Docusign Envelope ID: 5DDBEDBE-EF08-86F0-823C-33FE5B396BE3

MAINE REAL ESTATE TAX-Paid

(DLN): 2419626

WARRANTY DEED

Chillin' Out LLC, an Arizona Limited Liability Company with a mailing address of 53 East Grand Avenue, Scarborough, Maine 04074, for consideration paid, grant(s) to **Tamara Dell Scruggs** of Scarborough, Cumberland County, Maine (whose mailing address is 3 Carriage Walk Lane, Apartment 3, Scarborough, ME 04074) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Jeffrey Laniewski to the grantor(s) herein, dated October 6, 2022, recorded in Cumberland Registry of Deeds, Book 39774, Page 9.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 30th day of January, 2025.

WITNESS:

Chillin' Out LLC

By: Jeffrey W. Laniewski, Member

STATE OF MAINE
Cumberland Cty, ss

January 30, 2025

Then personally appeared the above-named Jeffrey W. Laniewski, as duly authorized agent for Chillin' Out LLC and he acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Chillin' Out LLC.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

Mary Katherine Tanguay
State of Maine
Attorney at Law
Maine Bar No. 6185

File No.: 2025-92

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RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
01/30/2025, 10:53:07A
Register of Deeds Jessica M. Spaulding E-RECORDED

File No: 2025-92

"Exhibit A"

Real estate and improvements as depicted as Unit A, in Blue Heaven Condominium located in the Town of Scarborough, County of Cumberland and State of Maine, all as more specifically described in the Declaration of Condominium, dated September 3, 2020, and recorded in the Cumberland County Registry of Deeds in Book 37158, Page 230; and as shown on the plat recorded in said Registry in Plan Book 220, Page 242.

Said unit is conveyed subject to and with the benefit of all the terms, conditions, provisions, and encumbrances set forth or referred to in the Maine Condominium Act and Declaration, said Plat, and the Bylaws of Blue Heaven Condominium Association.