

STATE OF MAINE
SAGADAHOC, ss.

SUPERIOR COURT
CIVIL ACTION
DOCKET NO. RE-09-07
AMH-SAG-11/4/2011

DIANE L. GRUBE

and

DUANE W. CHAMPEON,

Plaintiffs

v.

MARY C. MORSE, ET AL,

Defendant

JUDGMENT

This action came before the Court for trial on July 25th and 26th of 2011. Notice of the pendency of this action was duly and seasonably given according to law. Plaintiffs and Defendant were both represented by counsel. Prior to the conclusion of trial, the parties reached a settlement agreement, the terms of which are attached hereto. Consistent with that agreement between the parties, it is hereby ORDERED as follows:

1. Plaintiffs Diane Grube and Duane Champeon shall pay to Defendant Mary Morse the sum of \$55,000.00 for her interest in certain property located at 28 High Street, Bath, Maine. Such sum is to be paid at the closing of the real estate transaction, which shall occur within ¹²⁰~~90~~ days. Except as otherwise specified in this Judgment, any closing costs shall be borne by the party incurring such costs.

2. This real estate transaction is not contingent on the parties qualifying for or receiving financing for the property located at 28 High Street. Any costs associated with financing are

to be borne by the Plaintiffs, with the exception of surveying costs. Defendant is to comply with all reasonable requirements by Plaintiff Duane Champeon's bank to effectuate financing.

3. Defendant shall be responsible for paying any back property taxes owed on the property at 28 High Street. Defendant shall also be responsible for paying prorated property taxes for 2011 including those taxes incurred during the thirty day period subsequent to the closing.

4. The property located at 28 High Street is to be surveyed. The purpose of the survey is to create a conforming lot that resembles the lot outlined in yellow on Exhibit 71 and to provide Defendant with a forty (40) foot right of way for ingress, egress, and utilities, starting at the southern boundary line, which is the boundary line that is being adjusted. The cost of the survey will be split—Plaintiffs will pay 50% and Defendant will pay 50%. Defendant's portion of the surveying costs are to be paid from the proceeds of the \$55,000.00 she will receive at closing.

5. Plaintiffs will be entitled to view the property located at 28 High Street on July 28, 2011.

6. With the exception of the viewing on July 28, 2011, Defendant shall have sole and exclusive right to possess the property located at 28 High Street until 30 days after the closing of such property. Defendant shall be entitled to take her personal property from the residence, including personal property she inherited. Defendant shall be responsible for leaving the residence broom clean.

7. The Court reserves the right to resolve any disputes regarding the terms of this agreement including the authority to order specific performance.

DATED: Nov. 4, 2011


Justice, Maine Superior Court
Honorable Andrew M Horton, presiding

- Terms -

→ \$55,000

→ Back property taxes and prorated 2011 property taxes from the grant price

→ 7/1/12

→ Bot POW / Kegress, Kegress and utilities starting at the Southern Boulevard

→ Payment within 90 days at closing - see, which is the buyer's attorney

→ Original for the lot 12 at 1200 11th St. This yellow on Exhibit II (mounted board)

→ Room shown

→ Survey made at 1200 11th St. split 50/50; Make portion to be paid from proceeds at closing, 4/3

→ Willing to take title on Thursday 7/27/12. Two said but not take

→ Sale and return in eight hours. Then wait 30 days after closing

→ Except as otherwise specified, by the respective individuals. closure cost shall be born

→ 2711/2. Value for... requirements by bank to allow financing

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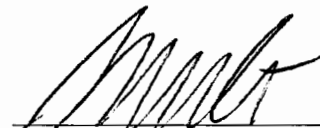
**ORDER ON JOINT MOTION TO
AMEND JUDGMENT**

The parties Joint Motion to Amend Judgment is GRANTED and the Amended Judgment,
paragraph one shall provide as follows:

Plaintiffs Diane Grube and Duane Champeon shall pay to Defendant Mary Morse the sum of \$55,000.00 for her interest in certain property located at 28 High Street, Bath, Maine. Such sum is to be paid at the closing of the real estate transaction, which shall occur within 120 days. Except as otherwise specified in this Judgment, any closing costs shall be borne by the party incurring such costs.

DATED:

11-4-11



Justice, Maine Superior Court
Honorable Andrew M Horton, presiding