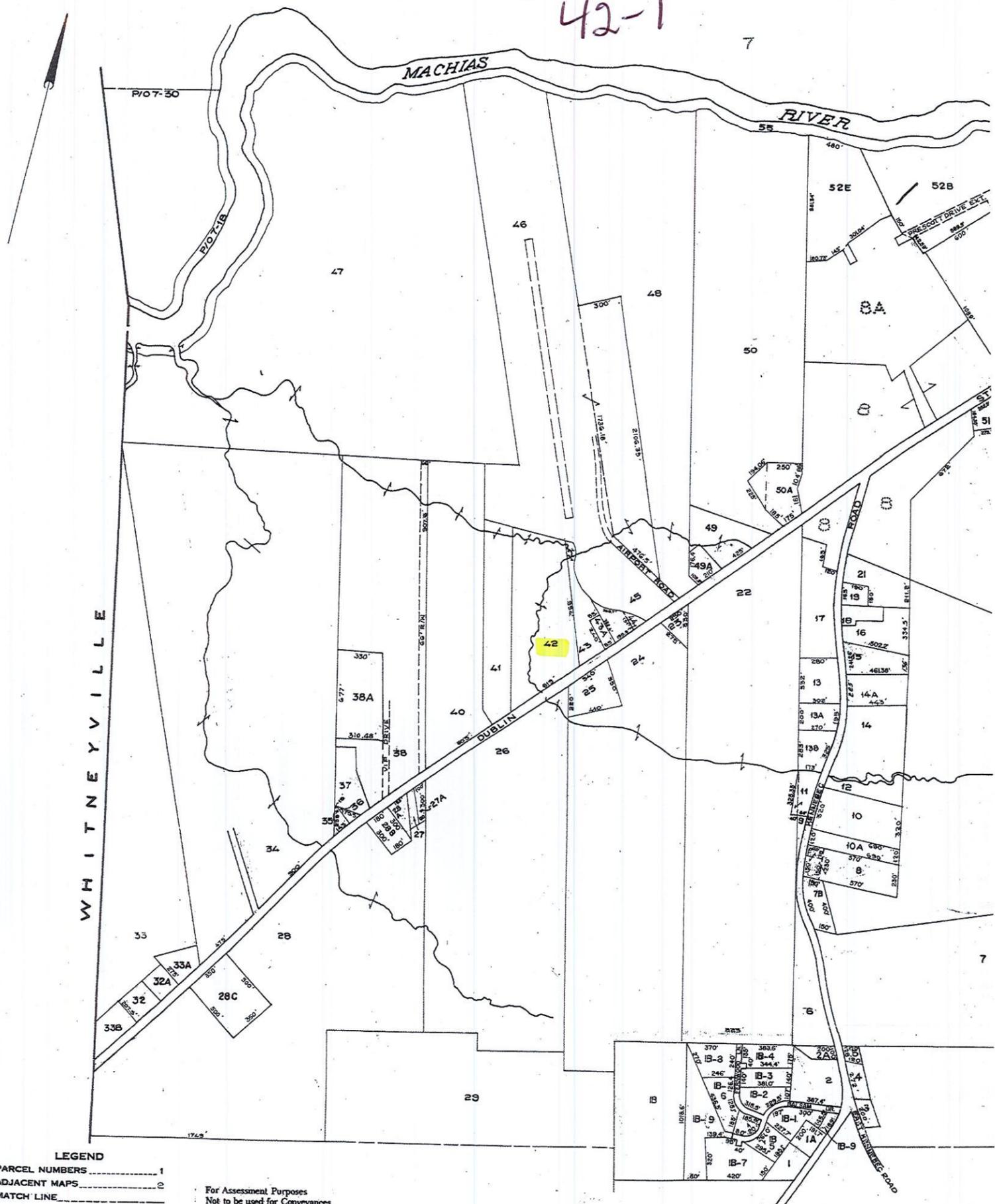
Please include: lot lines; area to be cleaned of trees and other vegetation, the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.



RT 1

Scale: 1/8" = 1 Ft.

42 Split
42-1



LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE

For Assessment Purposes
Not to be used for Conveyances

**Town of Machias
Tax Information Sheet
As of: 04/22/2025**

Account: 1392 **Name:** WADE, HEATHER N

Location: 333 DUBLIN ST

Map and Lot: 005-042-001 **Sale Date:** 05/02/2024

Deed Reference: B5101P229 05/03/2024 B4887P230 **Sale Price:** \$25,500
03/02/2022

Land:	50,300	Total Acres:	7
Building:	0	Tree Growth:	Soft : 0 Mixed : 0 Hard : 0
Exempt	0	Farmland:	
Total:	50,300	Open Space:	
		Zoning:	16 - Shore-StreamProtect
		SFLA:	0

	Amount	Mill Rate
Last Billed : 2024-1	829.95	16.500
Previous Billed : 2023-1	796.77	22.700

Year	Outstanding Taxes				Total
	Per Diem	Principal	Interest	Costs	
2024-1	0.0000	66.61	0.00	0.00	66.61
	0.0000	66.61	0.00	0.00	66.61
2024-1 Period Due					
	03/15/2025	66.61	0.00	0.00	66.61
					66.61

