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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

ONE THIRTY LAND TRUST, INC., a Massachusetts corporation with a usual place of business in Norfolk County, Massachusetts, for nominal consideration paid,

do hereby grant all their right, title and interest to **JOAO L. JUNQUEIRA**, of 53 Mercantile Way, Unit 6, Mashpee, MA, 02649

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in the Town of Mashpee, Barnstable County, Massachusetts, shown as Lot 1 on a Plan entitled "Plan of Land on Main Street & Ashumet Road in Mashpee, Massachusetts" dated May 18, 2007 and prepared by Sullivan Engineering, Inc., and recorded with Barnstable District Registry of Deeds in Plan Book 629, Page 44.

For Grantors Title, see Deed dated October 8, 2010 and recorded in Barnstable County Registry of Deeds in Book 24895, Page 118.

This conveyance is made subject to and with the benefit of:

All easements, restrictions, and other matters of record to the extent the same are in force and applicable.

This conveyance does not represent all or substantially all of the assets of One Thirty Land Trust, Inc. in the Commonwealth of Massachusetts.

This deed is to confirm that all the land of Lot 1 as shown on Plan Book 629, Page 44, is conveyed to the Grantee as was intended by the deed from Mashpee One Thirty Shops to Joao L. Junqueira said Deed being dated February 17, 2023 and recorded at said Registry in Book 35690, Page 6.

[SIGNATURE PAGE FOLLOWS]

Property Address: 474 Main Street and 31 Ashumet Road, Mashpee, Massachusetts

EXECUTED as a sealed instrument this 26 day of September, 2023.

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One Thirty Land Trust, Inc.

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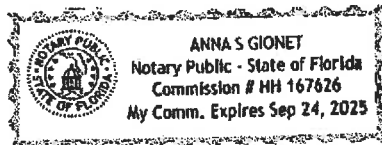
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By: William F. Hulbig
William F. Hulbig, President & Treasurer

STATE OF FLORIDA

County of Collier, ss.

On this 26 day of September, 2023, before me, the undersigned notary public, personally appeared William F. Hulbig, President & Treasurer of One Thirty Land Trust, Inc., proved to me through satisfactory evidence of identification which was [VEL Driver's License [] personally known to me [] Other: _____ to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



Anna S. Gionet
Notary Public

My commission expires: 09/24/2025
(SEAL)



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
NOT A N O T
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COPY COPY
State House, Boston, Massachusetts 02133

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Date: September 29, 2023

To Whom It May Concern :

I hereby certify that according to the records of this office,
ONE THIRTY LAND TRUST, INC.

is a domestic corporation organized on **December 21, 2005** , under the General Laws of the
Commonwealth of Massachusetts. I further certify that there are no proceedings presently pend-
ing under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's
dissolution; that articles of dissolution have not been filed by said corporation; that, said cor-
poration has filed all annual reports, and paid all fees with respect to such reports, and so far as
appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 23090548070

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: ili

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ONE THIRTY LAND TRUST, INC., a Massachusetts corporation with a usual place of business in Norfolk County, Massachusetts, for nominal consideration paid,

do hereby grant all their right, title and interest to **JOAO L. JUNQUEIRA**, of 53 Mercantile Way, Unit 6, Mashpee, MA, 02649

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in the Town of Mashpee, Barnstable County, Massachusetts, shown as Lot 1 on a Plan entitled "Plan of Land on Main Street & Ashumet Road in Mashpee, Massachusetts" dated May 18, 2007 and prepared by Sullivan Engineering, Inc., and recorded with Barnstable District Registry of Deeds in Plan Book 629, Page 44.

For Grantors Title, see Deed dated October 8, 2010 and recorded in Barnstable County Registry of Deeds in Book 24895, Page 118.

This conveyance is made subject to and with the benefit of:

All easements, restrictions, and other matters of record to the extent the same are in force and applicable.

This conveyance does not represent all or substantially all of the assets of One Thirty Land Trust, Inc. in the Commonwealth of Massachusetts.

This deed is to confirm that all the land of Lot 1 as shown on Plan Book 629, Page 44, is conveyed to the Grantee as was intended by the deed from Mashpee One Thirty Shops to Joao L. Junqueira said Deed being dated February 17, 2023 and recorded at said Registry in Book 35690, Page 6.

