TOWN OF JEFFERSON
PO BOX 77
JEFFERSON, ME 04348-0077

OFFICE HOURS
Mon: 8:00 AM - 6:00 PM
Tue: 8:00 AM - 5:00 PM
Wed.: 8:00 AM - 5:00 PM
Thu: 8:00 AM - 5:00 PM
Fri: CLOSED
Telephone: (207) 549 - 7401

S505879 P0 - 1of1

2484 WILLEY, DENNIS E
PERSON IN POSSESSION
5417 MARY ST
ZEPHYRHILLS, FL 33542-3149

2026 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$5,500.00
BUILDING VALUE	$0.00
TOTAL: LAND & BLDG	$5,500.00
MACHINERY	$0.00
FURN/FIXT	$0.00
COMPUTER EQUIP	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$5,500.00
TOTAL TAX	$80.58
LESS PAID TO DATE	$0.00
TOTAL DUE ⇨	$80.58

THIS IS THE ONLY BILL YOU WILL RECEIVE

ACCOUNT: 000599 RE
MIL RATE: 14.65
LOCATION:
BOOK/PAGE:

ACREAGE: 0.37
MAP/LOT: 015-016

TOTAL DUE: $80.58

TAXPAYER'S NOTICE

NOTICE IS HEREBY GIVEN THAT YOUR COUNTY, SCHOOL, AND MUNICIPAL PROPERTY TAX IS NOW DUE. INTEREST WILL BE CHARGED ON UNPAID TAXES AT AN ANNUAL RATE OF 5% BEGINNING 10/31/2026.

ACCORDING TO STATE LAW, ALL REAL ESTATE AND PERSONAL PROPERTY SUBJECT TO TAXATION SHALL BE FIXED AS OF APRIL 1ST. IF YOU HAVE SOLD YOUR REAL ESTATE SINCE APRIL 1, 2026, IT IS YOUR OBLIGATION TO FORWARD THIS BILL TO THE CURRENT PROPERTY OWNER. FAILURE TO FORWARD THIS BILL MAY RESULT IN A LIEN BEING PLACED AGAINST YOUR NAME. IF YOU HAVE AN ESCROW ACCOUNT, PLEASE FORWARD A COPY TO YOUR MORTGAGE HOLDER PRIOR TO THE DUE DATE. IF YOU WOULD LIKE A RECEIPT, SEND A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.

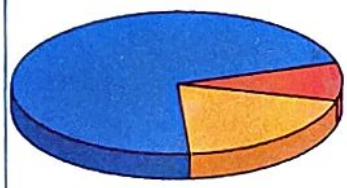
MIL RATE AT 14.65 PER $1,000 ASSESSED VALUATION.

INFORMATION

THIS BILL IS FOR THE CURRENT TAX YEAR, JANUARY 1, 2026 TO DECEMBER 31, 2026. PAST DUE AMOUNTS ARE NOT INCLUDED. AS A RESULT OF THE MONEY YOUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY APPROXIMATELY 20%.

FOR INQUIRIES REGARDING YOUR TAX PAYMENT CONTACT THE TAX COLLECTOR - (207) 549-7401 THE TOWN OF JEFFERSON HAS BONDED INDEBTEDNESS OF $4,869,297.00.

CURRENT BILLING DISTRIBUTION



School	$57.65	71.54%
Municipal	$16.00	19.86%
County	$6.93	8.60%
Total	$80.58	100.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail
Please make check or money order payable to
Town of Jefferson and mail to:

TOWN OF JEFFERSON
PO BOX 77
JEFFERSON, ME 04348-0077

CHOICE OF CARDS

VISA MasterCard DISCOVER

TO PAY BY CREDIT CARD VISIT WWW.JEFFERSONMAINE.ORG and click on links
(There is a fee for this service)