Information Given By: _____
Title: _____ 04/22/2025

All calculations are as of: 04/22/2025

MORTGAGE DEED

STACY D. WADE, JR. and HEATHER N. WADE, of S. Oakfield Road, Oakfield, Maine, 04763, for consideration paid, grants to STEVEN GRAHAM and LYNN BIRDSALL, both of 212 New Limerick Road, Linneus, Maine, 04730, with mortgage covenants, to secure the payment of Twenty-five Thousand Five Hundred and 00/100 Dollars (\$25,500.00), with interest and other charges and expenses, as provided in a promissory note dated May 2, 2024, and also to secure the performance of all covenants and agreements contained herein, the land, together with any improvements thereon, in **Machias, Washington County, Maine**, bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO

For Mortgagors' source of title, see deed of Steven Graham and Lynn Birdsall, of substantially even date to be recorded herewith in the records of the Washington County Registry of Deeds.

Transfer of all, or any part of the property described herein, or an interest therein, shall be a breach of this mortgage and all sums secured by this mortgage, and the note secured hereby will be immediately due and payable.

The Mortgagors agree to pay all costs and expenses, including legal costs and attorney's fees, incurred or paid by the Mortgagee in the event of default, including attorney's fees and paralegal fees and expenses incurred in U.S. Bankruptcy Court proceedings.

Mortgagee may accept partial payments of any of Mortgagors' financial obligations to Mortgagee and may apply to Mortgagors' indebtedness any of Mortgagors' funds or any rents or profits from the property, and such acceptance or application of funds shall not be considered to waive any of Mortgagee's remedies including especially Mortgagee's right to commence foreclosure proceedings or to continue foreclosure proceedings already commenced.

This mortgage is upon the Statutory Condition as defined by Maine Revised Statutes, Title 33, Section 769 and Mortgagee shall have the remedies provided by law for any breach of said Statutory Condition. Harvesting of wood or wood products for commercial purposes is a breach of this mortgage and shall be considered waste of the granted premises as defined by Title 33, Section 769. This mortgage shall be construed according to the laws of the State of Maine.

Mortgagors covenant and agree to take all steps necessary to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth status. Breach of this condition shall entitle Mortgagee to foreclose this mortgage. Nothing contained herein shall be construed as consent of Mortgagee to withdrawal of the property, or any part

thereof, from tree growth tax status. Mortgagors further authorize Mortgagee to take all action necessary to qualify the property for tree growth status in the event Mortgagors fail to do so within 9 months of the date of this mortgage.

NOTICE TO CONSUMER:

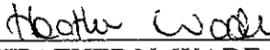
- 1. Do not sign this agreement before you read it.
- 2. You are entitled to a copy of this agreement.

WITNESS my hand this 2nd day of May, 2024.

Witness:



 STACY D. WADE, JR.



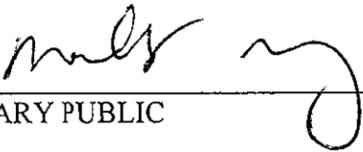
 HEATHER N. WADE

STATE OF MAINE
COUNTY OF AROOSTOOK

May 2, 2024

Then personally appeared the above named STACY D. WADE, JR. and HEATHER N. WADE and acknowledged the foregoing instrument to be their free act and deed.

Before me,



 NOTARY PUBLIC

/s/ Molly M. McGuire, Esq.
Me. Bar 005910

TYPE OR PRINT NAME AS WRITTEN

PROMISSORY NOTE

\$25,500.00

May 2, 2024

FOR VALUE RECEIVED, WE, **STACY D. WADE, JR. and HEATHER N. WADE**, having a mailing address of S. Oakfield Road, Oakfield, Maine, 04763, promise to pay to **STEVEN GRAHAM and LYNN BIRDSALL**, both of 212 New Limerick Road, Linneus, Maine 04730, or order, the principal sum of TWENTY-FIVE THOUSAND FIVE HUNDRED and 00/100 Dollars (\$25,500.00), with interest on the unpaid principal balance from the date of this Note, until paid, at the rate of nine and nine-tenths percent (9.9%) per annum. **Principal and interest shall be payable to STEVEN GRAHAM and LYNN BIRDSALL, 212 New Limerick Road, Linneus, Maine 04730**, or at such other place as the Note holder hereof may designate, in fifty-three (53) consecutive monthly installments, with payments being in the amount of Five Hundred Ninety-two Dollars and 36/100 Dollars (\$592.36) on the same day of each month beginning June 2, 2024. Such monthly installments shall continue until November 2, 2028, at which time the entire indebtedness evidenced by this Note is due in full.

Failure to pay any installment of the principal and accrued interest thereon, when due, or the breach of any provision of this Note or the mortgage deed, executed by the maker and given to the holder to secure the within Note, shall constitute a default which shall render the full amount of the unpaid balance due at any time thereafter. Failure to exercise this option, in the event of any such default, shall not constitute a waiver of the right to exercise the same in the event of any subsequent