

MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 09-16-2013 @ 11:09am  
Ct1#: 451 Doc#: 53272  
Fee: \$740.50 Cons: \$275,000.00

**MASSACHUSETTS QUITCLAIM DEED**

I, Katharine M. Shea, of 55 Landing Lane, Brewster, Barnstable County, MA, for consideration paid and in full consideration of TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$275,000.00) grant to Kenneth E. Ryan and Maureen E. Ryan, husband and wife, as tenants by the entirety, of 120 Lake Street, Upper Saddle, NJ

with *quitclaim covenants* the following property in Barnstable County, Massachusetts:

The land situated and described as follows:

The dwelling Unit known and designated as Unit No B in Building 1 (the "Building") of Sea Pines Condominium 1, 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 County Registry of Deeds at Book 1948, Page 53 (the "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 a deed recorded in Book 2264, Page 326 to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

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

Katharine M. Shea hereby releases any and all homestead rights regarding the above-referenced property and no other parties or relatives have any homestead rights.

For title reference see Deed recorded with Barnstable County Registry of Deeds in Book 11542, Page 32.

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 09-16-2013 @ 11:09am  
Ct1#: 451 Doc#: 53272  
Fee: \$742.50 Cons: \$275,000.00

PROPERTY ADDRESS: 55 Landing Lane, Brewster, MA 02631

Witness my hand and seal this 13<sup>th</sup> day of September, 2013

Kathryn Monica Shea

Katharine M. Shea

By Kathryn Monica Shea her attorney in fact

Under Power of Attorney

Recorded with Barnstable County Registry of Deeds

At Book 27417, Page 92

RECORDED  
SEP 20 2013  
BARNSTABLE COUNTY  
MASSACHUSETTS

**COMMONWEALTH OF MASSACHUSETTS**

Barnstable County, ss.

On this 13<sup>th</sup> day of September, 2013, before me, the undersigned notary public, personally appeared Kathryn Monica Shea, under power of attorney, proved to me through satisfactory evidence of identification, which was/were [] Mass. driver's license(s) or [] \_\_\_\_\_ 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.

BFG

Notary Public:

My Commission Expires:



**Brian F. Garner**  
**NOTARY PUBLIC**  
Commonwealth of Massachusetts  
My Commission Expires Jan. 21, 2016

**AFFIDAVIT REGARDING POWER OF ATTORNEY**

I, Kathryn Monica Shea, under a Power of Attorney granted by Katharine M. Shea, dated 1/14/2010 and recorded with Barnstable County Registry of Deeds in Book 27417, Page 92, hereby certify and state:

That to my knowledge at the time of my execution of documentation in connection with the sale of property situated at 55 Landing Lane, Brewster, Massachusetts, said Power of Attorney had not been altered, amended, terminated or revoked by death, mental illness or other disability.

Signed under the penalties of perjury this 13<sup>th</sup> day of September, 2013.


*Kathryn Monica Shea*  
Kathryn Monica Shea

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 13<sup>th</sup> day of September, 2013 before me, the undersigned notary public personally appeared Kathryn Monica Shea and proved to me through satisfactory evidence of identification which is MA DRIVERS LICENSE 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.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

 **Brian F. Garner**  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires Jan. 21, 2016