



# Town of Dixfield, Maine

## NOTICE AND ACKNOWLEDGEMENT

The Inhabitants of the Municipality of Dixfield (hereinafter referred to as the Town), c/o Town Office, 46 Main Street, P.O. Box 808, Dixfield, Oxford County, Maine (04224) notifies you of the following:

1. The Town provides this Notice as a courtesy, and to make certain that you are generally aware of the risks associated with real estate tax title acquisition.
2. The Town strongly recommends you consult with your attorney for the advice and action you or your attorney may deem necessary in this matter, and the Town is not providing and does not provide legal advice.
3. The Town is conveying all rights, titles, and interests it may have, if any, acquired through the exercise of State of Maine Statutes in regard to the imposition, enforcement, and collection of real estate taxation, subject to all matters which could be raised to challenge the procedures followed, rights obtained, and the sale of these rights. As the law provides, the Town is conveying whatever relevant interests, if any, it may deemed to have acquired by law in the subject property, and is transferring these interests by Municipal Quitclaim Deed, which transfers solely whatever rights State of Maine law indicates the Town may have in this matter, and therefore these proceedings and the fact of conveyance of any rights by Municipal Quitclaim Deed provide you no warranties or guarantees of any kind.
4. There are no representations made to you of any kind by the Town or by any of its agents or employees, and you are hereby given notice that this is the case as regards the nature, extent, validity, value, or utility of any rights you may be receiving as a result of your transaction with the Town and your payment of money to the Town in this matter.
5. There are risks to all purchasers including yourself (yourselves) inherent in acquisition of the rights of the Town derived from State of Maine law tax lien procedure and being a "tax title". These risks include but are not limited to loss of these rights without recourse to the Town and therefore loss of ownership rights to the property in question to a legally determined superior competing claimant, loss of part or all of your investment in the property or rights thereto, marketability limitations which affect your ability to sell otherwise convey, or mortgage these rights and the property interests and property, and the continuing latent potential for incurring legal costs in determining or enforcing the nature and extent of any rights you may have received, including proceeding with or defending litigation towards a court decree or judgement as may be required to determine, define, value, and/or exercise any rights you may have acquired.

Dated: February 17, 2010

Town of Dixfield

By: \_\_\_\_\_  
Eugene R. Skibitsky  
Town Manager

I/We acknowledge receipt of this notice

Date: \_\_\_\_\_

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