Bk 31486 Pg1 #41559
08-24-2018 @ 10:30a

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-24-2018 @ 10:30am
Ctl#: 327 Doc#: 41559
Fee: $598.50 Cons: $175,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-24-2018 @ 10:30am
Ctl#: 327 Doc#: 41559
Fee: $535.50 Cons: $175,000.00

Property Address: Lot 1, MacArthur Boulevard, Bourne, MA

QUITCLAIM DEED

I, Kathryn L. Harding, Successor Trustee of the Flyover Nominee Trust, u/d/t dated January 11, 2005, Declaration of Trust recorded with Barnstable County Registry of Deeds in Book 19474, Page 260, with a mailing address of P.O. Box 410, Cataumet, Massachusetts 02534

For consideration paid of One Hundred Seventy Five Thousand and 00/100 ($175,000.00) Dollars

Grant to MAC HUNTER, LLC, a Massachusetts Limited Liability Company, with a principal office located at 323 Manley Street, West Bridgewater, Massachusetts 02379

with Quitclaim Covenants

A certain parcel of land, situated on MacArthur Boulevard in Bourne, Barnstable County, Massachusetts, being shown as LOT 1 on a plan of land entitled "Plan of land of Assessors Map 52, Parcel 41, MacArthur Boulevard, Bourne, Mass., prepared for Flyover Nominee Trust, dated May 30, 2018, (Scale 1" =80')", prepared by Green Seal Engineering, Inc, 114 State Road, Building B, Sagamore Beach, MA 02562, Tel: 508-888-6034; Fax: 508-888-1506, said plan being recorded with the Barnstable County Registry of Deeds in Plan Book 675, Page 72.

Said parcel is subject to and has the benefit of all rights, easements, grants, restrictions, reservations, covenants, and encumbrances of record insofar as the same are now in force and applicable.

The Grantor named herein, does hereby voluntarily release all of right of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no beneficiaries of the Trust or any other person or persons entitled to any homestead rights.

I, Kathryn L. Harding, Successor Trustee of the Flyover Nominee Trust, u/d/t dated January 11, 2005, Declaration of Trust recorded with Barnstable County Registry of Deeds in Book 19474, Page 260, hereby certify that:

1. Said Trust is in full force and effect.

2. All of the beneficiaries are of full age.

3. None of the beneficiaries are minors, incompetent or a corporation selling all or substantially all of its assets.

4. The Trust has not been revoked or terminated, and any party may rely on the continuing existence of this Trust, until another certificate or document is recorded establishing an expiration date or terminating the Trust.

6 All of the beneficiaries of said Trust have consented to the sale of Lot 1, MacArthur Boulevard, Bourne, Massachusetts for $175,000.00 to MAC HUNTER, LLC .

For title, see deed recorded with Barnstable County Registry of Deeds in Book 19474, Page 267.

Executed this 24th day of August, 2018 under the pains and penalties of perjury.

Flyover Nominee Trust, u/d/t dated
January 11, 2005

Kathryn L. Harding, Successor Trustee

STATE OF MASSACHUSETTS

COUNTY OF BARNSTABLE

On this 24TH day of August, 2018 before me, the undersigned notary public, personally appeared Kathryn L. Harding, Successor Trustee of the Flover Nominee Trust, u/d/t dated January 11, 2005, proved to me through satisfactory evidence of identification which was [x] MA Driver's License [ ] personally known to me [ ] Other: to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of her knowledge and belief.

Notary Public
My commission expires:
(SEAL)

Commonwealth of Massachusetts
Notary Public
Kathryn L. Bean
My Commission Expires 12/23/2022

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

Bk 30451 Pg57 #20557
04-28-2017 @ 11:36a

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-28-2017 @ 11:36am
Ctl#: 707 Doc#: 20557
Fee: $2,907.00 Cons: $850,000.00

QUITCLAIM DEED

We, **Elizabeth A. Harris** of 21 Hunters Brook Road, Sagamore Beach, Massachusetts 02562, and **Shirley C. Stolte** of 25 Burning Tree Lane West Barnstable, Massachusetts 02668, **Trustees of the Hodgkins Nominee Trust** under Declaration of Trust dated December 31, 1990, recorded with Barnstable County Registry of Deeds in Book, 7414, Page 310, for consideration of Eight Hundred Fifty Thousand and 00/100 ($850,000.00) Dollars grant to **21 Hunters Brook Road, Inc.**, a Massachusetts corporation, duly organized and existing under the laws of the Commonwealth, with its principal address at 323 Manley Street, West Bridgewater, MA 02379.

with QUITCLAIM COVENANTS,

A certain parcel of land situated on the northerly side of Hunters Brook Road in Bourne (Sagamore), Barnstable County, Massachusetts, more particularly described as follows:

Lot 2 as shown on plan entitled, "Plan of Land in Bourne, MA Prepared for Hodkins Nominee Trust," dated March 11, 2004, Scale 1"=40', prepared by Canal Land Surveying 306 Old Plymouth Road, Sagamore Beach, MA and recorded with Barnstable County Registry of Deeds in Plan Book 592, Page 44. Lot 2 contains ±10.95 acres of land, more or less, as shown on said plan.

The above-described premises are conveyed subject to and having the benefit of rights, reservations, restrictions, and easements of record to the extent the same are now in force and applicable hereto.

For Grantor's Title see Deed dated January 16, 1991 recorded in Barnstable County Registry of Deeds Book 7414, Page 316.

Title Not Examined By Preparer of Deed

Property Address: 21 Hunters Brook Road Sagamore Beach, MA 02562

Executed as a sealed instrument this 28th day of April 2017.

Elizabeth A. Harris, Trustee
Hodgkins Nominee Trust

Shirley C. Stolte, Trustee
Hodgkins Nominee Trust

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-28-2017 @ 11:36AM
Ctl#: 707 Doc#: 20557
Fee: $2,601.00 Cons: $850,000.00

COMMONWEALTH OF MASSACHUSETTS)
)SS
BARNSTABLE COUNTY)

I, Jane M. Pineau a notary public in and for said County and Commonwealth, hereby certify that on this 28th day of April, 2017, before me personally appeared **Elizabeth A. Harris and Shirley C. Stolte, Trustees Hodgkins Nominee Trust,** proved to me through satisfactory evidence of identification which was photographic identification with signature issued by a federal or state governmental agency, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary act and deed, for the uses and purposes therein set forth.

Jane M P

Notary Public:
My commission expires:

JANE M. PINEAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 26, 2023

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register