

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 10-01-2021 @ 01:04pm
Ctl#: 779 Doc#: 64689
Fee: \$940.50 Cons: \$275,000.00

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Date: 10-01-2021 @ 01:04pm
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QUITCLAIM DEED
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56 RIVERSIDE DRIVE ASSOCIATES, LLC, a Massachusetts Limited Liability Company having an address of 56 Riverside Drive, West Harwich, MA 02671

For consideration paid and in full consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND NO ONE HUNDREDTHS (\$275,000.00) DOLLARS.**

Grants to **RONALD BUCK AND JILL BUCK**, Husband and Wife, as Tenants by the Entirety, of 24 Mayflower Road, Winchester, MA 01890

with **QUITCLAIM COVENANTS**

The land in **WEST HARWICH, BARNSTABLE COUNTY, MASSACHUSETTS**, together with the buildings thereon, further bounded and described as follows:

LOT 1

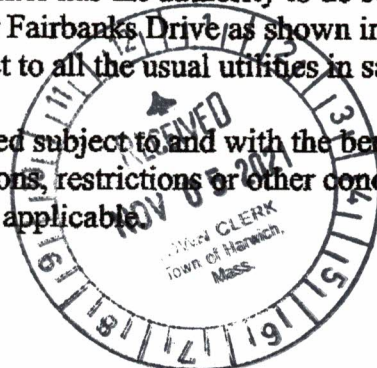
PLAN BOOK 692 PAGE 42

No rights are hereby granted in the "15' access easement" shown on said plan for the benefit said Lot 1 shown on said plan.

Said Lot 1 is subject to whatever rights of others that may exist in the "overgrown vehicle tracks 8' wide" shown on said plan.

To the extent that the Grantor has the authority to do so the Grantor hereby grants access to and a right of way over Fairbanks Drive as shown in Plan Book 692, Page 42 and the right to install and connect to all the usual utilities in said Fairbanks Drive.

Said premises are conveyed subject to and with the benefit of any and all rights, rights of way, easements, reservations, restrictions or other conditions of record insofar as the same may be in force and applicable.



30 Lower County Road, West Harwich, MA 02671

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The Grantor ~~does hereby~~ certify that the above described property is not Homestead property and is not the principal residence of any person.

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The Grantor ~~hereby~~ certifies that 56 Riverside Drive Associates, LLC has not elected to be treated as a corporation for federal tax purposes.

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Being a portion of the land described in a Deed recorded with Barnstable County Registry of Deeds in Book 24313, Page 343 and a Deed recorded in Book 24630, Page 197.



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Executed as a sealed instrument and under the pains and penalties of perjury this
30th day of September A.D. 2021

56 RIVERSIDE DRIVE ASSOCIATES, LLC BY:

Kent D. Murphy
KENT D. MURPHY, MANAGER

STATE OF PA

County: Delaware, ss.



On this 30th day of Sept., 2021 before me, the undersigned notary public, personally appeared **KENT D. MURPHY, MANAGER of 56 RIVERSIDE DRIVE ASSOCIATES, LLC**, proved to me through satisfactory evidence of identification, which was PA Drivers License to be the person whose name is signed above and, acknowledged to me that he signed it voluntarily on behalf of **56 RIVERSIDE DRIVE ASSOCIATES, LLC** for its stated purpose.

NOTARY SEAL:

Sandra Lee Cox
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-2022

Commonwealth of Pennsylvania - Notary Seal
Sandra Lee Cox, Notary Public
Delaware County
My commission expires November 30, 2022
Commission number 1229360

