

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-08-2014 @ 01:40pm
Ct1#: 907 Doc#: 56779
Fee: \$1,658.70 Cons: \$485,000.00

QUITCLAIM DEED

I, **EDWARD A. MAURER**, Trustee of **The Knoll Lane Sea Pines Trust**, u/d/t dated **January 16, 2006**, and recorded with Barnstable County Registry of Deeds in Book 21750, Page 246, with a mailing address of 12 Prentis Place, Medfield, MA 02052,

For consideration paid in the amount of **FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$485,000.00) DOLLARS**,

Grant to **MARY ELLEN FOTI**, Individually, of 320 Poplar Street, Roslindale, MA 02131,

with **QUITCLAIM COVENANTS**, The Unit known as **Unit K-15** of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., a Massachusetts corporation having its principal place of business in North Quincy, Massachusetts pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded on June 7, 1978 with Barnstable County Registry of Deeds at Book 2721, Page 293, as amended ("Master Deed") which unit is shown on the floor plans filed simultaneously with said Master Deeds.

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Said Unit is conveyed together with:

1. An undivided 2.8 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 amendments to said Master Deed pursuant to Article 12 and Schedule A thereof.
2. An exclusive right to use the Garage attached to the Unit as shown on the plans filed with the Master Deed and the right to one Additional assigned parking space on the property.
3. An exclusive right to use the patio to which there is direct access from the Unit.
4. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction or the building in which the Unit is located, or which come into existence hereafter as a result of settling or shifting of any building or as a result of repair or restoration of any building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.
5. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property and serving the Unit.

The land comprising the condominium is shown as Lot #4 on a plan entitled Plan of Sea Pines Brewster, Mass. dated 2/7/77 and recorded with Barnstable County Registry of Deeds in Plan Book 311, Page 27, to which reference is made for a more complete description.

Property Address: 18 Knoll Lane, Unit K-15, Brewster, Massachusetts

The instrument relates to a condominium and is subject to the provisions of Chapter 183A of the General Laws.

Said Unit is conveyed subject to and with the benefit of:

1. All easements, restrictions and encumbrances set forth in the Master Deed.
2. Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit now existing as a result of construction of any building or which may come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of the building or of any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty or after taking in condemnation or eminent domain proceedings or by reason of any alteration or repair to the Common Elements made by or with the consent of the Board of Managers.
3. An easement in favor of the other Unit owners to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit or elsewhere on the property and serving such other units.
4. Exclusive rights in favor of the owner of any Unit to use designated Parking Spaces.
5. Exclusive rights in favor of the owners of any Unit having sole access to a patio directly from the interior of such Unit to use such space.
6. The provisions of the Master Deed, By-Laws, Land Plan and floor plans of the Condominium recorded simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instrument recorded in Barnstable Deeds, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, lessees and visitors, as though such provisions were recited and stipulated at length herein.

The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or his permitted lessees and members of their immediate families.

Said Unit is also subject to the provisions of Chapter 183A of the Massachusetts General Laws as relate to condominium.

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

The Trustee hereby certifies that:

1. Said Trust is in full force and effect.
2. All beneficiaries are of full age.
3. All the beneficiaries are competent.
4. All the beneficiaries of said Trust have authorized and directed me as Trustee to convey the herein described premises for the consideration stated above.

For title, see deed recorded in Barnstable County Registry of Deeds in Book 21750, Page 252.

Executed as a sealed instrument under the pains and penalties of perjury this 1st day of November 2014.

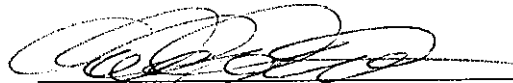

EDWARD A. MAURER, Trustee

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss:
County

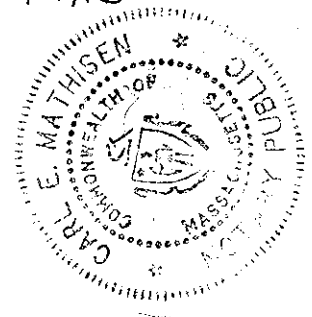
November 1, 2014

On the above date, before me, the undersigned notary public, personally appeared **EDWARD A. MAURER, Trustee as aforementioned**, who proved to me through satisfactory evidence of identification, which was a driver's license, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they 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/her/their knowledge and belief.



Notary Public

My commission expires: 3/4/16



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register