

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-20-2014 @ 12:45pm
Ct1#: 671 Doc#: 48042
Fee: \$958.50 Cons: \$355,000.00

UNIT DEED

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-20-2014 @ 12:45pm
Ct1#: 671 Doc#: 48042
Fee: \$1,214.10 Cons: \$355,000.00

Property address: 61 Landing Lane, Brewster, MA 02631

I, **SUSAN S. GOLDBLATT**, of 14 Pheasant Lane, Bedford, Massachusetts 01730,

for consideration of **THREE HUNDRED FIFTY-FIVE THOUSAND and no/100 dollars (\$355,000.00)** Paid,

grant to

JILL L. CAUDILL, Individually, of 166 Highland Moors Drive, Brewster, Massachusetts 02631,

with QUITCLAIM COVENANTS,

The unit ("Unit") known as **Unit F in Building 1** ("Building") of Sea Pines Condominium I ("the Condominium"), 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 filed simultaneously with said Master Deed in Barnstable Deeds, and on the copy of the portion of said plans recorded in Book 1952, Page 78, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

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,

Subject to and together with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions set forth in the Deed recorded in Barnstable County Registry of Deeds in Book 1952, Page 75.

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.

I hereby release all our rights of Homestead in the within-described property, if any there be, and certify under the pains and penalties of perjury that no person occupies the premises as a primary residence and has or can claim the benefit of a Homestead therein and that I have no former spouses, partners or former spouses in civil union who can claim the benefit of a Homestead herein.

For title see a deed from Susan S. Goldblatt and Julius E. Goldblatt dated January 12, 2008 and recorded with Barnstable County Registry of Deeds in Book 22615, Page 168.

Executed as a sealed instrument under the pains and penalties of perjury this 18th day of September, 2014.

Susan S. Goldblatt

SUSAN S. GOLDBLATT

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

On this 18th day of September, 2014, before me, the undersigned notary public, personally appeared **SUSAN S. GOLDBLATT** 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.

Jacqueline L. Bill

Notary Public: Jacqueline L. Bill
My commission expires: December 30, 2016

