Bk 36649 Pg337 #43454
10-31-2024 @ 01:18p

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C O P Y

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-31-2024 @ 01:18pm
Ctl#: 374 Doc#: 43454
Fee: $42,750.00 Cons: $12,500,000.00

N O T
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C O P Y

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-31-2024 @ 01:18pm
Ctl#: 374 Doc#: 43454
Fee: $38,250.00 Cons: $12,500,000.00

UNIT DEED

Grantor:	SCUDDER AVENUE LLC, a Massachusetts limited liability company with a principal place of business in Hyannis, Barnstable County, Massachusetts
Grantee:	RIVERVIEW SCHOOL, INC., a Massachusetts corporation, with an address of 551 Route 6A, East Sandwich, MA 02537
Unit No.:	1-B
Percentage Interest:	11.14%
Consideration: Dollars	Twelve Million Five Hundred Thousand and 00/100 ($12,500,000.00)
Property Address:	35 Scudder Avenue, Unit 1-B, Hyannis, Massachusetts 02601

Grantor, the owner of the Unit described above in the Hyannis Resort and Conference Center Condominium in Hyannis, Barnstable County, Massachusetts, a condominium created in accordance with the provisions of M.G.L. Chapter 183A, by Master Deed dated June [_], 2022 and recorded with the Barnstable County Registry of Deeds on June 30, 2022 in Book 35224, Page 111, as amended by that certain Amended and Restated Master Deed dated October 24, 2024 and recorded with said Registry of Deeds on October 25, 2024 in Book 36635, Page 123, and as it may be further amended by instruments of record (the "A&R Master Deed"), for the Consideration paid as stated above, hereby grants the Unit to the Grantee, with QUITCLAIM COVENANTS.

The Unit is shown on the plans (the "Plans") recorded with the Amended and Restated Master Deed on or about the date hereof. The Unit is conveyed together with the above listed Percentage Interest in and to (i) the common areas and facilities of the Condominium as described in said Master Deed, and (ii) the Hyannis Resort and Conference Center Condominium Trust established by Declaration of Trust dated and recorded on June 30, 2022 with said Registry of Deeds in Book 35224, Page 126, as amended by that certain Amended and Restated Declaration of Trust dated October 24, 2024 and recorded with said Registry of Deed in Book 36635, Page 144 (as the same may be further amended by instruments of record, the "Condominium Trust").

Property address: 35 Scudder Avenue, Unit 1-B, Hyannis, Massachusetts

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Grantee acquires the Unit with the benefits of, and subject to, the provisions of M.G.L. Chapter 183A relating to condominiums, as that statute is written as of the date hereof, the A&R Master Deed and the Condominium Trust, as the same may be amended by instruments of record, and any by-laws and rules and regulations from time to time adopted thereunder, and all easements, covenants, restrictions, agreements, and reservations of record insofar so far as the same are now in force and applicable, and subject to real estate taxes attributable to the Unit which are not yet due and payable.

Grantor has not elected to be classified as a corporation for purposes of federal income taxation.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by Deed dated June 23, 2022 and recorded with Barnstable County Registry of Deeds in Book 35224, Page 157.

[Signature on following page]

NOT AN OFFICIAL COPY

Witness the execution hereof under seal this 24th day of October, 2024.

SCUDDER AVENUE LLC,
a Massachusetts limited liability company

By: _____
Name: John J. Hynes, Jr.
Title: mgr

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 24th day of October, 2024, before me, the undersigned notary public, personally appeared, the above John J. Hynes, Jr. proved to me through satisfactory evidence of identification, which were: ☐ photographic identification issued by a federal or state governmental agency or ☒ personal knowledge of the undersigned, 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 as the Manager of SCUDDER AVENUE LLC.

_____
Notary Public
Print Name:
My Commission expires:

MARSHALL F. NEWMAN
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 31, 2026

[Affix Seal]

[Signature page to Unit Deed]

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register