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June 5, 2014

Michael K. McGovern, Town Manager
TOWN OF CAPE ELIZABETH
320 Ocean House Road
P.O. Box 6260
Cape Elizabeth, ME 04107

Via Electronic Mail

RE: Ronnie Tellerman

Dear Mike:

As you know, after years of effort by Debra Lane and this office to recover unpaid real estate taxes and sewer charges against Ronnie Tellerman, the full amount of such taxes and charges were paid on May 19, 2014. This followed a foreclosure sale of her home by Maine Veterans' Homes, and while the Town was not paid directly from the proceeds of the foreclosure sale, they were paid at the closing on the acquisition by the purchaser, Vision Real Estate LLC. Before the sale, there were agreements reached between our office and the attorneys for Maine Veterans' Homes relating to whether discharges or quitclaim deeds would be issued in the event of full payment.

Enclosed please find three documents as follows:

1. Proposed Quitclaim Deed from the Town of Cape Elizabeth in regard to two ripened tax liens;
2. Discharge from Town of Cape Elizabeth in regard unripened tax lien; and
3. Satisfaction of Writ of Execution.

While the Discharge and Satisfaction of Writ of Execution would not need Town Council approval, I am mindful that it is usually obtained in regard to Quitclaim Deeds by the Town. This Quitclaim Deed runs to the current owner of the property and not to the delinquent tax payer due to bankruptcy and other issues. On behalf of the Town, we agree this is the proper manner to indicate the satisfaction of the Town's tax liens at this time.

Michael K. McGovern, Town Manager
TOWN OF CAPE ELIZABETH
June 5, 2014
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In summary, would you please place the Quitclaim Deed on the next Town Council Agenda, and when approved, forward the executed documents to me for recording in the Cumberland County Registry of Deeds?

If you have any questions, please advise.

Best regards,

Monaghan Leahy, LLP

Thomas G. Leahy
By Thomas G. Leahy, Esq.

TGL/kt

Enclosures

cc: Debra M. Lane, Asst. Town Manager (with enclosures)

**State of Maine
Town of Cape Elizabeth**

STATUTORY SHORT FORM OF MUNICIPAL QUITCLAIM DEED

The **TOWN OF CAPE ELIZABETH**, a body corporate, located at 320 Ocean House Road, Cape Elizabeth, Cumberland County, State of Maine, for consideration paid, does hereby release to:

VISION REAL ESTATE, LLC

The land in Cape Elizabeth, Cumberland County, State of Maine, situated at 5 McAuley Road, which land is shown as Lot 028 000 on Sheet Map U49, of the Assessor's Map on file in the Tax Assessor's Office.

The purpose of this deed is to convey any interest of the Grantor in the foregoing property by virtue of unpaid real estate taxes for which liens were recorded in the Cumberland County Registry of Deeds as follows:

In Book 27903, Page 82	Dated July 9, 2010
In Book 28803, Page 263	Dated July 6, 2011

The Town of Cape Elizabeth has caused this instrument to be signed in its corporate name by Michael K. McGovern, its Town Manager, thereunto duly authorized, this _____ day of _____, 2014.

Witness:

Town of Cape Elizabeth

By Michael K. McGovern
Its Town Manager

STATE OF MAINE
CUMBERLAND, SS.

_____, 2014

Then personally appeared the above named Michael K. McGovern in his capacity as Town Manager of Cape Elizabeth and acknowledged execution of the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Town of Cape Elizabeth.

Before me,

Notary Public

Printed Name

**State of Maine
Town of Cape Elizabeth**

SATISFACTION OF JUDGMENT LIEN/RELEASE OF WRIT OF EXECUTION

Know all men by these present, that I, Thomas G. Leahy, Esq., Attorney for the Town of Cape Elizabeth, the Plaintiff in an Action in which Ronnie Halfacre Tellerman is the Defendant, filed in the Maine District Court, Division of Southern Cumberland, Docket No. SC-2010-1119, in which action a Judgment Lien and Writ of Execution did issue and was recorded in the Cumberland County Registry of Deeds in Book 28588, Page 262, do hereby acknowledge satisfaction thereof and discharge and release said Judgment Lien and Writ of Execution on the real property of Ronnie Halfacre Tellerman.

IN WITNESS WHEREOF, I, the said Thomas G. Leahy, have hereunto set my hand and seal this _____ day of _____, 2014.

Witness:

Town of Cape Elizabeth

By Thomas G. Leahy, Esq.
Duly authorized Attorney for the
Town of Cape Elizabeth

STATE OF MAINE
CUMBERLAND, SS.

_____, 2014

Then personally appeared the above named Thomas G. Leahy in his capacity as Attorney for the Town of Cape Elizabeth and acknowledged execution of the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Town of Cape Elizabeth.

Before me,

Notary Public/Maine Attorney at Law

Printed Name

State of Maine
Town of Cape Elizabeth

DISCHARGE OF MORTGAGE
For Tax Collector's Lien Certificate

TOWN OF CAPE ELIZABETH holder of a mortgage

From: TELLERMAN, RONNIE S. HALFACRE

To: Town of Cape Elizabeth, Maine

Recorded on July 10, 2013 in the Cumberland County Registry of Deeds in Book 30818, Page 76,
acknowledges satisfaction of the same.

Account No. T9108R
Map/Lot/Sub/Type: Map U49 Lot 028000000
Property Location: 5 McAuley Road, Cape Elizabeth
Type of Lien: 2012 Real Estate Tax Lien
Date of Payment: May 19, 2014**

(Note: **The above described lien was paid prior to the foreclosure date.)

The Town of Cape Elizabeth has caused this Discharge to be signed in its corporate name by
Michael K. McGovern, its Treasurer, thereunto duly authorized, this _____ day of
_____, 2014.

Witness:

Town of Cape Elizabeth

By Michael K. McGovern
Its Treasurer

STATE OF MAINE
CUMBERLAND, SS.

_____, 2014

Then personally appeared the above named Michael K. McGovern in his capacity as
Treasurer of Cape Elizabeth and acknowledged execution of the foregoing instrument to be his free
act and deed in his said capacity and the free act and deed of Town of Cape Elizabeth.

Before me,

Notary Public

Printed Name