After recording return to:
Jason G. Howe, Esq.
Preti Flaherty
P.O. Box 9546
Portland, Maine 04112

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19846 PG 251**
Instr # 2026005494
02/19/2026 10:08:18 AM
Pages 2 YORK CO

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WARRANTY DEED

DLN: 3581847

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS, that **ANITA LANGEVIN**, an individual with a mailing address of 26 Miller Avenue, Biddeford, Maine 04005, FOR CONSIDERATION PAID, hereby grants to **TABBYCAT HOLDINGS LLC,** a Maine limited liability company with a place of business in Saco, Maine, with Warranty Covenants, a certain lot or parcel of land, situated in the City of Biddeford, York County, Maine, as more particularly described in **Exhibit A** attached hereto and made a part hereof.

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Anita Langevin has caused this instrument to be executed this 19 day of February, 2026.

WITNESS

Anita Langevin

STATE OF MAINE
York County, ss.

Date: February 19, 2026

Personally appeared the above-named Anita Langevin and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law/Notary Public
Print: DEVIN FLYNN
[SEAL] Notary Public, Maine
My Commission Expires
July 31, 2027

EXHIBIT A

Certain parcels or lots of land with the buildings thereon situated on Miller Avenue, so-called, in the City of Biddeford, County of York and State of Maine, and being more particularly described as Lots 3 and one-half of Lot 4, said one-half of Lot 4 running along and abutting said Lot 3, all as described on Plan of Lots known as The Atkinson Property, drawn by Libby and Dow, August 1938, recorded in York Registry of Deeds in Plan Book 12, Page 61.

The above described premises are conveyed subject to an easement for drain and water pipes conveyed by Romeo Charette and Idola Charette to Paul E. Sheltra by deed dated June 14, 1955 and recorded in York Registry of Deeds in Book 1280, Page 559.

Being the same premises described in a warranty deed from Robert G. Charette and Jeanne B. Charette to Anita Langevin dated July 27, 2007 and recorded in the York County Registry of Deeds in Book 15223, Page 134.