

Bk 28541 Pg 34 #55482
12-01-2014 @ 03:14p

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-01-2014 @ 03:14pm
Ct1#: 1010 Doc#: 55482
Fee: \$3,180.60 Cons: \$930,000.00

QUITCLAIM DEED

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-01-2014 @ 03:14pm
Ct1#: 1010 Doc#: 55482
Fee: \$2,511.00 Cons: \$930,000.00

We, Thomas S. Luby and John F. Phelan, Jr. together as trustees of The John F. Phelan, Jr., Year 2000 #2 Trust, under Declaration of Trust evidenced by Trust Certificate of even date, recorded herewith and Thomas S. Luby and Catherine P. Arata together as trustees of The Catherine P. Arata Year 2000 #2 Trust under Declaration of Trust evidenced by Trust Certificate of even date, recorded herewith, both Trusts being those referred to and established under Article IV of The John F. Phelan Qualified Personal Residence Trust #2, under declaration of trust dated January 10, 2000, recorded at the Barnstable County Registry of Deeds in Book 15955, Page 299, with an address of of 405 Broad Street, Meriden, CT 06450

For consideration paid of Nine Hundred Thirty Thousand and 00/100 Dollars
(\$930,000.00)

Grant to

Peter A. Roque and Michelle M. Roque, as Trustees of the Roque Family Living Trust u/d/t dated September 6, 2007, a Trustees' Certificate for which is recorded at the Barnstable Registry of Deeds in Book 22363, Page 195, of 10 Windsor Place, Mansfield, MA 02048

With Quitclaim Covenants

The unit ("Unit") known as Unit B-14 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established 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 at 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 and on the copy of the portion of said plans attached to a deed previously recorded, to which is affixed the verified statement of a registered architect in the forms required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with:

1. An undivided 5.4 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 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 building 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.

Said Unit is conveyed subject to and with the benefit of:

1. All easements, restrictions and encumbrances set forth in the Master Deed.

2. Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit, now existing as a result of construction of any building, or which may come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of the building or of any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty or after a 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.

3. An Easement in favor of the other Unit Owners to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit or elsewhere on the Property and serving such other units.

4. Exclusive rights in favor of the owner of any unit to use designated Parking Spaces.

5. Exclusive rights in favor of the owner of any Unit having sole access to a patio directly from the interior of such Unit to use such space.

6. The provisions of the Master Deed, By-Laws, Land Plan and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be

amended from time to time by instrument recorded in Barnstable Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, lessees and visitors, as through such provisions were recited and stipulated at length herein.

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 of his permitted lessees and the members of their immediate families.

For title see Deed recorded at Book 12820, Page 270.

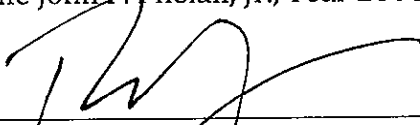
Property Address: 275 Sea Pines Drive, Unit B-14, Brewster, MA.

By signing below the Grantors hereby release all rights of homestead, and swear and acknowledge under the pains and penalties of perjury that no other persons are entitled to any benefits of an existing estate of homestead.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

Executed this 25th day of November 2014 under the pains and penalties of perjury.

The John E. Phelan, Jr., Year 2000 #2 Trust

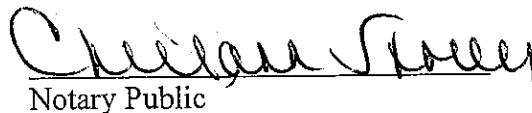


Thomas S. Luby, Trustee

STATE OF CONNECTICUT

County: New Haven, ss. MIDDLETOWN

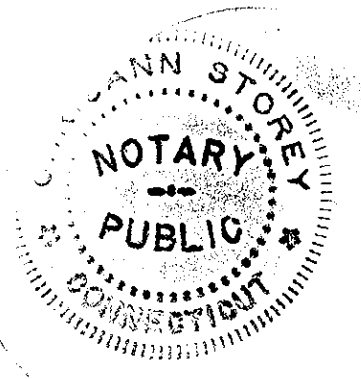
On this 25th day of November 2014 before me, the undersigned notary public, personally appeared Thomas S. Luby proved to me through satisfactory evidence of identification which was [] _____ Driver's License personally known to me [] Other: to be the person whose name is signed on the preceding or attached document and acknowledged to me that he 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 his knowledge and belief.



Notary Public

My commission expires:
(SEAL)

CHRISANN STOREY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2016



Executed this 25 day of November 2014 under the pains and penalties of perjury.