2026 REAL ESTATE TAX BILL
ACCOUNT: 000599 RE
NAME: WILLEY, DENNIS E
MAP/LOT: 015-016
LOCATION:
ACREAGE: 0.37

Town of Jefferson, PO BOX 77, JEFFERSON, ME 04348-0077

INTEREST BEGINS ON 10/31/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/30/2026	$80.58	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

PROPERTY LOCATED AT: **00 Rockland Rd Map 019 Lot 057, Jefferson,**

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): **unk** Size of tank(s): **unknown**

Location: **unknown**

What materials are, or were, stored in the tank(s): **unknown**

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☒ Unknown

Comments: **Tax acquired property sold "as is"**

Source of information: **Realtor**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE: ☐ Yes ☐ No ☒ Unknown

Comments: **Sold "as is" Tax acquired property**

Source of information: **Realtor**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: _____

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☐ No ☒ Unknown

If No, who is responsible for maintenance? **unknown**

Road Association Name (if known): **unknown**

Source of information: **realtor**

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☐ No ☒ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

_____

Relevant Panel Number: **23015C0132D** Year: **2015** (Attach a copy)

Comments: **Sold "as is"buyer assumes all risks**

Source of Section III information: **realtor**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☒ Unknown

Has all or a portion of the property been surveyed?..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available?..... ☐ Yes ☐ No ☒ Unknown

Has the property ever been soil tested?..... ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available?..... ☐ Yes ☐ No ☒ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: _____

Additional Information: **Buyer assumes all risks and liability for this property. Buyer pays seller real estate transfer deed tax at closing and any other costs related to the sale of the property.**

PROPERTY LOCATED AT: **00 Rockland Rd Map 019 Lot 057, Jefferson,**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

REALTOR®
Maine Association of REALTORS®/Copyright © 2026.
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National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

69°31'49"W 44°13'1"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

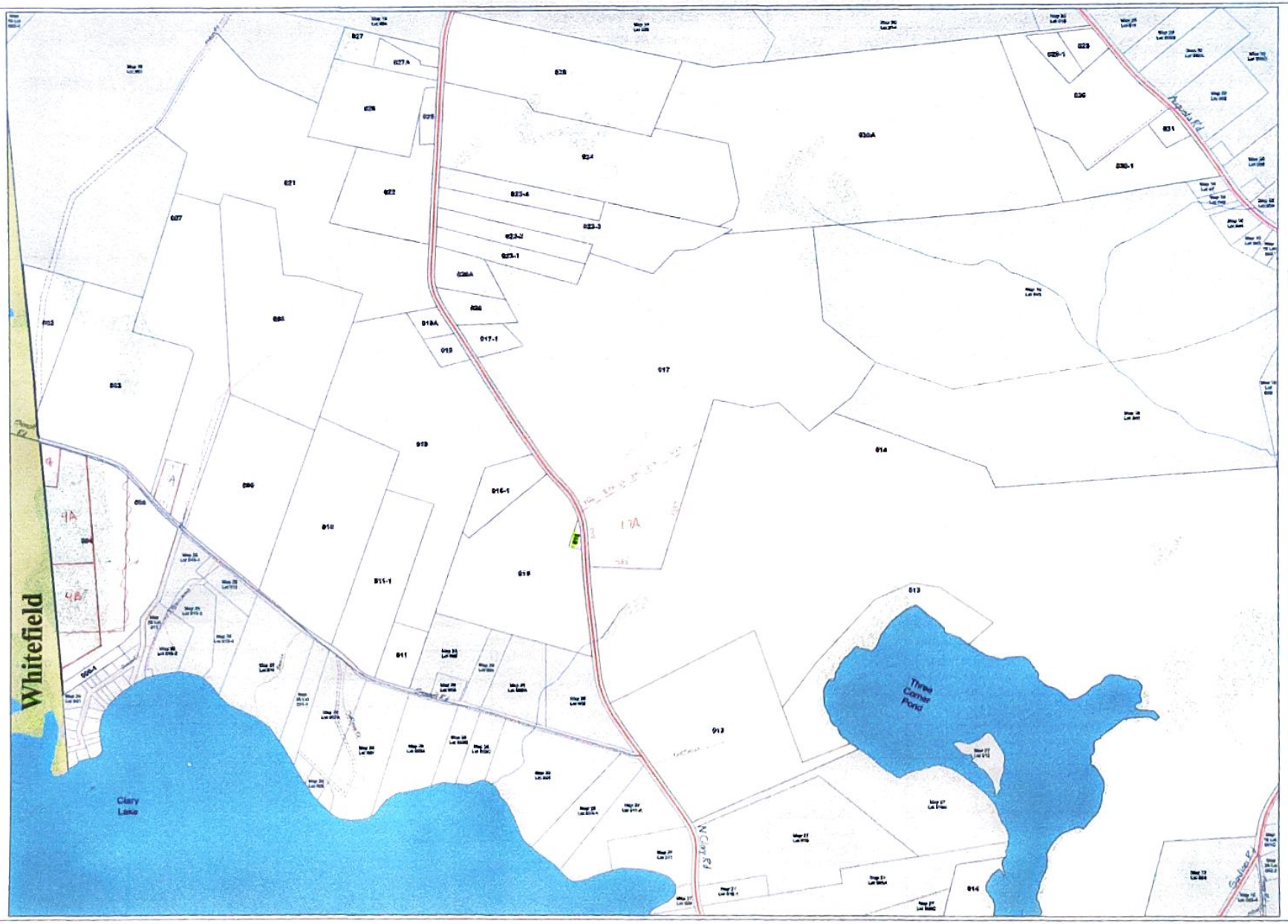
MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represen an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/21/2026 at 7:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Property Map
Jefferson
Maine

