

M.R. BOOK 49109
PAGE 79

UNIT DEED

THE ESTUARY CONDOMINIUM



2018 00071314

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Recorded: 08/29/2018 02:50 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

GRANTOR: 7 Bay Corp.
51 Manomet Avenue
Hull, Massachusetts 02045

GRANTEE: Mary Devine and David Devine, husband and wife, as tenants
by the entirety, now of
7 Bay Street, Unit 7
Hull, Massachusetts 02045

UNIT NO.: 7

PERCENTAGE INTEREST: 7.61%

SQUARE FEET: 1,876

CONSIDERATION: Five Hundred Sixty Five Thousand and 00/100 (\$565,000.00)
Dollars

7 Bay Corp., a Massachusetts corporation with a principal place of business at 51 Manomet Avenue, Hull, Massachusetts 02045, owner of the Unit above in The Estuary Condominium created by Master Deed dated April 22, 2015 and recorded with Plymouth County Registry of Deeds at Book 45472, Page 275, in accordance with the provisions of G.L. c. 183A, for consideration paid in the above amount, grants to the above Grantee, with *quitclaim covenants*, the above referenced Unit.

The Unit is shown on the Floor Plans ("Floor Plans") of the building recorded as part of the Master Deed and on the copy of a portion of the Floor Plans attached hereto, to which is affixed the verified statement of the registered architect in the form required by Section 9 of the Condominium Law.

The Post Office Address of the Unit is: 7 Bay Street, Unit 7, Hull, MA 02045.

The Unit is conveyed together with the above-listed Percentage Interest (a) in the common areas and facilities of the Condominium as described in the Master Deed, and (b) The Estuary Condominium Trust dated April 22, 2015 and recorded with the Plymouth County District Registry of Deeds in Book 45472, Page 292.

The Unit is intended for residential use as more particularly set forth in Section 9 of the Master Deed and is subject to the restrictions on use set forth in that section.

Property Address: 7 Bay Street, Unit 6, Hull, MA 02045

The Grantee acquires the Unit with the benefit of, and subject to, the provisions of G.L. c. 183A, the Master Deed and the condominium trust referred to above and any by-laws and rules and regulations from time to time adopted thereunder, all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; easements, rights and restrictions of record insofar as the same are now in force and applicable, and real estate taxes which are not yet due and payable.


This conveyance does not constitute the sale or transfer of all or substantially all of the Grantor's assets within the Commonwealth of Massachusetts.

For Grantor's title to the Unit, see deed dated November 20, 2007 and recorded in the Plymouth Registry of Deeds in Book 35319, Page 163. Pursuant to 11 U.S.C. sec. 1146 (a) Grantor is not required to pay deed stamps to the Commonwealth.

Under the pains and penalties of perjury Grantor hereby waives any and all of their homestead rights in the property described above and conveyed herein.

Executed as a sealed instrument this 21st day of August, 2018:

7 BAY CORP.:

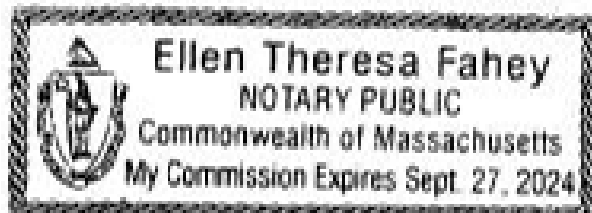
By: 
Steven Buckley, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 29th day of August, 2018, before me, the undersigned notary public, personally appeared Steven Buckley, President and Treasurer of 7 Bay Corp., proved to me through satisfactory evidence of identification, which was diminished, to be the person whose name is signed on the preceding document, and acknowledged that he signed it freely and voluntarily for its stated purpose.


Notary Public
My commission expires: 9/27/24



PL# 15-140
PL# 15-141



2015 00028876

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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.

The land in Plymouth County, Massachusetts, situated at the corner of Bay Street and George Washington Blvd and known and numbered as 7 Bay Street, Hull, Massachusetts duly recorded with Plymouth Registry of deeds and bounded and described as follows:

That certain parcel of land being known and numbered 7 Bay street, Hull, situated at the intersection of Bay Street and George Washington Blvd., and being shown as parcel #34002 in the records of the Hull Assessor's and on the town atlas. Said property contains eighty four one hundredths (84/100) of one acre as currently constituted and shown on said Atlas together with such riparian rights and lands as have accreted and may from time to time accrete thereto and ownership of all adjoining tidal land to the low water mark thereof.

The above described premises are hereby conveyed subject to restrictions of record, if any so far as the same may now be in force and applicable.

Meaning and intending to convey the premises conveyed to the grantor by Deed dated November 20, 2007 and recorded at the Plymouth County Registry of Deeds in Book 35319, Page 163.