

Bk 32435 Pg 304 #54752
11-01-2019 @ 01:59p

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MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 11-01-2019 @ 01:59pm
Ct1#: 1031 Doc#: 54752
Fee: \$4,856.40 Cons: \$1,419,862.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 11-01-2019 @ 01:59pm
Ct1#: 1031 Doc#: 54752
Fee: \$4,345.20 Cons: \$1,419,862.00

CONDOMINIUM UNIT DEED

SEASHORE POINT – DEACONESS, INC., a Massachusetts nonprofit corporation having an address of 80 Deaconess Road, Concord, Massachusetts 01742 (“**Grantor**”), for consideration paid, and in full consideration of **ONE HUNDRED THOUSAND AND 00/100 DOLLARS** (\$100,000.00)*, grants to **PROVINCETOWN HOLDCO, LLC**, a Massachusetts limited liability company having an address of 320 Norwood Park South, Norwood, Massachusetts 02062 (“**Grantee**”), with **QUITCLAIM COVENANTS**

The condominium units known as:

Residential Units:	207	208	211	212	213	216	217	218	220
	223	301	302	307	309	310	312	313	314
	316	317	319	333					

Service Units:	RS-B-1	RS-B-2	RS-B-3	RS-B-4	RS-B-5
	RS-1-1	RS-1-2	RS-1-3	RS-1-4	RS-1-5
	RS-1-6	RS-2-1	RS-2-2	RS-2-3	RS-2-4
	RS-2-5	RS-2-6	RS-2-7	RS-2-8	RS-2-9
	RS-3-1	RS-3-2	RS-3-3	RS-3-4	RS-3-5
	RS-3-6	RS-3-7	RS-3-8	SA-B-1	SA-B-2

and **Garage** (collectively, the “**Units**”) in the Seashore Point - Deaconess Condominium (the “**Condominium**”), situated at 100 Alden Street, Provincetown, Barnstable County, Massachusetts, created by Master Deed dated May 22, 2012, recorded with the Barnstable Registry of Deeds (the “**Registry**”) in Book 26359, Page 216, as amended by the First Amendment to Master Deed dated January 31, 2013, recorded with the Registry at Book 27167, Page 156, as amended by Amendment of Master Deed dated March 27, 2014, recorded with the Registry at Book 28061, Page 1, as amended by the Third Amendment to Master Deed dated June

Property Address: 100 Alden Street, Provincetown, Massachusetts

13, 2014, recorded with the Registry at Book 28202, Page 337, and as further amended by the Fourth Amendment to Master Deed dated September 24, 2018, recorded with the Registry at Book 31734, Page 131 (collectively, the “**Master Deed**”).

The Units are more particularly described in the Master Deed and such site and floor plans separately recorded with the Registry at Plan Book 644, Page 73, Plan Book 644, Pages 74-77, Plan Book 653, Page 35 and Plan Book 653, Pages 36-39.

Together with the benefit of all appurtenant rights, interests, easements, restrictions, reservations, rights and agreements of record, the provisions of the Master Deed, the Declaration of Seashore Point - Deaconess Condominium Trust dated May 22, 2012, recorded with the Registry at Book 26359, Page 245, as amended by the First Amendment to Declaration of Trust dated January 21, 2013, recorded with the Registry at Book 27093, Page 199, as amended by the Second Amendment to Declaration of Trust dated September 30, 2017, recorded with the Registry at Book 30954, Page 19 (collectively, the “**Condominium Trust**”) and the provisions of M.G.L. c 183A, as amended (the “**Act**”).

Together with the respective undivided interests in the Common Elements, Common Areas and Facilities of the Condominium as described in the Master Deed and affected by the Condominium Trust.

For title, see Quitclaim Deed dated October 18, 2006, from Town of Provincetown to NEDA Cape Manager, Inc. recorded with the Registry on December 18, 2006, at Book 21620, Page 10, as confirmed by a Confirmatory Quitclaim Deed dated March 26, 2007, from Town of Provincetown to Seashore Point – Deaconess, Inc., formerly known as NEDA Cape Manager, Inc., recorded with the Registry on March 27, 2007, at Book 21884, Page 24.

The following land was submitted to the Condominium pursuant to the Master Deed:

A parcel of land on Alden Street, Provincetown, Massachusetts, which parcel is shown as “Lot 1 Total Area = 115,643 +/- Sq. Ft.” on a plan of land entitled “Plan of Land in Provincetown as surveyed for Town of Provincetown 'Cape End Manor',” dated October, 2005, prepared by William N. Rogers Professional Civil Engineers & Land Surveyors which Plan is recorded with the Registry in Plan Book 614, Page 61.

Together with the benefit of a permanent easement for access and a temporary construction easement and subject to the restriction thereon all as recited in an Order of Taking dated January 22, 2007 and recorded with the Registry in Book 21755, Page 41.

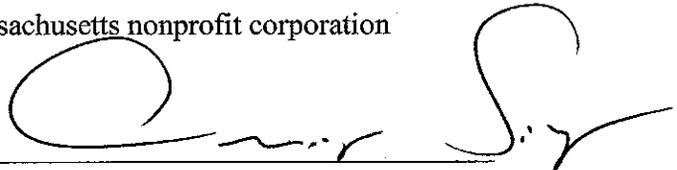
The property conveyed hereby constitutes all or substantially all of the Grantor’s assets in the Commonwealth of Massachusetts. The Grantor is exempt from being taxed under Section 501 of the Internal Revenue Code and is thereby exempt from paying Massachusetts corporate excise tax.

*For excise tax purposes the value of this transfer is \$1,419,862.00.

[Signature Page Follows]

EXECUTED under seal this ^{As of} 1st day of November, 2019.

SEASHORE POINT – DEACONESS, INC.,
a Massachusetts nonprofit corporation

By: 

Name: Christopher Sintros

Title: President

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex, ss.

On this 24th day of October, 2019 before me, the undersigned notary public, personally appeared Christopher Sintros, President of Seashore Point – Deaconess, Inc., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose as President of Seashore Point – Deaconess, Inc., as the voluntary act of said Seashore Point – Deaconess, Inc.

Paul W. Dobbs
Notary Public
My Commission Expires: August 7, 2020

