QUITCLAIM DEED

HW LAND COMPANY, LLC

a Maine Limited Liability Company with a mailing address of P.O. Box 8433, Portland, ME 04104

for consideration paid, grants to

HW BUILDERS, LLC

a Maine Limited Liability Company with a mailing address of P.O. Box 8433, Portland, ME 04104

with QUITCLAIM COVENANTS, the following described real property in South Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, HW LAND COMPANY, LLC has caused this instrument to be executed by Daniel H. White, its Manager, thereunto duly authorized this 27th day of February, 2026.

HW LAND COMPANY, LLC

Witness

By: Daniel H. White
Its: Manager

State of Maine
Cumberland, ss.

February 27, 2026

Personally appeared before me Daniel H. White, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of HW LAND COMPANY, LLC.

Before me,

Notary Public
Print Name:
My Commission Expires:

LAUREN N. THACKER
Notary Public-Maine
My Commission Expires
October 04, 2030

EXHIBIT A
119 Summit Terrace, Unit 4, South Portland

Unit #4 of Summit Terrace Condominiums, the Declaration of which Condominium is dated February 26, 2026 and recorded in the Cumberland County Registry of Deeds in Book 42081, Page 214, and any Amendments thereto. The Unit is also shown on the following plats and plans:

Plat entitled "Summit Terrace Condominium" prepared by Sebago Technics, dated February 10, 2026, which Plat is recorded in the Cumberland County Registry of Deeds in Plan Book 226, Page 61.

Floor Plans entitled "Summit Terrace Condominiums" prepared by A.E. Hodsdon Consulting Engineers dated January 27, 2023 and recorded in the Cumberland County Registry of Deeds in Plan Book 226, Pages 62-78.

The Unit is further conveyed SUBJECT TO and TOGETHER WITH the following rights and easements recorded in the Cumberland County Registry of Deeds:

a) General notes and other matters as set forth on plan entitled, "Subdivision Plan 1 of Summit Terrace for HW Land Company, LLC", dated February 19, 2021 and recorded in Plan Book 222, Page 179.

b) General notes and other matters as set forth on plan entitled, " Subdivision Plan 2 of Summit Terrace for HW Land Company, LLC", dated February 19, 2021 and recorded in Plan Book 222, Page 180.

c) Terms and conditions as set forth within a Certificate of Taking of Public Drainage Easements by Eminent Domain by the City of South Portland v. Quirino M. Lucarelli, Jr.; Philric; Arlen Davis; and Richard N. and Mary J. Small, dated January 30, 1986 and recorded in Book 7063, Page 53; as affected by general notes and other matters as set forth on plan entitled, "City of South Portland, South Portland, Maine, Brooklyn Heights Storm Drainage Separation", recorded on July 6, 1986 in Plan Book 152, Page 55, as affected by release of easement granted by the City of South Portland to HW Land Company, LLC dated July 22, 2022 and recorded on July 22, 2022 in the Cumberland County Registry of Deeds in Book 39594, Page 172.

d) Rights and easements granted to Portland Water District by instrument dated July 19, 2019 and recorded in said Registry of Deeds in Book 6514, Page 112.

e) Rights and easements granted to Portland Water District by instrument dated May 4, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4219, Page 350.

f) Rights and easements as contained in the deed to Summit Terrace Maine Associates, LP, dated May 13, 2013 and recorded in the Cumberland County Registry of Deeds in Book

30638, Page 178.

g) Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated March 24, 1978 and recorded in said Registry of Deeds in Book 4239, Page 346.

h) Grading and Storm Water Management System Easement and Maintenance Agreement granted by the City of South Portland to HW Land Company, LLC dated July 22, 2022 and recorded on July 22, 2022 in the Cumberland County Registry of Deeds in Book 39594, Page 157.

i) Easement Deed from HW Land Company, LLC to the City of South Portland dated July 22, 2022 and recorded on July 22, 2022 in the Cumberland County Registry of Deeds on Book 39594, Page 174.

j) Deed for Pedestrian Access granted by HW Land Company, LLC to Nichols Charov and Xanthe E. Charov dated July 22, 2022 and recorded on July 22, 2022 in the Cumberland County Registry of Deeds in Book 39594, Page 179.

For title of Grantor, see reference to Release Deed given by The City of South Portland to HW Land Company, LLC, dated July 22, 2022, and recorded in the Cumberland County Registry of Deeds in Book 39594, Page 154.