

000376

State of Maine
Tax Lien Certificate
2024FAGAN, THOMAS B and FAGAN, COLLEEN G
12 BEACH STREET
WINSTED CT 06098

I, Yvonne Redman, Collector of Taxes for the Town of Brooksville, a municipal corporation located in the County of Hancock, State of Maine, hereby give you notice that a tax in the amount of \$548.10 has been assessed, and was committed to me for collection on June 20, 2024, against real estate in said Town of Brooksville, and against FAGAN, THOMAS B and FAGAN, COLLEEN G as owner(s) thereof, said real estate being described as follows:

Real Estate located at: 340 BAGADUCE RD

Map Lot Description: 016-002

Registry of Deeds reference: B4616P55 10/18/2006 B1444P534

Map and Lot numbers refer to such numbers as found on tax maps of the Town of Brooksville, prepared by: James W. Sewall Co. and dated 1987, on file at the Town of Brooksville municipal office.

I give you further notice that said tax, together with interest in the amount of \$23.23, which has been added to and has become part of said tax, remains unpaid; That a lien is claimed on said real estate, above described, to secure the payment of said tax; that proper demand for payment of said tax has been made in accordance with Title 36, Section 942, revised statutes of 1964, as amended.

Costs to be paid by taxpayer:

Statutory Fees and	
Mailing Costs	\$64.68
Principal	\$548.10
Interest	\$23.23
Total	\$636.01

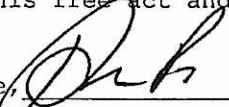
Yvonne Redman
Yvonne Redman
Tax Collector
Town of Brooksville

NOTICE: The municipality has policy under Title 36, M.R.S.A. Section 906 to apply all payments to the oldest outstanding tax obligation. If you are uncertain of the status on this property, contact the Tax Collector.

NOTICE: Partial payments do not waive a lien.

Hancock, SS. State of Maine Brooksville, Maine May 1, 2025

Then personally appeared the above named Yvonne Redman, Collector of Taxes, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before Me, 
Amber Bakeman
My Commssion Expires
May 3, 2028

I, JAMES FAGAN, being unmarried, of New Britain, Hartford County, Connecticut, for consideration paid, grant to THOMAS B. FAGAN and COLLEEN GAGNE-FAGAN, husband and wife, whose mailing address is 14 Convoy Drive, New Britain, CT 06051, with QUIT CLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land, together with all buildings thereon, situated in Brooksville, Hancock County, Maine, bounded and described as follows:

Commencing in the westerly side line of the highway leading from Brooksville to North Brooksville and in the center of a brook northerly of the house of Eugene H. Snow; thence in a generally westerly direction but always following the center line of said brook to a point which is one hundred sixty-five (165) feet distant westerly from the point of beginning measured in a straight line; thence in a generally northerly direction but always parallel to said westerly side line of said highway a distance of one hundred sixty-five (165) feet to a point; thence in a generally easterly direction a distance of one hundred sixty-five (165) feet to said westerly side line of said highway; thence in a generally southerly direction but always following said westerly side line of said highway to the point of beginning.

Being the same premises described as conveyed in a deed from Joseph Giannetti and James Fagan to James Fagan and Grace L. Fagan as joint tenants dated September 8, 1982, recorded in Book 1444, Page 534 of Hancock County Registry of Deeds. Grace L. Fagan died a resident of Connecticut on September 23, 1999.

WITNESS my hand this 16th day of October 2006.

James L. Fagan
James Fagan

STATE OF CONNECTICUT
HARTFORD, ss.

2006

Personally appeared the above named James Fagan and acknowledged the foregoing instrument to be his free act and deed.

Before me

~~Notary Public~~

EXP-12-31-06

Type/print name of officer taking oth

SEAL

(2) RET: B⁻, B