

UNIT DEED

Property Address: 11 Landing Lane, Brewster, MA 02631

I, LISA MONAHAN KEATING, Trustee of the MONAHAN FAMILY IRREVOCABLE TRUST, under a Declaration of Trust dated February 28, 2013 (see Trust Abstract recorded at Book 27277, Page 74), with a mailing address of 163 Beach Street, Foxborough, Massachusetts 02035,

for consideration of **THREE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$328,500.00)** Paid,

grant to

SUSAN P. OLIVERIO and DENNIS A. SMITH, Trustees of the SUSAN P. OLIVERIO REVOCABLE TRUST, under Declaration of Trust dated March 10, 2008 (see Trust Abstract recorded herewith), with a mailing address of 1058 Canton Avenue, Milton, Massachusetts 02186,

with QUITCLAIM COVENANTS,

The unit ("Unit") known as Unit B in Building 2 ("Building") of Sea Pines Condominium I, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts General Laws Chapter 183A by Master Deed dated October 9, 1973, and recorded with Barnstable Registry of Deeds at Book 1948, Page 53 ("Master Deed") on October 10, 1973, which Unit is shown on the floor plans of the Building and on the copy of the portion of said plans attached to a prior deed recorded with Barnstable Registry of Deeds.

Said Unit is conveyed together with an undivided 2.67 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit as it may have been amended and together with and subject to all rights, easements and other matters of record insofar as in force and applicable including matters set forth in the Unit Deed, the Master Deed, and the By-laws.

11 Landing Lane, Brewster, MA

An exclusive right to use garaged parking space Number 22 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.

Each of the units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

The Grantor does hereby certify that the above-described premises is not Homestead property and is not the principal residence of any person.

The undersigned hereby certifies as follows:

- A. That Lisa Monahan Keating is the sole Trustee of said Trust;
- B. That said Trust has not been altered, amended, revoked or terminated and is in full force and effect;
- C. That pursuant to said Trust, upon the specific direction of the beneficiaries, the Trustee has the power and authority to enter into a transfer of property located at 11 Landing Lane, Brewster, MA, more particularly described in a deed recorded in Book 27277, Page 76, to Susan P. Oliverio and Dennis A. Smith, Trustees of the Susan P. Oliverio Revocable Trust, for consideration of \$328,500.00, and, in conjunction therewith, the Trustee has been authorized by all of the beneficiaries to sign a deed and any other documents necessary to complete the transaction.
- D. That all of the beneficiaries are of legal age and none are under a disability.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

For title see deed of James A. Monahan and Diane Monahan dated February 28, 2013 and recorded with Barnstable County Registry of Deeds in Book 27277, Page 76.

Executed as a sealed instrument under the pains and penalties of perjury this 18 day of September, 2017.

Lisa Monahan Keating, Trustee
Lisa Monahan Keating, Trustee

STATE OF NEW YORK

County of COLUMBIA, ss.

On this 18th day of September, 2017, before me, the undersigned notary public, personally appeared **LISA MONAHAN KEATING, Trustee**, and proved to me through satisfactory evidence of identification, being (check whichever applies): *driver's license or other state or federal governmental document bearing a photograph image*, *oath or affirmation of a credible witness known to me who knows the above signatory*, or *my own personal knowledge of the identity of the signatory*, 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 this document are truthful and accurate to the best of her knowledge and belief.

Carol N. Van Denburgh
Notary Public:
My commission expires:

CAROL N. VAN DENBURGH
Notary Public - State of New York
No. 0146291251
Qualified in Columbia County
My Commission Expires October 15, 2017

Secretary\Deeds\9474-Keating