

WARRANTY DEEDDLN # 3908316

KNOW ALL PERSONS BY THESE PRESENTS, that **WINN LAND PARTNERS, LLC**, a Maine limited liability company with a principal place of business at 7 Thomas Drive, Cumberland Foreside, Maine 04110 (the "Grantor"), for consideration paid, grants to **TWENTY NORTH, LLC**, a Maine limited liability company with a mailing address of PO Box 535, Freeport, ME 04032 (the "Grantee"), its successors and assigns, with **WARRANTY COVENANTS**, certain real property together with the buildings and improvements located thereon situated in the Town of Falmouth, County of Cumberland, State of Maine, and being Lot 9 on a plan entitled "Preserve on Winn, Winn Road/Casparius Farm Lane, Falmouth, Maine" prepared by Terradyn Consultants, LLC, and recorded on July 31, 2025 in the Cumberland County Registry of Deeds (the "Registry") in Plan Book 225, Page 276 (the "Property").

The Property is conveyed subject to all covenants, conditions, restrictions, obligations, common easements, and all further terms contained in or referred to in that certain "Declaration of Protective Covenants and Common Easements, Preserve on Winn, Town of Falmouth, County of Cumberland, State of Maine, By Winn Land Partners, LLC" dated October 3, 2025 and recorded on October 7, 2025 in the Registry at Book 41775, Page 26, as the same may be amended or modified from time to time (the "Declaration").

The Property is also conveyed subject to all covenants, conditions, restrictions, obligations and all further terms in that certain Stormwater Management System Inspection and Maintenance Plan attached to and recorded with the Declaration as Exhibit A and that certain Department Order from the Maine Department of Environmental Protection recorded on July 30, 2025 in said Registry at Book 41614, Page 243.

The Property is also conveyed subject to the covenants, conditions, restrictions, obligations and all further terms contained within that certain Warranty Deed with Executory Interest from Grantor to The Preserve on Winn Homeowners Association dated October 3, 2025 and recorded in said Registry on October 7, 2025 in Book 41774, Page 224.

Meaning and intending to convey a portion of the property conveyed to the Grantor by Personal Representative's Deed of Sale granted by Robert E. Casparius, Jr., duly appointed and acting as Personal Representative of the Estate of Carlene L. Casparius, dated August 28, 2025 recorded in said Registry of Deeds on September 4, 2025 in Book 41701, Page 96.

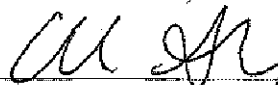
The Property is conveyed together with and subject to any and all easements, appurtenances, covenants and restrictions of record, insofar as the same are in force and applicable.

IN WITNESS WHEREOF, WINN LAND PARTNERS, LLC has caused this instrument to be executed by Andrew Smith, its Manager, thereunto duly authorized, this 11 day of May, 2026.

WITNESS:

Winn Land Partners, LLC

Print Name:

By: 
Andrew Smith
Manager

State of Maine

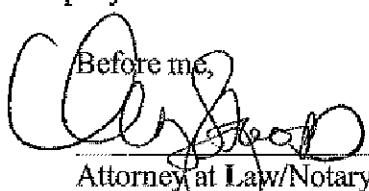
County of Cumberland, ss

May 11, 2026

PERSONALLY APPEARED the above-named Andrew Smith, Manager of Winn Land Partners, LLC as aforesaid and acknowledged this instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Amy M. Stoops
Notary Public - Maine
My Commission Expires August 12, 2031

Before me,


Attorney at Law/Notary Public
Commission Expires:
Print Name:

Initial

