MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
DLN: 3120026

KNOW ALL PERSONS BY THESE PRESENTS that **TRITON CORPORATION**, a Maine corporation with a principal place of business in Waterboro, County of York and State of Maine, for consideration paid, grants to **DONNA J. LAMBERTH**, whose mailing address is 40 Primrose Lane, Freeport, ME 04032, with **Warranty Covenants**, certain real property in Scarborough, in the County of Cumberland and State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

Being a portion of the premises conveyed to Grantor herein by deed of Jason A. Chisholm, dated October 8, 2020, and recorded in the Cumberland County Registry of Deeds in Book 37285, Page 259.

IN WITNESS WHEREOF, said Triton Corporation caused this instrument to be signed in its corporate name by Richard L. Wasina, II, its President, thereunto duly authorized, this ___ day of September 2025.

Signed, sealed and delivered
in the presence of

TRITON CORPORATION

By: Richard L. Wasina, II
Its: President

State of Maine
County of Cumberland ss

September 4th, 2025

Personally appeared Richard L. Wasina, II, in his capacity as President of Triton Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Triton Corporation.

Before me,

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

CONNIE JO MINERVINO
NOTARY PUBLIC
State of Maine
My Commission Expires
December 29, 2028

DOC :35654 BK:41700 PG:321
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
09/04/2025, 12:04:46P
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

A certain condominium unit situated in the Town of Scarborough, County of Cumberland and State of Maine, being more particularly described as follows:

Unit #2 of Holbrook Lot 2 Condominium as shown on the Plat and Plans duly recorded in the Cumberland County Registry of Deeds in Plan Book 225, Page 102, together with said Unit's Percentage Interest in the Common Elements of the Condominium as described in the Declaration of Holbrook Lot 2 Condominium dated March 27, 2025, duly recorded in the Cumberland County Registry of Deeds in Book 41354, Page 1.

The above-described Unit is conveyed with the exclusive right to use the Limited Common Elements appurtenant to the Unit and subject to or with the benefit of the rights, restrictions, covenants, easements and all other conditions as more particularly described in the Plat and Plans and Declaration of Holbrook Lot 2 Condominium, as the same may be amended from time to time.