

**WARRANTY DEED**  
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that PANGAL, LLC, a Maine limited liability company, having a place of business in Ogunquit, County of York and State of Maine, for consideration paid, grants to **203 Ocean LLC**, a New Hampshire limited liability company, of Hampton Beach, County of Rockingham and State of New Hampshire, whose mailing address is 203 Ocean Blvd, Hampton Beach, New Hampshire 03842, with **WARRANTY COVENANTS**, the following described real property:

**Unit 1** and its respective appurtenant common percentage interests in **The Panache Condominium** located in the **Town of Ogunquit, County of York and State of Maine**, as described in the Declaration of The Panache Condominium declared May 11, 2022 and recorded in the York County Registry of Deeds in Book 19025, Page 815, and as described in the Condominium Plat recorded in said Registry of Deeds in Condominium Plan Book 1004, Page 1, together with all privileges and appurtenances belonging to said unit pursuant to the aforesaid condominium documents, including use and ownership in common of all common elements and appurtenant limited common elements.

SUBJECT HOWEVER, to all easements and other matters described in the recorded Declaration; to any utility easements of record; rights, restrictions, reservations and obligations as noted on any recorded plans and surveys, and to all rules and regulations established by The Panache Condominium Owners Association.

Meaning and intending to convey, and hereby conveying, a portion of the premises conveyed to Pangal, LLC by Warranty Deed from Raymond F. Coombs, Jr. dated February 28, 2008, and recorded in Book 15364, Page 675 of the York County Registry of Deeds.


IN WITNESS WHEREOF, Pangal, LLC, has caused this instrument to be signed and sealed this 7<sup>th</sup> day of January, 2026.

WITNESS:



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PANGAL, LLC



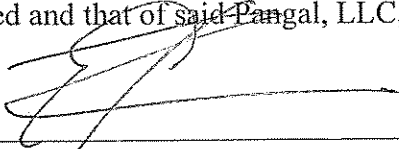
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By: Rhonda DeSisto  
Its: Authorized Agent

STATE OF NEW HAMPSHIRE  
COUNTY OF Rockingham

January 9, 2026

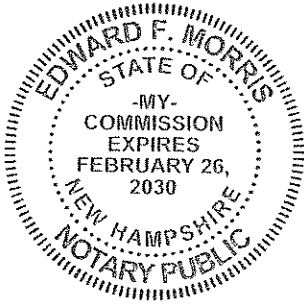
Personally appeared the above-named Rhonda DeSisto, in her said capacity, and acknowledged the foregoing to be her free act and deed and that of said Pangal, LLC, before me.



\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My commission expires:



**A. Settlement Statement**

**U.S. Department of Housing and Urban Development**

OMB Approval No. 2502-0265

<b>B. Type of Loan</b>		<b>1</b> <input type="checkbox"/> FHA		<b>2</b> <input checked="" type="checkbox"/> RHS		<b>3</b> <input checked="" type="checkbox"/> Conv. Arms		<b>4</b> <input type="checkbox"/> VA		<b>5</b> <input type="checkbox"/> Conso. Ins.		<b>6</b> <input type="checkbox"/> Cash		<b>7</b> <input type="checkbox"/> Other	
<b>8. File Number 26-01-RF:</b>		<b>9. Loan Number</b>		<b>10. Mortgage Insurance Case Number</b>											
<p><b>C. NOTE:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(in escrow)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.</p>															
<b>D. NAME AND ADDRESS OF BORROWER:</b>		203 Ocean LLC 203 Ocean Boulevard, Hampton, NH 03842													
<b>E. NAME AND ADDRESS OF SELLER:</b>		Pangai, LLC 212 Riverbend Road, Wells, ME 04090													
<b>F. NAME AND ADDRESS OF LENDER:</b>															
<b>G. PROPERTY LOCATION:</b>		307 Main Street, Unit 1 Ogunquit ME 02947													
<b>H. SETTLEMENT AGENT</b>		Morris Law Office, PLLC 400 Lafayette Road, Hampton NH 03842 (603) 929-1700													
<b>PLACE OF SETTLEMENT</b>		400 Lafayette Road, Hampton NH 03842													
<b>I. SETTLEMENT DATE:</b>		01/09/2026		<b>DISBURSEMENT DATE:</b>		01/09/2026									
<b>J. Summary of Borrower's Transaction</b>								<b>K. Summary of Seller's Transaction</b>							
<b>100. Gross Amount Due From Borrower</b>								<b>400. Gross Amount Due To Seller</b>							
101	Contract Sales Price		1,575,000.00	401	Contract Sales Price		1,575,000.00	402	Personal Property			403	Personal Property		
102	Personal Property			404				405				406	City/Town taxes		
103	Settlement charges to borrower (line 1400)		26,143.50	407	County taxes			408				409			
104				409				410				411			
105				411				412				412			
<b>Adjustments for items paid by seller in advance</b>								<b>Adjustments for items paid by seller in advance</b>							
106	City/Town taxes			413				413				414			
107	County taxes			414				415				415			
108				416				416				416			
109				417				417				417			
110				418				418				418			
111				419				419				419			
112				420				420				420			
120	Gross Amount Due From Borrower		1,591,143.50	420	Gross Amount Due To Seller		1,575,000.00								
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>								<b>500. Reductions in Amount Due To Seller</b>							
201	Deposit or earnest money Re/Max Realty One		50,000.00	501	Excess deposit (see instructions)			502	Settlement charges to seller (line 1400)		88,645.00				
202	Principal amount of new loans			503	Existing loan(s) taken subject to			504	Norway Savings Bank		342,569.44				
203	Existing loan(s) taken subject to			505	Norway Savings Bank		122,366.27	506	Norway Savings Bank		75,391.60				
204				507	Finn Water to Town of Ogunquit		22.48	508							
205				509				509							
206				510	City/Town taxes (01/01/2026 to 01/09/2026)		534.21	511	County taxes						
207				512	Assessments			513							
208				514				514							
209				515				515							
210	City/Town taxes (01/01/2026 to 01/09/2026)		534.21	516				516							
211	County taxes			517				517							
212	Assessments			518				518							
213				519				519							
214				520	Total Reduction Amount Due Seller		529,530.02								
215															
216															
217															
218															
219															
220	Total Paid By/For Borrower		50,534.21												
<b>300. Cash At Settlement From/To Borrower</b>								<b>600. Cash At Settlement From/To Seller</b>							
301	Gross Amount Due From Borrower (line 120)		1,541,143.50	601	Gross Amount due to Seller (line 420)		1,575,000.00								
302	Less amounts paid by/for borrower (line 220)		50,534.21	602	Less reductions in amount due seller (line 520)		529,530.02								
303	CASH FROM BORROWER		1,490,609.29	603	CASH TO SELLER		1,045,469.98								

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on January 9, 2026.

*Ramona J. Kuraw*  
 Borrower: 203 Ocean LLC. By: Ramona Kuraw, Member

*[Signature]*  
 Seller: Pangai, LLC. By: Brandon DeSisto, President