The John F. Phelan, Jr., Year 2000 #2 Trust

[Signature]
John F. Phelan, Jr., Trustee

STATE OF CONNECTICUT

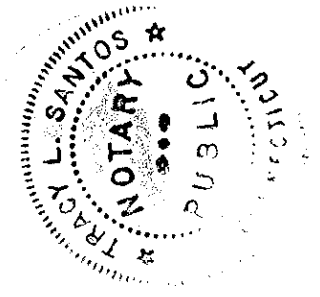
County: Hartford, ss. West Hartford

On this 25th day of November 2014 before me, the undersigned notary public, personally appeared John F. Phelan, Jr., proved to me through satisfactory evidence of identification which was [236975930 CT Driver's License [] personally known to me [] Other: to be the person whose name is signed on the preceding or attached document and acknowledged to me that he 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 his knowledge and belief.

[Signature]

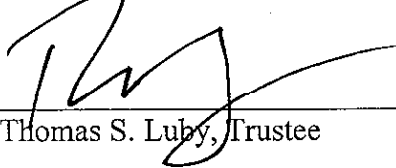
Notary Public
My commission expires:
(SEAL)

TRACY L. SANTOS
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2015



Executed this 25th day of November 2014 under the pains and penalties of perjury.

The Catherine P. Arata Year 2000 #2 Trust

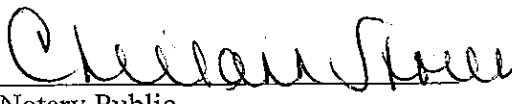


Thomas S. Luby, Trustee

STATE OF CONNECTICUT

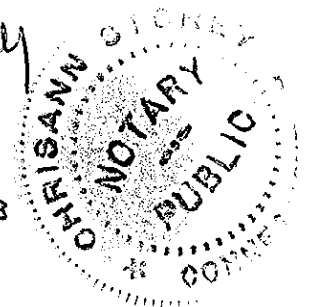
County: NEW HAVEN, ss. MERIDEN

On this 25th day of November 2014 before me, the undersigned notary public, personally appeared Thomas S. Luby proved to me through satisfactory evidence of identification which was [] _____ Driver's License personally known to me [] Other: to be the person whose name is signed on the preceding or attached document and acknowledged to me that he 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 his knowledge and belief.



Notary Public

My commission expires:
(SEAL) CHRISANN STOREY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2018



Executed this 25 day of November 2014 under the pains and penalties of perjury.

The Catherine P. Arata Year 2000 #2 Trust

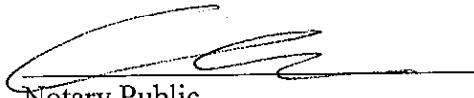


Catherine P. Arata, Trustee

COMMONWEALTH OF MASSACHUSETTS

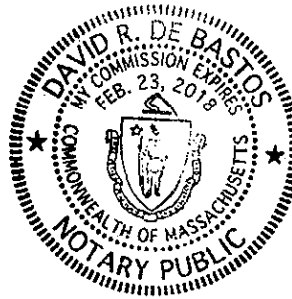
County: Plymouth, ss.

On this 25 day of November 2014 before me, the undersigned notary public, personally appeared Catherine P. Arata proved to me through satisfactory evidence of identification which was [] MA D.L. Driver's License [] personally known to me [] Other: 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.



Notary Public

My commission expires: FEB 23, 2018
(SEAL)



TRUSTEE CERTIFICATE

We, Thomas S. Luby and John F. Phelan, Jr., together as trustees of The John F. Phelan, Jr. Year 2000 #2 Trust established pursuant to Articles III and IV of the John F. Phelan Qualified Personal Residence Trust #2, under Declaration of Trust dated January 10, 2000, recorded in Book 15966, Page 299, of 405 Broad Street, Meriden, CT 06450, hereby certify that:

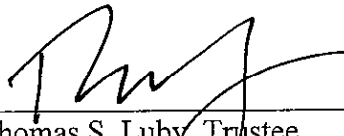
- 1. Said Trust is in full force and effect.
- 2. All of the beneficiaries are of full age.
- 3. None of the beneficiaries are minors, incompetent or a corporation selling all or substantially all of its assets.

4. The Trust has not been revoked or terminated, and any party may rely on the continuing existence of this Trust, until another certificate or document is recorded establishing an expiration date or terminating the trust.

5. All of the beneficiaries of said Trust have consented to the transfer of the property to Peter A. Roque and Michelle M. Roque, as Trustees of the Roque Family Living Trust u/d/t dated September 6, 2007, a Trustees' Certificate for which is recorded at the Barnstable Registry of Deeds in Book 22363, Page 195, of 10 Windsor Place, Mansfield, MA 02048 for consideration paid of Nine Hundred Thirty Thousand and 00/100 Dollars (\$930,000.00).

Executed this 25th day of November 2014 under the pains and penalties of perjury.

