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UNIT DEED

Grantor:	TFG HYANNIS HOSPITALITY, LLC, a Delaware 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.:	2
Percentage Interest:	35%
Consideration:	Nine Million Eight Hundred Thousand and 00/100 ($9,800,000.00) Dollars
Property Address:	35 Scudder Avenue, Unit 2, Hyannis, Massachusetts 02601

Property address: 35 Scudder Avenue, Unit 2, 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 it may be amended by instruments of record, 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 Master Deed in Plan Book 696, Pages 37-39. The Unit is conveyed together with (a) the exclusive use area as shown on the Plans (described in the Master Deed as "Exclusive Use Common Areas"), and (b) 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 (the "Condominium Trust").

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 Master Deed and the Condominium Trust, as the same may be amended by instruments of record, and any by-

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-03-2024 @ 01:13pm
Ctl#: 378 Doc#: 12321
Fee: $33,516.00 Cons: $9,800,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-03-2024 @ 01:13pm
Ctl#: 378 Doc#: 12321
Fee: $29,988.00 Cons: $9,800,000.00

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 November 7, 2007 and recorded with Barnstable County Registry of Deeds in Book 22498, Page 88.

[Signature on following page]

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

Witness the execution hereof under seal this 2 day of April, 2024.

TFG HYANNIS HOSPITALITY, LLC,
a Delaware limited liability company

By: _____
Wesley E. Finch, Manager and
Authorized Signatory

STATE OF Florida

Palm Beach County, ss.

On this 28 day of March, 2024, before me, the undersigned notary public, personally appeared, the above Wesley E. Finch, 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 and Authorized Signatory of TFG Hyannis Hospitality, LLC.

_____
Notary Public
Print Name: Viviana M. Mesa
My Commission expires: 10/31/2027

[Affix Seal]

VIVIANA M. MESA
MY COMMISSION # HH 417665
EXPIRES: October 31, 2027

JOHN F. MEADE, REGISTER
BARNSTABLE COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY