

N O T
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MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 07-31-2023 @ 12:20pm
Ct1#: 299 Doc#: 30331
Fee: \$2,872.80 Cons: \$840,000.00

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BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 07-31-2023 @ 12:20pm
Ct1#: 299 Doc#: 30331
Fee: \$2,570.40 Cons: \$840,000.00

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CONDOMINIUM UNIT DEED

SHERRI STARR, Trustee of Tempy Realty Trust, under Declaration of Trust dated October 28, 2021, recorded with the Barnstable County Registry of Deeds in Book 34631, Page 211, with a mailing address of 96 Crystal Ridge Road, Cotuit, Massachusetts 02635, for consideration paid in the amount of Eight Hundred Forty Thousand Dollars (\$840,000.00), grant to ALEJANDRO ALVARADO and SARAH ALVARADO, of 6 Juniper Road, Wellesley, Massachusetts 02482,

That certain Dwelling Unit designated No. 4 of the Aunt Tempy's Condominium, situated in Barnstable (Osterville), Barnstable County, Massachusetts, said Condominium having been created by Master Deed recorded with the Barnstable County Registry of Deeds in Book 3101, Page 146. Said Unit is conveyed together with 14.06 percent of undivided interest in the common areas and facilities (hereinafter referred to as "the Common Elements").

For the Site and Floor Plan, see Plan Book 343, Pages 64-65.

Said Condominium Unit is conveyed subject to the following matters:

- (a) Terms and provisions of Chapter 183A of the Massachusetts General Laws, as the same may be amended from time to time.
- (b) All terms, provisions, covenants, conditions, restrictions, easements, reservations, rights of access to units, charges, and assessments as set forth in the Master Deed of the Aunt Tempy's Condominium dated May 22, 1980, recorded with Barnstable Deeds in Book 3101, Page 146, as amended of record.
- (c) Provisions of the Aunt Tempy's Condominium Trust, dated April 29, 1980, recorded with Barnstable Deeds in Book 3105, Page 244, as amended of record.

Property Address: 16 Second Avenue #4, Osterville, MA 02655

The Grantor hereby releases any and all rights of homestead to the property conveyed herein and affirms, under the pains and penalties of perjury, that there are no other parties entitled to protection under the Homestead Act.

Property Address: 16 Second Avenue Unit 4, Osterville, Massachusetts

The Grantor hereby certifies as follows:

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1. I am the current trustee of TEMPY REALTY TRUST, L
C O P Y C O P Y
2. TEMPY REALTY TRUST has not been altered, amended or revoked and is in full
force and effect; N O T
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3. All of the beneficiaries of TEMPY REALTY TRUST are of full age and competent
and no beneficiary is a personal representative or executor of an estate;
4. All of the beneficiaries of TEMPY REALTY TRUST have consented to the sale of
the premise for the consideration recited in this deed; and
5. No beneficiary is a corporation conveying all or substantially all of its assets in
Massachusetts.

For title, see deed recorded with Barnstable Deeds in Book 34631, Page 215.

[SIGNATURE APPEAR ON NEXT PAGE]

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Executed and sealed under the pains and penalties of perjury on July 28, 2023.
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Sherri Starr

Sherri Starr, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 28th day of July, 2023, before me, the undersigned Notary Public, personally appeared Sherri Starr, Trustee as aforesaid and proved to me through satisfactory evidence of identification, [] driver's license or [X] personally known to me, to be the person whose name is signed on the preceding or attached document, swore or affirmed to me that the contents of this document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it voluntarily for its stated purpose.

Albert J. Schulz

Notary Public: Albert J. Schulz

My commission expires: July 4, 2025