The John F. Phelan, Jr., Year 2000 #2 Trust

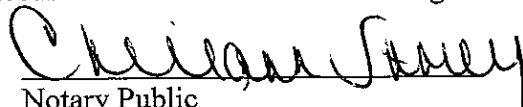


Thomas S. Luby, Trustee

STATE OF CONNECTICUT

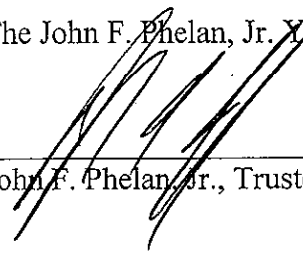
County: NEW HAVEN, ss. MERIDEN

On this 25th day of November 2014 before me, the undersigned notary public, personally appeared Thomas S. Luby proved to me through satisfactory evidence of identification which was [] _____ Driver's License personally known to me [] Other: to be the person whose name is signed on the preceding or attached document and acknowledged to me that he 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 his knowledge and belief.


Notary Public
My commission expires MAR 31, 2018
(SEAL) **CHERISANN STOREY**
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2018

Executed this 25 day of November 2014 under the pains and penalties of perjury.

The John F. Phelan, Jr. Year 2000 #2 Trust




John F. Phelan, Jr., Trustee

STATE OF CONNECTICUT

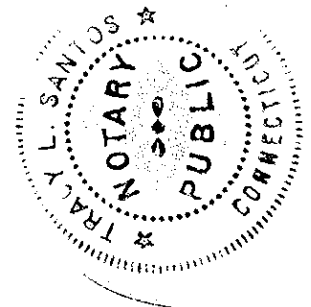
County: Hartford, ss. West Hartford

On this 25th day of November 2014 before me, the undersigned notary public, personally appeared John F. Phelan Jr., proved to me through satisfactory evidence of identification which was 236975930 CT Driver's License [] personally known to me [] Other: 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.



Notary Public
My commission expires:
(SEAL)

TRACY L. SANTOS
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2015



TRUSTEE CERTIFICATE

We, Thomas S. Luby and Catherine P. Arata together as trustees of The Catherine P. Arata Year 2000 #2 Trust, established pursuant to Articles III and IV of the John F. Phelan Qualified Personal Residence Trust #2, under Declaration of Trust dated January 10, 2000, recorded in Book 15966, Page 299, of 405 Broad Street, Meriden, CT 06450, hereby certify that:

- 1. Said Trust is in full force and effect.
- 2. All of the beneficiaries are of full age.
- 3. None of the beneficiaries are minors, incompetent or a corporation selling all or substantially all of its assets.
- 4. The Trust has not been revoked or terminated, and any party may rely on the continuing existence of this Trust, until another certificate or document is recorded establishing an expiration date or terminating the trust.
- 5. All of the beneficiaries of said Trust have consented to the transfer of the property to Peter A. Roque and Michelle M. Roque, as Trustees of the Roque Family Living Trust u/d/t dated September 6, 2007, a Trustees' Certificate for which is recorded at the Barnstable Registry of Deeds in Book 22363, Page 195, of 10 Windsor Place, Mansfield, MA 02048 for consideration paid of Nine Hundred Thirty Thousand and 00/100 Dollars (\$930,000.00).

Executed this 25th day of November 2014 under the pains and penalties of perjury.

The Catherine P. Arata Year 2000 #2 Trust

Thomas S. Luby, Trustee

STATE OF CONNECTICUT

County: NEW HAVEN, ss. MERIDEN

On this 25th day of November 2014 before me, the undersigned notary public, personally appeared Thomas S. Luby proved to me through satisfactory evidence of identification which was [] _____ Driver's License personally known to me [] Other: to be the person whose name is signed on the preceding or attached document and acknowledged to me that he 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 his knowledge and belief.

Chrisann Storey
Notary Public

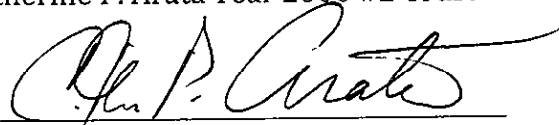
My commission expires: (Seal)

CHRISANN STOREY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR 31, 2018



Executed this 25 day of November 2014 under the pains and penalties of perjury.

The Catherine P. Arata Year 2000 #2 Trust

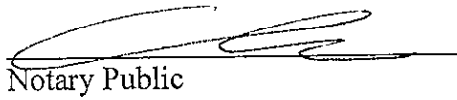


Catherine P. Arata, Trustee

COMMONWEALTH OF MASSACHUSETTS

County: PLYMOUTH, ss.

On this 25 day of November 2014 before me, the undersigned notary public, personally appeared Catherine P. Arata proved to me through satisfactory evidence of identification which was [] MA D.L. Driver's License [] personally known to me [x] Other: 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.



Notary Public

My commission expires: FEB 23, 2018
(SEAL)



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register