

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 02-28-2017 @ 03:39pm
Ct1#: 1455 Doc#: 9968
Fee: \$1,333.20 Cons: \$390,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 02-28-2017 @ 03:39pm
Ct1#: 1455 Doc#: 9968
Fee: \$1,193.40 Cons: \$390,000.00

QUITCLAIM DEED

I, **FRANCES L. MALONE**, being unmarried, as surviving tenant by the entirety, of 120 Woodlands Way, Apt. 227, Brewster, Massachusetts 02631

For full consideration paid of Three Hundred Ninety Thousand and 00/100 (\$390,000.00) Dollars

grant to **JUDITH A. TARR** of 18 Covey Court, East Hampton, New York 11937

with quitclaim covenants,

The Unit ("Unit") known as Unit B in Building 7 ("Building") of Sea Pines Condominium II, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated August 7, 1974 and recorded with Barnstable Registry of Deeds at Book 2081, Page 126 ("Master Deed") which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in Barnstable Deeds and on the copy of the portion of said plans attached to the deed recorded in Book 2291, Page 158 to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with:

1. An undivided 3.86 percent interest in the common areas and facilities of the property described in said Master Deed ("Common Elements") attributable to the Unit as that undivided interest may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.
2. An exclusive right to use garaged parking space for said Unit B as shown on the plans filed with the Master Deed, and the right to use one open parking space within the open parking area shown on the plans filed with the Master Deed.
3. An exclusive right to use (i) the Patio and (ii) any immediately adjacent attic or storage areas to which there is direct access from the Unit.

Said Unit is conveyed subject to and together with the benefit of all rights, reservations, easements and restrictions of record, and particularly those set forth in the Deed recorded in Book 2291, Page 158, to which reference is made for title, insofar as they are in force and applicable.

The grantor hereby certifies that she is unmarried and releases any and all rights of homestead in the above described property and further certifies that she has no former spouse, partner or former partner in a civil union who can claim the benefit of a homestead by court order or otherwise in said property.

Property Address: 7 Grove Lane, Brewster, Massachusetts 02631

For title, see deed recorded in Book 2291, Page 158. George L. Malone died on March 1, 2014. See Death Certificate recorded in Book 28356, Page 68. Also see Affidavit of No Estate Taxes recorded in Book 28356, Page 69 and Affidavit of No Divorce recorded in Book 28356, Page 71.

EXECUTED as a sealed instrument and signed under the pains and penalties of perjury this 28th day of February, 2017.

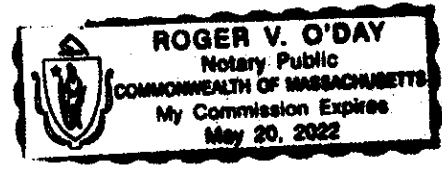
Frances L. Malone
FRANCES L. MALONE

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF BARNSTABLE

On this 28th day of February, 2017, before me, the undersigned notary public, personally appeared **FRANCES L. MALONE** proved to me through satisfactory evidence of identification which was Personally Known to be the person whose name is signed to the preceding or attached document and acknowledged to me that she signed it voluntarily under the pains and penalties of perjury for its stated purpose.

R. V. O'Day
Notary Public

My Commission Expires: 5-20-22



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register