

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-24-2014 @ 03:59pm
Ct1#: 1345 Doc#: 49113
Fee: \$777.60 Cons: \$288,000.00

Bk 28468 Pg192 #49113
10-24-2014 @ 03:59p

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-24-2014 @ 03:59pm
Ct1#: 1345 Doc#: 49113
Fee: \$984.96 Cons: \$288,000.00

DEED

Glenn B. Merkel, Trustee of The Harry H. Merkel Nominee Trust, under declaration of trust dated January 6, 1994, recorded with Barnstable County Registry of Deeds in Book 9116, Page 257, of 80 Barre Road, New Braintree MA 01531 for consideration paid, and in full consideration of **Two Hundred Eighty-Eight Thousand (\$288,000.00) Dollars**, grants to **John S. Cacciola and Janelle M. Koppenhaver**, as joint tenants with the right of survivorship,
of 226 Conshohocken State Road, Gladwyne PA 19035

with *Quitclaim Covenants*,

The unit ("Unit") known as **Unit E in Building 1, of Sea Pines Condominium** (the "Condominium"), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, created by Master Deed dated October 9, 1973 and recorded with the Barnstable Registry of Deeds in Book 1948, Page 53 ("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 a portion of said plans recorded in Book 2539, Page 310, to which is affixed the verified statement of a registered architect in the form required by Chapter 183A, Section 9.

Said Unit is conveyed together with **an undivided 2.42% interest** in the common areas and facilities of the property described in the Master Deed attributed to said Unit as it may have been amended and together with the 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.

Subject to and together with the benefit of all rights, easements, restrictions, appurtenances, reservations and restrictions set forth in the deed recorded with the Barnstable County Registry of Deeds in Book 12580, Page 343.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The property address is **49 Landing Lane, Brewster, MA 02631**.

For title, reference is made to deed from Christopher F. Wroten and Teresa M. Wroten, dated September 30, 2008, recorded with the Barnstable Registry of Deeds in Book 23191, Page 150.

Grantor hereby waives any and all rights of Homestead in and to the premises conveyed hereby and warrants and represents that there are no other persons entitled to any rights of Homestead under General Laws, c.188 in the premises conveyed by this Quitclaim Deed.

WITNESS my hand and seal on October 22, 2014.

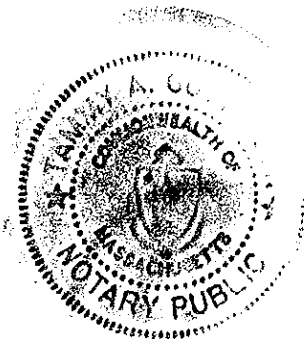
Glenn B. Merkel
Glenn B. Merkel,
Trustee of The Harry H. Merkel
Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 22, 2014

Then personally appeared the above named **Glenn B. Merkel**, personally known to me or 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 document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Tammy A. Gustafson

Notary Public
My commission expires:

TAMMY A. GUSTAFSON
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 27, 2017