

PROPERTY ADDRESS: 48 Landing Lane, Unit G B5, Brewster, MA 02631

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-15-2016 @ 12:41pm
Ct1#: 772 Doc#: 18327
Fee: \$817.38 Cons: \$239,000.00

QUITCLAIM DEED

We, MELVYN PATASHNICK and HELENMARIE PATASHNICK, married to each other, of 7270 Elmore Mountain Road, Morrisville, VT 05661

For consideration of TWO HUNDRED THIRTY-NINE THOUSAND and 00/100 (\$239,000.00) DOLLARS paid,

Grant to JEROME F. BOYLE and KATHLEEN R. BOYLE, husband and wife, tenants by the entirety, of 40 Niles Hill Road, New London, CT 06320

with *quitclaim covenants*

The Unit ("Unit") known as Unit G in Building 5 ("Building") of Sea Pines Condominium I, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a Condominium established according to Massachusetts General Laws Chapter 183A by Master Deed dated October 9, 1973 and recorded with the Barnstable Registry of Deeds in Book 1948, Page 53 ("Master Deed").

The Unit conveyed is laid out as shown on a plan filed simultaneously with said Master Deed and is conveyed together with and subject to the benefit of the obligations, restrictions, rights and liabilities contained in Massachusetts General Laws, Chapter 183A, the Master Deed and the By-Laws filed therewith.

Said Unit is conveyed together with:

1. An undivided 2.11 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 garaged parking space Number 32 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 or balcony and (ii) any immediately adjacent attic or storage areas to which there is direct access from the Unit.

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Said Unit is also conveyed subject to all rights, easements and provisions set forth in the Master Deed, By-Laws, Land Plan and Floor Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the original Unit Deed.

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

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 the members of their immediate families.

Subject to and with the benefit of all rights, restrictions, rights of way, easements, appurtenances, reservations of record insofar as are now in force and are applicable.

By signing below, Grantors hereby certify under the pains and penalties of perjury that the herein conveyed premises are not their primary residence, and therefore is not homestead property. Grantors further certify that no other person(s) has homestead rights in said premises.

Meaning and intending to convey the same premises conveyed to Grantors herein by deed dated June 21, 2012 and recorded with the Barnstable County Registry of Deeds in Book 26462, Page 143.

(INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, I have set my hand and seal this 8 day of April 2016.

Melvyn Patashnick

Helenmarie Patashnick

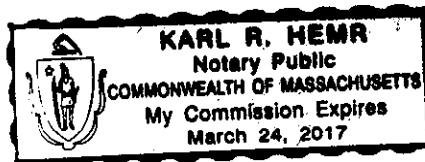
COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss

On this 8 day of April 2016, before me, the undersigned notary public, personally appeared **Melvyn Patashnick and Helenmarie Patashnick**, who proved to me through satisfactory evidence of identification, which was VERMONT DRIVERS LICENSES to be the persons whose names are signed on the preceding or attached document, an acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Notary Public

My Commission Expires:



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register