

QUITCLAIM DEED

We, **GREGORY MALEC and CINDA MALEC**, being married to each other, with a mailing address of 271 Bedford Road, Bedford Hills, NY 10507,

for consideration paid in the amount **THREE HUNDRED FORTY-FIVE THOUSAND 00/100 (\$345,000.00) DOLLARS**,

grant to **STEPHEN M. LAROSE and MARY ELLEN LAROSE**, husband and wife, as tenants by the entirety, with a mailing address of 1145 High Street, Westwood, MA 02090,

with QUITCLAIM COVENANTS,

UNIT F-3 of Sea Pines Condominium III, which condominium was created by Master Deed dated June 17, 1977 and with Barnstable Registry of Deeds at Book 2531, Page 167. The land comprising the condominium is shown as Lot 3 on Plan Book 311, Page 27.

The unit is shown on the plan attached to the first deed of said unit to which is affixed a verified statement in the form provided by G.L. c. 183A, §9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and By-Laws, and Rules and Regulations adopted by said organization of unit owners, and all other matters of record.

The Condominium and each of the units is intended for residential purposes as permitted under the applicable zoning ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities of the Condominium is 2.1%.

The above-described premises are conveyed subject to and together with the benefit of any rights, rights of way, reservations, restrictions, easements and other matters of record, insofar as the same are in force and applicable.

For title, see Deed recorded with Barnstable County Registry of Deeds in Book 27564, Page 186.

Grantors release any and all homestead rights to the within premises, whether created by declaration or operation of law, and further state under the pains and penalties of perjury that there are no other individuals entitled homestead rights to the property being conveyed herein.

Executed as a sealed instrument under the pains and penalties of perjury this 29th day of June, 2016.

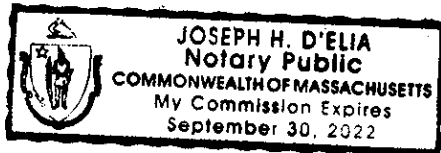
Cinda Malec
CINDA MALEC

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:
County

June 29, 2016

On the above date, before me, the undersigned notary public, personally appeared **CINDA MALEC**, who proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the attached document are truthful and accurate to the best of her knowledge and belief.



[Signature]
Notary Public
My commission expires:

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-29-2016 @ 02:01pm
Ct1#: 935 Doc#: 32880
Fee: \$1,179.90 Cons: \$345,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-29-2016 @ 02:01pm
Ct1#: 935 Doc#: 32880
Fee: \$931.50 Cons: \$345,000.00

Executed as a sealed instrument under the pains and penalties of perjury this 29th day of June, 2016.



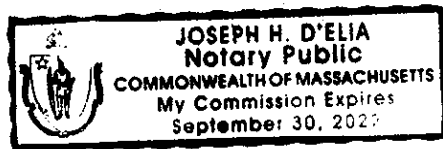
GREGORY MALEC


COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:
County

June 29, 2016

On the above date, before me, the undersigned notary public, personally appeared **GREGORY MALEC**, who proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the attached document are truthful and accurate to the best of his knowledge and belief.





Notary Public

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register