1 inch = 400 feet

Legend

Streams
Easements
Road Type
State Highway
Town Road
Private Way
Transmission Lines
This Map
Adjacent Maps
Internal parcel lines
Ponds
Wetlands (NWI)
Adjacent Towns

For Assement Purposes Only
Not a Boundary Survey
Not to be used for Conveyances

April 1, 2017

prepared by

Maine Coast Surveying & Flood Consultants

187 Bath Road
Wiscasset, Maine 04378
(207) 853-1500

518 Brighton Avenue
Portland, Maine 04102
(207) 878-7870

Map 15

Map Lot 015-016 Account 599 Location Card 1 Of 1 10/14/2026

WILLEY, DENNIS E
Person in Possession
5417 MARY STREET
ZEPHYRHILLS FL 33542

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Jefferson

Property Data

Neighborhood **42 NORTH CLARY**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 RURAL**

Secondary Zone

Topography **2 Rolling** **9**

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **9 None** **9 None**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.LAKE
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

Springwork (Year) **0**

Sale Data

Sale Date

Price

Sale Type
1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	3,800	0	0	3,800
2014	3,800	0	0	3,800
2015	3,800	0	0	3,800
2016	3,800	0	0	3,800
2017	3,800	0	0	3,800
2018	3,800	0	0	3,800
2019	3,800	0	0	3,800
2020	3,800	0	0	3,800
2021	3,800	0	0	3,800
2022	3,800	0	0	3,800
2023	3,800	0	0	3,800
2024	5,500	0	0	5,500
2025	5,500	0	0	5,500
2026	5,500	0	0	5,500

Land Data

Front Foot
11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Miscellaneous

Square Foot
16.Regular Lot
17.Secondary Lot
18.Road Frtg/Wate
19.Improvements
20.L/F on Road Be

Fract. Acre
21.HOMESITE
22.WATERFRONT A
23.WATERFRONT B
Acres
24.WATERFRONT C
25.WATERFRONT D
26.
27.BASELOT
28.ACRES 1-10
29.ACRES 11-20

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.37		25 %	4
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.37

