MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS

DLN: 2779211

THAT I, **EDWARD N. SYKES**, of Windham, County of Cumberland, State of Maine, for consideration paid, grant to **R1042, LLC**, a Maine Limited Liability Company, and its mailing address is 824 Roosevelt Trail, PMB #263, Windham, Maine 04062, with warranty covenants, certain real estate situated in the Town of Windham, County of Cumberland, State of Maine, described as follows:

REFERENCE TO EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF, I, **EDWARD N. SYKES**, hereby set my hand and seal on the date hereinbelow stated.

Date: May 29, 2025

WITNESS:

EDWARD N. SYKES

State of Maine
County of Cumberland, ss.

Personally appeared the above-named **EDWARD N. SYKES** and acknowledged the foregoing instrument to be his free act and deed.

Date: May 29, 2025

Before me,

Notary Public/Attorney at Law

Printed Name

SUSAN R. BAGLEY
Notary Public-Maine
My Commission Expires
March 19, 2030

DOC :18982 BK:41479 PG:254
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
05/30/2025, 11:56:54A
Register of Deeds Jessica M. Spaulding E-RECORDED

Exhibit A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the southerly side of the County Road leading from Bridgton to Portland, in said Windham, in the County of Cumberland and State of Maine, bounded and described as follows:

Commencing on said southerly or southwesterly side of the County Road at the point of intersection of land now or formerly of Joseph Brazier;
Thence southerly, along the line of the County Road, One Hundred Fifty-two (152) feet to a stake;
Thence westerly Two Hundred Fifty (250) feet to a rock;
Thence northerly Eighty-two (82) feet to a large white rock in a stone wall on the Brazier property line;
Thence northeasterly on the Brazier property line to the point of beginning.

Also conveying a right to pass and repass on foot by the right of way from the County Road to Sebago Lake, and to pass and repass on foot along the shore of said Sebago Lake, as conveyed by William E. Bragdon, et als, by deed dated June 16, 1909, recorded in the Cumberland County Registry of Deeds in Book 843, Page 236, to which deed and the record whereof reference is hereby made for a more complete description of these premises and of the right of way and other references to said right of way.

Also conveying another certain lot or parcel of land, together with any buildings thereon, adjacent to the above-described premises and described as follows:
Commencing on said southerly or southwesterly line of said County Road at the southeasterly corner of the above-described premises;
Thence southeasterly by said County Road Twenty-eight (28) feet to a point;
Thence southwesterly on a line parallel with the southeast sideline of the above-described premises Two Hundred Fifty (250) feet to a point;
Thence northwesterly Twenty-eight (28) feet to the most southwesterly corner of the above-described premises;
Thence northeasterly by the southeasterly sideline of the above-described premises Two Hundred Fifty (250) feet to the point of beginning.

Being the same premises conveyed from LaVerne B. Sykes to LaVerne B. Sykes and Edward N. Sykes as joint tenants and not as tenants in common, by Warranty Deed dated February 6, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12395, Page 9. The said LaVerne B. Sykes died on January 12, 2007 and the Grantor herein, Edward N. Sykes, is the surviving joint tenant.