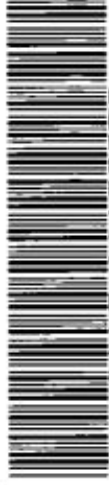


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Recorded: 04/27/2015 02:39 PM
ATTEST: John R. Buckley, Jr., Register
Plymouth County Registry of Deeds

MASTER DEED OF
THE ESTUARY CONDOMINIUM

7 Bay Corp., (hereinafter referred to as the "Declarant") being the owner of the land described in Section 2 below (the "Land"), does hereby, by duly executing and recording this Master Deed, submit the Land, together with the buildings and improvements erected thereon known and numbered as 7 Bay Street, Hull, Plymouth County, Massachusetts, and all easements, rights and appurtenances belonging thereto (hereinafter called the "Premises"), to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts ("Chapter 183A"), and do hereby state that it proposes to create, and does hereby create, with respect to the Premises a condominium to be governed by and subject to the provisions of Chapter 183A, and to that end Declarant declares and provides the following:

1. Name. The name of the condominium shall be "**THE ESTUARY CONDOMINIUM**".
2. Description of Land. The Land, which is included within and as a part of the condominium (the "Condominium") created hereby, is more particularly bounded and described as set forth on the attached Exhibit A.
3. Trust. The organization through which the owners of the Units of the Condominium (the "Unit or Units") will manage and regulate the Condominium created hereby is the "THE ESTUARY CONDOMINIUM TRUST" (the "Condominium Trust"), established under Declaration of Trust of even date hereof, which is to be recorded herewith. The Condominium Trust provides for the owners of Units to be members with interests thereunder equal to their respective undivided percentage interests in and to the common areas and facilities (hereinafter defined and referred to as the "Common Areas and Facilities") of the Condominium as determined hereunder. The original and present Trustee of the Condominium Trust (the "Trustee") is Steven Buckley. The address of the Trust is Steven Buckley, Trustee, P.O. BOX 351, Hull, MA 02045-0351.