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MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 01-20-2023 @ 02:55pm  
Ct1#: 612 Ad#: 3048  
Fee: \$923.00 Cons: \$270,000.00  
O F F I C I A L  
C O P Y

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**Quitclaim Deed**

**Craig Borden, being unmarried, of Harwich, Massachusetts, ("Grantor")**

For consideration paid and in full consideration of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars, grant to

**Eastward MBT, LLC, Trustee of the Eastward Companies Business Trust, a Massachusetts business trust established by declaration of trust dated December 26, 2000, as evidenced by Trustee Certificate pursuant to M.G.L. 184 §35 recorded with the Barnstable County Registry of Deeds in Book 20558, Page 202, as amended, having a mailing address of 155 Crowell Road, Chatham, MA 02633 ("Grantee")**

**with QUITCLAIM COVENANTS**

A certain parcel of land located in Harwich, Massachusetts, shown as LOT 2 on a plan recorded with the Barnstable County Registry of Deeds in Plan Book 650, Page 7, on Bay Road in Harwich, Massachusetts.

Subject to and with the benefit of easements, conditions, restrictions, agreements, covenants and reservations of record, if any there be, insofar as the same may be in force and applicable.

This is not a Homestead property.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein by deed dated June 13, 2014 and recorded with the Barnstable County Registry of Deeds in Book 28201, Page 340.

Property Address: 52 Bay Road, Harwich, MA 02645

**SIGNATURE PAGE TO FOLLOW**

RECEIVED  
TOWN CLERK  
HARWICH, MA  
2023 FEB - 3 P 3:16

NOT AN OFFICIAL COPY Executed as a sealed instrument this 20<sup>th</sup> day of January, 2023. NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

*[Signature]*  
Craig Borden

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 20<sup>th</sup> day of January, 2023, before me, the undersigned notary public, personally appeared Craig Borden, the above-named and proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

JOHN K. O'DONOHUE  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
November 23, 2023

*[Signature]*  
Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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