

RESIDENCES AT CAPE ANN HEIGHTS CONDOMINIUM

CONDOMINIUM UNIT DEED

As used in this Unit Deed, each of the following terms shall have the meanings set forth below.

Grantor: Michael J. Scully
122 West 71st Street
Apartment 5
New York, NY 10023

Grantee: Lori Silva

Grantee's Address 145 Essex Avenue, Unit 509, Gloucester, MA 01930

Unit: Unit 509 of The Residences at Cape Ann Heights Condominium (the "Condominium")

Undivided Percentage Interest: 1.20% Approximate Square Feet: 714 sq. ft.
Purchase Price: \$325,000.00

Master Deed: Master Deed of The Residences at Cape Ann Heights Condominium, dated April 26, 2005, recorded on April 29, 2005 in the Essex South Registry of Deeds (the "Registry") in Book 24237 at Page 280, as amended by a First Amendment to Master Deed of The Residences at Cape Ann Heights Condominium, dated July 12, 2005 and recorded in the Registry in Book 24559 at Page 449.

Condominium

Trust: Declaration of Trust of The Residences at Cape Ann Heights Condominium Trust, dated April 26, 2005, recorded on April 29, 2005 in the Registry in Book 24237 at Page 305.

Grantor, an unmarried man, is the owner of the Unit in the Condominium which was created with respect to interests in land and improvements having a post office address at 145 Essex Avenue, Gloucester, Massachusetts 01930 pursuant to and in accordance with Chapter 183A of the Massachusetts General Laws pursuant to the Master Deed. The Condominium is a second-tier condominium created with respect to Unit B of the HCA Master Condominium created pursuant to a Master Deed of the HCA Master Condominium, dated April 26, 2005, and recorded in the Registry in Book 24237 at Page 206 as amended by a First Amendment to Master Deed of HCA Master Condominium recorded in the Registry in Book 24559, Page 444 (the "Master Condominium Master Deed").

Grantor, in full consideration of the Purchase Price hereby acknowledged to be received, grants to Grantee, with quitclaim covenants, the Unit.

The Unit contains the Approximate Square Feet of building area as set forth above and is laid out as shown on the Unit Plan attached to the deed conveyed to Grantor, which Unit Plan is a copy of a portion of the plans recorded with the Master Deed (the "Condominium Plans"). A verified statement of a registered architect in the form required by Section 9 of Chapter 183A of the General Laws of Massachusetts is affixed to such Unit Plan. The Unit is conveyed with its Undivided Percentage Interest in the Common Elements (as defined in the Master Deed).

The Unit is also conveyed with the rights of exclusive use with respect to the balcony adjacent to such Unit as set forth in Section 7 of the Master Deed and shown on the Condominium Plans, the parking space(s) designated for such Unit pursuant to Section 7 of the Master Deed and shown on the Parking Plan (as defined in the Master Deed) and other appurtenant rights set forth in Section 7 of the Master Deed.

The Unit is intended to be used for residential purposes and is subject to the restrictions on use contained in Section 8 of the Master Deed and Section 8 of the Master Condominium Master Deed all of which are hereby incorporated by reference.

The Unit is subject to and has all of the benefits of the applicable provisions contained in the Master Deed, the Condominium Trust, the Master Condominium Master Deed and the Declaration of Trust of HCA Master Condominium Trust, dated April 26, 2005 and recorded in the Registry in Book 24237 at Page 228 (and any rules and regulations adopted thereunder), all as may be from time to time amended. Grantee is acquiring the Unit subject to, and with the benefit of, the provisions of Chapter 183A of the Massachusetts General Laws relating to condominiums, as that statute exists as of the date hereof and as it may hereafter be amended.

I waive any rights of Homestead I may have in the foregoing property and state under the pains and penalties of perjury that no other person has rights of Homestead in such property.

For Grantor's title see Southern Essex District Registry of Deeds at Book 24851, Page 4.

EXECUTED as an instrument under seal this ____ day of August 2024.

Grantor:

Michael J. Scully

STATE OF NEW YORK

_____ County

On this ____ day of August 2024, before me, the undersigned notary public, personally appeared Michael J. Scully, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document and

acknowledged to me that he signed it voluntarily for its stated purpose and under the pains and penalties of perjury.

Notary Public
My Commission Expires:

TRA 2028677v2