

STATE OF MAINE
LINCOLN, SS.

SUPERIOR COURT
DOCKET NO.

LEOL CORSON,)
)
Plaintiff)
)
v.)
)
JACOB BECK)
)
and)
)
JILL BECK)
)
Defendants)
)



AFFIDAVIT OF LEOL CORSON

1. I am an 84 year-old widower.
2. My only income is \$1,089 per month in Social Security and \$1,650 per month from a veteran's pension.
3. I have insulin dependent diabetes, chronic heart disease, prostate and urinary issues, very poor vision in one eye and cataracts in the other along with arthritis, walking and balance issues and am hard of hearing in my left ear.
4. In recent years I have had both knees replaced, rotator cuff surgery, had my gall bladder removed, had a toe amputated and basal cell skin cancers removed.
5. Since my wife died in June of 2006 I have depended on relatives living with me to cook, transport me and care for me and keep up housekeeping generally.
6. In September of 2016 family members who had been living with and caring for me moved out.
7. Jill Beck is my granddaughter.
8. Jacob Beck is my grandson-in-law.
9. Jill Beck has been my favorite granddaughter and I trusted and relied on her and her husband in relation to the transactions relevant to this matter.

10. In the spring of 2016 Jill and Jacob Beck moved to Maine from Orem, Utah and began living in a tag along trailer at the Wolf Neck Campground in Freeport Maine.
11. In late summer of 2016 Jill and Jacob Beck offered to buy my home at less than market value by assuming the mortgage and promised to move in with me and cook, care for, and transport me as long as I could live at home.
12. On November 12, 2016 I signed a Purchase and Sale Agreement supplied to me by Jill Beck for the transfer of my home, real estate and all my personal possessions in my home and outbuildings to her and her husband for \$105,000. A true and accurate copy of the November 12, 2016 Purchase and Sale Agreement is attached hereto as *Exhibit A*.
13. I did not consult with or have guidance from an attorney regarding the Purchase and Sale Agreement I signed on November 12, 2016.
14. In December of 2016 the Town of Bristol valued the home and the 2.2 acres of real estate I owned at 1913 Bristol Road in Bristol, Maine, as worth \$125,000 and I valued it at \$175,000.
15. In December 2016 I valued all of my personal property in my house and outbuildings at 1913 Bristol Road as worth \$50,000.
16. In December of 2016 everything I owned in the world, including my home, real estate and all of my personal possessions were worth less than \$230,000.
17. On December 19, 2016 I signed a warranty deed transferring my home and 2.2 acres of real estate to Jill and Jacob Beck for no monetary compensation. A true and accurate copy of a deed recorded at the Lincoln County Registry of Deeds at Book 5089, Page 142 is attached hereto as *Exhibit B*.
18. Despite their promises and assurances, Jill and Jacob Beck did not move in and care for me and I relied on my son and daughter-in-law instead for live in care and support.
19. In August of 2017 my son and daughter-in-law received a notice to quit from Attorney Jonathan M. Davis, acting on behalf of Jill and Jacob Beck.
20. As a result they moved out of the house at 1913 Bristol Road in Bristol and I had little choice but to move with my family caretakers, Kertin and Jayson Corson to their mobile home in Pemaquid.
21. Attorney James W. Gallagher advised me, Jill Beck and Jacob Beck, collectively, regarding the transfer of my home and real estate.
22. Attorney James W. Gallagher provided counsel to all parties regarding the "Living Arrangement Agreement" dated December 19, 2016, which was signed

by Jill and Jacob Beck only. A true and accurate copy attached hereto as *Exhibit C*.

DATED at Pemaquid, Maine this 6th day of March 2018.

Leol J. Corson
Leol Corson

STATE OF MAINE
Lincoln, ss

March 6th 2018

Personally appeared before me the above-named Leol Corson and made oath that the foregoing statements made by him are true based upon his own personal knowledge.

Dennis Cullen, Dennis Cullen

State of Maine Attorney/Notary

Maine Bar No. 9609