

WARRANTY DEED
Statutory Short Form

DLN: 3908323

KNOW ALL BY THESE PRESENTS, That I, **Christopher H. Brand**, whose mailing address is 26 Purdy Avenue, Marlboro, NY 12542, for consideration paid, grants to **Blue Ribbon Homes of Maine LLC**, a Maine Limited Liability Company, whose mailing address is 836 Washington Avenue, Unit 4, Portland, ME 04103, with Warranty Covenants, the real property in the **Town of Old Orchard Beach, County of York and State of Maine**, more particularly described as follows:

A certain parcel or lot with buildings located in the Town of Old Orchard Beach, County of York and State of Maine and described as follows:

Unit #5 of Beach Walk Condominiums, a condominium situated in the Town of Old Orchard Beach, County of York and State of Maine, as shown on survey of Leroy A. Witham - Surveyor, dated November, 1984 entitled Plan of Beach Walk Condominiums, recorded in the York County Registry of Deeds in Unit Ownership File #147 along with floor plans entitled "Floor Plans for Beach Walk Condominiums", being a condominium living unit subject to and with benefit of the Beach Walk Condominium Declaration, recorded in the York County Registry of Deeds in Book 3577, Page 309, which Declaration has been made pursuant to the Unit Ownership Act of the State of Maine, Chapter 31 of Title 33 of the Maine Revised Statutes 1964, as amended; including within this conveyance the respective percentage interest in condominium common areas as more fully described in said Declaration, its schedules, surveys and floor plans; this conveyance is made subject to but with the benefit of the terms, provisions, and easements set forth or referred to in said Unit Ownership Act, the Beach Walk Condominium Declaration, surveys, floor plans, and the By-Laws of the Beach Walk Condominium Association, the association formed to manage the common areas and facilities of the Condominium. The percent of undivided interest appertaining to the said unit in the condominium common areas and facilities is 9.5 percent.

ALSO, another certain parcel or lot with buildings located in the Town of Old Orchard Beach, County of York and State of Maine and described as follows:

Unit #6 of Beach Walk Condominiums, a condominium situated in the Town of Old Orchard Beach, County of York and State of Maine, as shown on survey of Leroy A. Witham - Surveyor, dated November, 1984 entitled Plan of Beach Walk Condominiums, recorded in the York County Registry of Deeds in Unit Ownership File #147 along with floor plans entitled "Floor Plans for Beach Walk Condominiums", being a condominium living unit subject to and with benefit of the Beach Walk Condominium Declaration, recorded in the York County Registry of Deeds in Book 3577, Page 309, which Declaration has been made pursuant to the Unit Ownership Act of the State of Maine, Chapter 31 of Title 33 of the Maine Revised Statutes 1964, as amended; including within this conveyance the respective percentage interest in

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condominium common areas as more fully described in said Declaration, its schedules, surveys and floor plans; this conveyance is made subject to but with the benefit of the terms, provisions, and easements set forth or referred to in said Unit Ownership Act, the Beach Walk Condominium Declaration, surveys, floor plans, and the By-Laws of the Beach Walk Condominium Association, the association formed to manage the common areas and facilities of the Condominium. The percent of undivided interest appertaining to the said unit in the condominium common areas and facilities is 9.5 percent.

Meaning and intending to convey and conveying the real property described in a deed to Christopher H. Brand dated March 5, 2004 and recorded with the York County Registry of Deeds in Book 14014, Page 918.

Witness my hand and seal this 18th day of May, 2026.

Witness:


Christopher H. Brand

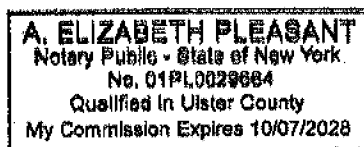
STATE OF NEW YORK

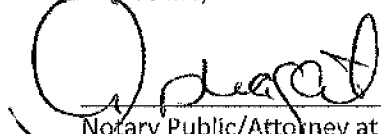
COUNTY OF Ulster

May 18, 2026

Personally appeared on the above date, the above-named Christopher H. Brand and acknowledged the foregoing instrument to be his free act and deed.

Before me,




Notary Public/Attorney at Law
Print name: A. Elizabeth Pleasant
Exp: 10/7/2028