

09-24-1999 @ 12:57

## Q U I T C L A I M D E E D

MARGARET R. LOBINGIER, Trustee of THE MARGARET R. LOBINGIER FAMILY TRUST of 1997, u/d/t dated MARCH 7, 1997, and recorded Barnstable County Registry of Deeds in Book 10644, Page 153, said Trust having a mailing address of 42 Landing Lane, Unit 5-C, Brewster, MA 02631

in consideration of TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED and 00/100 (\$224,900.00) DOLLARS PAID

grants to SOLOMON CIOLKOWSKI AND LETITIA CIOLKOWSKI, husband and wife as tenants by the entirety, both of ~~30 Johnstone Road, Great Neck, NY 11021~~ 42 LANDING LANE, BREWSTER, MA 02631

with QUITCLAIM COVENANTS

the unit ("Unit") known as UNIT C IN BUILDING 5, "Building" of Sea Pines Condominium I, Sea Pines Condominium I, 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 053 ("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 at Barnstable Deeds in Book 1983, Page 114.

Said Unit is conveyed subject to and together with:

1. An undivided 2.83 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit.
2. An exclusive right to use garaged parking space Number 34 as shown on plans filed with the Master Deed, and the right to use one open parking space within the open parking areas shown on the plans filed with the Master Deed.
3. An exclusive right to use (i) the patio or balcony and (ii) any immediately adjacent attic or storage areas to which there is direct access from the Unit.
4. Those matters set forth in a Deed recorded in Barnstable County Registry of Deeds in Book 10644, Page 165.

The unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owners thereof or of their permitted lessees and the members of their immediate families.

PROPERTY: 42 LANDING LANE, BREWSTER

I, Margaret R. Lobingier, Trustee as aforesaid, do hereby certify that as of the date hereof the following facts were true: (1) I am the sole Trustee of The Margaret R. Lobingier Family Trust of 1997; (2) Said Trust has never been amended or terminated and is currently in full force and effect; (3) The Beneficiaries of said Trust were listed on a Schedule of Beneficiaries filed with the Trustee on the date that said Trust was created and said Beneficiaries have never changed; (4) There were one or more Beneficiaries of said Trust other than myself; (5) All Beneficiaries were of legal age and competent; (6) No Beneficiary of the Trust has died within ten years of the date of this deed; (7) No Beneficiary of this Trust was a non-resident alien; (8) No beneficiary of this Trust was a corporation selling all or substantially all of its Massachusetts assets; (9) No Federal or State Tax Liens have been assessed against any Beneficiary; and (10) All Beneficiaries have directed and authorized me to enter into this transaction and to execute the deed and any and all other documents relating thereto as I deem necessary in order to effectuate the above set forth transaction.

For Grantor's title, see Deed duly recorded Barnstable County Registry of Deeds in Book 10644, Page 165.

EXECUTED as a sealed instrument this 21<sup>st</sup> day of September, 1999

BARNSTABLE COUNTY  
REGISTRY OF DEEDS  
PROPERTY EXCISE TAX  
**CANCELLED**

DATE 09.24.99 FRI  
TAX \$513.00  
TOTAL \$513.00  
CHECK \$513.00  
CLERK 1 NO.002956  
TIME 12:52 1111

THE MARGARET R. LOBINGER FAMILY TRUST OF 1997

Margaret R. Lobingier Trustee  
MARGARET R. LOBINGIER, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

September 21, 1999

Then personally appeared the above named Margaret R. Lobingier, Trustee, as aforesaid and acknowledged the foregoing instrument to be her free act and deed, before me

REG DEEDS  
REG # 01  
BARNSTABLE  
**CANCELLED**

09/24/99 1:00PM 01  
000000 #6247  
FEE \$769.50  
CASH \$769.50

Mary Beth H. Cuddy  
NOTARY PUBLIC  
My Commission Expires: April 13, 2001

BARNSTABLE REGISTRY OF DEEDS