

WARRANTY DEED

HAPPY NOOK RENTAL, LLC, a Maine limited liability company
of 328 Oakwood Drive, Yarmouth, Maine 04096

For consideration paid, grants to

KERI MOSKOWITZ AND DAVID ROGERS-BERRY

of 184 Elm Street, Unit 1, South Portland, Maine 04106 with WARRANTY COVENANTS as
joint tenants, the following described real property in Westbrook, 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, Happy Nook Rental, LLC has caused this instrument to be signed
and sealed by Oleksandra Stasiv, its sole Member, thereunto duly authorized, as of this ____ day
of March, 2021.

Witness

By _____
Happy Nook Rental, LLC
(Oleksandra Stasiv on its behalf)

State of Maine
Cumberland, ss.

March _____, 2021

Then personally appeared before me the above-named Oleksandra Stasiv and
acknowledged the foregoing instrument to be her free act and deed in her said capacity and the
free act and deed of said company.

Notary Public/Attorney-at-Law

Printed Name: _____

EXHIBIT A

The Unit ("Unit") designated as Unit No. 2, in Dearborn Place Condominium located at Dearborn Street, Westbrook, County of Cumberland, State of Maine, and (the "Condominium") created pursuant to the provisions of the Maine Condominium Act by Declaration of Condominium for Dearborn Place Condominium, dated July 20, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21575, Page 133 (the "Declaration"), and the Plats and Plans recorded in said Registry of Deeds Book of Plans 204, Pages 427, all with reference to said Declaration.

The Unit is conveyed with the benefit of and subject to:

- (a) Provisions of: (i) the Maine Condominium Act, as that statute may be amended from time to time; and (ii) the Declaration, as the same may be amended from time to time by instrument recorded in said Registry of Deeds;
- (b) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;
- (c) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of the deed.

For title of Grantor reference is hereby made by a deed given by Kataryna Kaczmarek n/k/a Kataryna Kaczmarek and Dariusz Kaczmarek to Happy Nook Rental, LLC dated February 16, 2017 and recorded at the Cumberland County Registry of Deeds in Book 33832, Page 304-305.