Influence Codes
1.VACANCY
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share/LA
Acres
30.ACRES 21 +
31.ORCHARD
32.Tillable
33.Pasture/Crop
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.HORTICULTURAL
42.MOB HOME SITE
43.CONDO
44.TRANSMISSION R
45.TRANS & DISTR
46.SITE IMPROVEME

Jefferson

Map Lot 015-016 | Account 599 | Location | Card 1 Of 1 | 10/14/2026

Building Style 0		
1.Conv	5.Garrison	9.DOUBLE W
2.Ranch	6.Contemp	
3.R Ranch	7.Seasonal	
4.Cape	8.Primitive	
Dwelling Units 0		
Other Units 0		
Stories 0		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls 0		
1.CLAP	5.T-111	9.Cem BD
2.WD SH	6.BR/STONE	10.Log
3.COMP	7.NOV	11.OTHER
4.ASB/ASP	8.AL/VIN	
Roof Surface 0		
1.Asphalt	4.Composit	7.Metal Rs
2.Slate	5.Wood	8.
3.Metal Ic	6.Other	9.
SF Masonry Trim 0		
OPEN-3- 0		
OPEN-4- 0		
Year Built 0		
Year Remodeled 0		
Foundation 0		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement 0		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars 0		
Wet Basement 0		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living 0		
Fin Bsmt Grade 0 0		
Secondary Heat 0		
Heat Type 100% 0		
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	
3.Rad. Floor	7.Electric	
4.Steam	8.Fl/Wall	
Cool Type 0% 9 None		
1.CENTRAL	4.	7.
2.	5.	8.
3.	6.	9.None
Kitchen Style 0		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style 0		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms 0		
# Bedrooms 0		
# Full Baths 0		
# Half Baths 0		
# Addn Fixtures 0		
# Fireplaces 0		

Layout 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic 0		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation 0		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % 0%		
Grade & Factor 0 0%		
1.E Grade	4.B Grade	7.AA GRADE
2.D Grade	5.A Grade	8.
3.C Grade	6.A + GRADE	9.Same
SQFT (Footprint) 0		
Condition 0		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good 0%		
Funct. % Good 100%		
Functional Code 9 None		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Delap	6.STYLE	9.None
Econ. % Good 100%		
Economic Code 9 None		
0.None	3.Services	9.None
1.Location	4.Traffic	
2.Encroach	8.Other	
Entrance Code 0		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Receipt # 59349
Bk 5999 PG 165
05/18/2023 09:41:09 AM
Pages 1
Instr # 96462
Rebecca S. Wotton Lincoln County Registry of Deeds

000599

State of Maine
Tax Lien Certificate
2022

WILLEY, DENNIS E and Person in Possession
5417 MARY STREET
ZEPHYRHILLS FL 33542

I, Kimberly H. James, Collector of Taxes for the Town of Jefferson, a municipal corporation located in the County of Lincoln, State of Maine, hereby give you notice that a tax in the amount of $57.18 has been assessed, and was committed to me for collection on August 1, 2022, against real estate in said Town of Jefferson, and against WILLEY, DENNIS E and Person in Possession as owner(s) thereof, said real estate being described as follows:

Real Estate located at: _____

Map Lot Description: 015-016

Registry of Deeds reference: _____

Map and Lot numbers refer to such numbers as found on tax maps of the Town of Jefferson, prepared by: Maine Coast Surveying and dated April 2, 2017, on file at the Town of Jefferson municipal office.

I give you further notice that said tax, together with interest in the amount of $1.45, 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	$62.20
Principal	$57.18
Interest	$1.45
Total	$120.83

Kimberly H James
Kimberly H James
Tax Collector
Town of Jefferson

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.

Lincoln, SS. State of Maine Jefferson, Maine May 18, 2023

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

Before Me, Brenda F Williams
Brenda F. Williams
Notary Public
November 12, 2024