

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-18-2013 @ 12:50pm
Ct1#: 845 Doc#: 59669
Fee: \$2,650.50 Cons: \$775,000.00

BARNSTABLE COUNTY EXCISE TAX
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Date: 10-18-2013 @ 12:50pm
Ct1#: 845 Doc#: 59669
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DEED

I, Pamela S. Lesser, being married to Steven Lesser, of Wayland, Massachusetts, for consideration of Seven Hundred Seventy Five Thousand Dollars (\$775,000.00) grants to John F. Giglio III and Dawn A. Giglio, husband and wife, tenants by the entirety, with quitclaim covenants

** of 3 Bushlen Rd, Bedford, MA 01730*

the unit ("Unit") known as Unit B-4 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded on June 7, 1978 with Barnstable Registry of Deeds in Book 2721, Page 293, as amended ("Master Deed") which Unit is shown on the floor plans filed simultaneously with said Master Deed in Barnstable Deeds.

Said Unit is conveyed together with:

1. An undivided 4.0 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 amendment to said Master Deed pursuant to Article 12 and Schedule A Thereof.
2. An exclusive right to use the garage #4 adjacent to the Unit as shown on the plans filed with the Master Deed and the right to one additional unassigned parking space on the property.
3. An exclusive right to use the patio to which there is direct access from the Unit.
4. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the buildings in which the Unit is located, or which come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of any building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.
5. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit.

245 Sea Pines Dr, Brewster, MA

Subject to and together with the benefit of easements, restrictions, rights and other provisions as set forth in deed from Corcoran, Mullins, Jennison, Inc., dated June 13, 1979 and recorded with Barnstable Deeds in Book 2936, Page 311.

For title see deed recorded at the Barnstable Registry of Deeds in Book 10952, Page 73.

[signatures on following page]

I, Steven Lesser, hereby certify under the pains and penalties of perjury that I am married to the Grantor Pamela S. Lesser, and I hereby waive and release any and all homestead rights that I may have in the premises.

Witness our hands and seal this 14th day of Oct, 2013

Pamela S Lesser
Pamela S. Lesser

Steven Lesser
Steven Lesser

COMMONWEALTH OF MASSACHUSETTS

, SS

On this 14 day of October, 2013, before me, the undersigned notary public, personally appeared Pamela S. Lesser, proved to me through satisfactory evidence of identification, which was Driver License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission expires: 9/18/2020

COMMONWEALTH OF MASSACHUSETTS

, SS

On this 14 day of October, 2013, before me, the undersigned notary public, personally appeared Steven Lesser, proved to me through satisfactory evidence of identification, which was Driver License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission expires: 9/18/2020

