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(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

(Corporate Grantor)

Pride Street 18, LLC, a Maine limited liability company with a mailing address of 23 Stonewall Way, Westbrook, Maine 04092, for consideration paid, grants to **Pamela Z. Pearson** with a mailing address of 110 Marginal Way, Unit 992, Portland, Maine 04101 **with WARRANTY COVENANTS,** the land and interest in land, together with all buildings and improvements now located thereon, situated in Westbrook, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, located in Westbrook, County of Cumberland and State of Maine, more particularly described as follows:

Unit #18 in Winslow Green Condominiums located in the City of Westbrook, County of Cumberland and State of Maine established under the Declaration of Winslow Green Condominiums dated October 1, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32686, Page 1, as amended of record (the "Declaration"), and as shown on the Condominium floor plans entitled "Winslow Green Condominiums" last revised on October 19, 2015, sheets #A ("Proctor" Style Units), B ("Pride" Style Units), and C ("Winslow" Style Units) prepared by Archetype Architects, signed and sealed by William Kenneth Hopkins and recorded in said Registry of Deeds in Plan Book 215, Pages 430-432. Said unit is conveyed together with an undivided interest in the Common Elements of the Condominium and in the Limited Common Elements appurtenant thereto.

Subject to and together with the benefit of the terms, provisions, rights and easements set forth or referred to in the Maine Condominium Act and said Declaration as amended, said Plat and Plans, the Bylaws of the Winslow Green Condominium Association and the Rules and Regulations of said Condominium Association. Subject to the obligation to pay a proportionate share of current real estate taxes not yet due and payable.

Being the same premises Pride Street 18, LLC, by virtue of a deed from Mongkon Wungwattana dated September 11, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37166, Page 122.

IN WITNESS WHEREOF, Pride Street 18, LLC, has caused this instrument to be signed in its name and behalf by Mongkon Wungwattana, its Sole Member, thereunto duly authorized, this 4 day of February, 2025.

Pride Street 18, LLC

By: Mongkon Wungwattana
Its: Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND

February 4, 2025

Personally appeared the above named Mongkon Wungwattana, the Sole Member of Pride Street 18, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Pride Street 18, LLC.

Before me,

Notary Public/Attorney-at-Law

David C. West
Attorney at Law

After recording return to:
Pamela Z. Pearson
375 Pride Street, Unit 18
Westbrook, Maine 04092

250036-M