

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

DEED

N O T
A N
O F F I C I A L
C O P Y

We, **Richard M. Cushner and Estelle G. Cushner, Trustees of the Cushner Family Living Trust**, u/d/t dated January 22, 2004, as evidenced by a Certificate of Trust Pursuant to M.G.L. c. 184, sec. 35, recorded with the Land Registration Office of the Barnstable County Registry of Deeds as **Document No. 956988**, for **Ten (\$10.00) Dollars** consideration paid, grant to **Richard M. Cushner and Estelle G. Cushner, Trustees of the 22 Samoset Road Nominee Trust**, u/d/t dated March 20, 2012 and recorded with said Deeds herewith, **Doc 1188479**

With QUITCLAIM COVENANTS,

The land with the buildings thereon in Mashpee, Barnstable County, Massachusetts, bounded and described as follows:

NORTHEASTERLY: by Samoset Road by a curved line measuring one hundred (100) feet;
SOUTHEASTERLY: by Lot 66, as shown on plan hereinafter mentioned, one hundred two and 25/100 (102.25) feet;
SOUTHWESTERLY: by land now or formerly of James F. Farnsworth, about two hundred thirty (230) feet;
WESTERLY: by Great River; and
NORTHERLY: by Lot 64 on said plan, about one hundred forty-seven (147) feet.

Said parcel is shown as **Lot 65** on said plan.

All of said boundaries are determined by the Court to be located as shown on Subdivision Plan **26502D**, (sh. 1) as approved by the Court, filed with the Land Registration Office, a copy of which is filed with said Deeds with Certificate of Title No. 42270.

Subject to the reservations and restrictions contained in a Deed recorded with said Deeds as Document No. 130380.

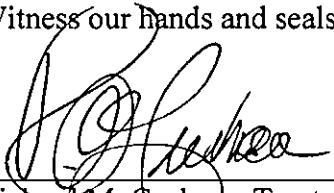
3.
Grantee
Property Address: 22 Samoset Road
Mashpee, MA

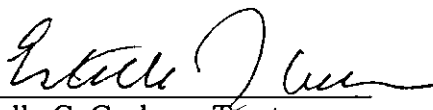
Together with the right to use the roads and ways shown on said plan and on Subdivision Plan 26502C and Great Oak Road and Willis Work Road in common with others entitled thereto for all purposes for which such roads and ways are commonly used in the Town of Mashpee, insofar as the same are still in force and applicable.

Meaning to convey and hereby conveying the premises conveyed to Grantors by Deed of Richard M. Cushner and Estelle G. Cushner, dated January 22, 2004 and recorded with said Deeds as Document No. 956289, Certificate of Title No. 172058L.

C O P Y C O P Y

Witness our hands and seals this 20th day of March, 2012.


Richard M. Cushner, Trustee


Estelle G. Cushner, Trustee

COMMONWEALTH OF MASSACHUSETTS

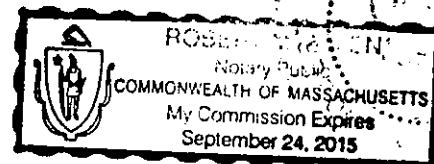
Middlesex County

On this 20th day of March, 2012, before me, the undersigned notary public, personally appeared **Richard M. Cushner and Estelle G. Cushner, Trustees as aforesaid**, proved to me through satisfactory evidence of identification, being (check whichever applies): *Driver's License or other state or federal governmental document bearing a photographic image*, *Oath or Affirmation of a credible witness known to me who knows the above signatory*, or *My Own personal knowledge of the identity of the signatory*, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that the foregoing document was his/her/their free act and deed.



Notary Public:

My commission expires:



N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

TRUSTEES' CERTIFICATE

Name of Trust: Cushner Family Living Trust

Dated: January 22, 2004

We, **Richard M. Cushner and Estelle G. Cushner, Trustees of the Cushner Family Living Trust**, u/d/t dated January 22, 2004 and recorded with the Land Registration Office of the Barnstable County Registry of Deeds as **Document No. 956988** (the "Trust"), hereby certify as follows:

- (a) We are the initial and current Trustees of the Trust. Each beneficiary of this Trust is eighteen (18) years of age or older, and of sound mind and full legal capacity.
- (b) The Trust, as of the date hereof, is in existence and has not been revoked or terminated, and there have been no amendments limiting the powers of the Trustees to act with respect to Trust property.
- (c) The Trustees of the Trust have authority to act with respect to real estate owned by the Trust, and the Trustees have full and absolute power under said Trust purchase, convey or transfer any interest in real estate and improvements thereon held in said Trust, and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees for a conveyance thereof.
- (d) We have been authorized by the beneficiaries of the Trust to convey the real estate known as **22 Samoset Road, Mashpee, Massachusetts**, to **Richard M. Cushner and Estelle G. Cushner, Trustees of the 22 Samoset Road Nominee Trust**, u/d/t dated March 20, 2012 and recorded herewith, for nominal consideration.
- (e) There are no facts which constitute conditions precedent to acts by the Trustees or which are in any other manner germane to affairs of the Trust.

Executed as a sealed instrument under the pains and penalties of perjury this 20th day of March, 2012.

OFFICIAL
COPY
Richard M. Cushner, Trustee

OFFICIAL
COPY
Estelle G. Cushner, Trustee

COMMONWEALTH OF MASSACHUSETTS

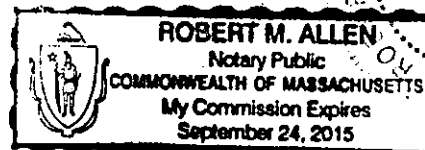
Middlesex County

On this 20th day of March, 2012, before me, the undersigned notary public, personally appeared **Richard M. Cushner and Estelle G. Cushner, Trustees as aforesaid**, proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☒ My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that the foregoing document was his/her/their free act and deed.

Robert M. Allen

Notary Public:

My commission expires:



BARNSTABLE REGISTRY OF DEEDS