

WARRANTY DEED
Statutory Short Form

DLN: 3536714

KNOW ALL BY THESE PRESENTS, That, **Batco, LLC**, a Maine Limited Liability Company whose mailing address is **PO Box 204, Cumberland, ME 04021**, for consideration paid, grants to **SCPS Properties, LLC**, a Maine Limited Liability Company whose mailing address is **5 Pine Road, Falmouth, ME 04105**, with Warranty Covenants, the real property in the Town of **Cumberland**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land with any improvements thereon, situated on the northeasterly side of Greely Road, in the Town of Cumberland, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at a 5/8" rebar iron pin set at the Southerly corner of land now or formerly of Elaine D. and Richard L. Walker as described in the Cumberland County Registry of Deeds, Book 3314, Page 244, and at the Southwesterly corner of land now or formerly of Bruce W. Bailey as described in said Registry, Book 7490, Page 48, said point of beginning lying S 56° 07' 15" E along the apparent Northeasterly sideline of the Greely Road a distance of Five Hundred and 00/100 (500.00) feet from a 3" x 8" granite monument found at an angle point in the Cumberland/Yarmouth town line; thence by the following courses and distances:

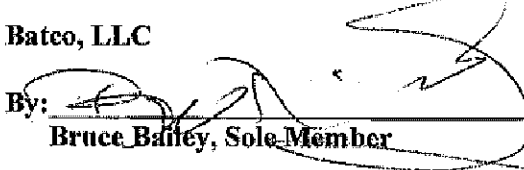
- 1. N 56° 07' 15" W along the apparent Northeasterly sideline of the Greely Road a distance of Two Hundred Thirty-Seven and 64/100 (237.64) feet to a 5/8" rebar iron pin set;**
- 2. N 37° 51' 04" E a distance of Five Hundred Seventeen and 77/100 (517.77) feet to a 5/8" rebar iron pin set at said land now or formerly of Bailey;**
- 3. S 56° 10' 58" E by said land now or formerly of Bailey a distance of Two Hundred Eighty and 03/100 (280.03) feet to a point;**
- 4. S 42° 30' 40" W by said land now or formerly of Bailey a distance of Five Hundred Twenty-Two and 75/100 (522.75) feet to the point of beginning.**

Meaning and intending to convey and conveying the real property described in a deed to **Batco, LLC** dated May 8, 2020 and recorded in the Cumberland County Registry of Deeds at Book 36675, Page 160.

Witness my hand and seal this January 28, 2026.

Witness:

Bateo, LLC

By: 

Bruce Bailey, Sole Member

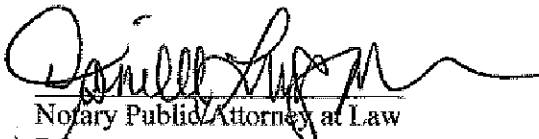
STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

January 28, 2026

Personally appeared on the above date, the above-named **Bruce Bailey, Sole Member** of said **Bateo, LLC** and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said **Bateo, LLC**.

Before me,


Notary Public/Attorney at Law

Print name: _____

Exp: _____