[SIGNATURE PAGE FOLLOWS]

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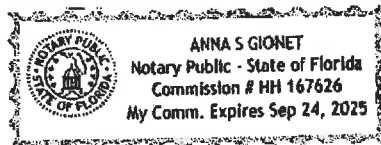
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By: William F. Hulbig
William F. Hulbig, President & Treasurer

STATE OF FLORIDA

County of Collier, ss.

On this 26th day of September, 2023, before me, the undersigned notary public, personally appeared William F. Hulbig, President & Treasurer of One Thirty Land Trust, Inc., proved to me through satisfactory evidence of identification which was [VEL Driver's License [] personally known to me [] Other: _____ to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



Anna S. Gionet
Notary Public

My commission expires: 09/24/2025
(SEAL)



William Francis Galvin
Secretary of the
Commonwealth

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State House, Boston, Massachusetts 02133

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NOT
A N
OFFICIAL
COPY
Date: September 29, 2023

To Whom It May Concern :

I hereby certify that according to the records of this office,

ONE THIRTY LAND TRUST, INC.

is a domestic corporation organized on **December 21, 2005** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 23090548070

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: ili

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-21-2023 @ 10:37am
Ctl#: 123 O F F Doc#: 10771
Fee: \$1,026.00 Cons: \$300,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-21-2023 @ 10:37am
Ctl#: 123 O F F Doc#: 10771
Fee: \$948.00 Cons: \$300,000.00

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QUITCLAIM DEED

MASHPEE 130 SHOPS, INC., a Massachusetts corporation with a usual place of business in Norfolk County, Massachusetts, for consideration paid in the amount of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00)** paid,

do hereby grant to **JOAO L. JUNQUEIRA**, of 53 Mercantile Way, Unit 6, Mashpee, MA, 02649

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in the town of Mashpee, Barnstable County, Massachusetts, shown as Lot 1 and Lot 3 of a Plan entitled "Plan of Land on Main Street & Ashumet Road in Mashpee, Massachusetts" dated November 11, 2005 and prepared by Sullivan Engineering, Inc., and recorded with Barnstable District Registry of Deeds in Plan Book 606, Page 11.

Lot 1 is a portion of the premises conveyed to Mashpee Route 130 Shops, Inc. by Deed from Amanda Hronek, Trustee dated March 25, 2004 and recorded with Barnstable District Registry of Deeds in Book 18594, Page 189 and Confirmatory Deed dated May 26, 2004 and record with said Deeds in Book 18975, Page 279.

For Grantors Title, see Deed dated September 13th, 2021 and recorded in Barnstable County Registry of Deeds in Book 34543, Page 50.

Lot 3 is a portion of the premises conveyed to the grantor by Deed from Amanda Hronek, Trustee dated March 25, 2004 and recorded with Barnstable District Registry of Deeds in Book 18594, Page 189 and Confirmatory Deed dated May 26, 2004 and record with said Deeds in Book 18975, Page 279.

For Grantors Title, see Deed dated September 13th, 2021 and recorded in Barnstable County Registry of Deeds in Book 34493, Page 193 and Confirmatory Deed to correct Grantees corporate name recorded in Book 34543, Page 112.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

Property Address: 474 Main Street and 31 Ashumet Road, Mashpee, Massachusetts

This conveyance ^{N O T}_{A N} is made subject to and with the benefit of: ^{N O T}_{A N}

^{O F F I C I A L}_{C O P Y} All easements, restrictions, and other matters of record to the extent the same are in force and applicable. ^{O F F I C I A L}_{C O P Y}

This conveyance ^{N O T}_{A N} does not represent all or substantially all of the assets of Mashpee 130 Shops, Inc. in the Commonwealth of Massachusetts. ^{N O T}_{A N}

^{O F F I C I A L}_{C O P Y}

^{O F F I C I A L}_{C O P Y}

[SIGNATURE PAGE FOLLOWS]

EXECUTED as a sealed instrument this 17th day of February, 2023.

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Mashpee 130 Shops, Inc.

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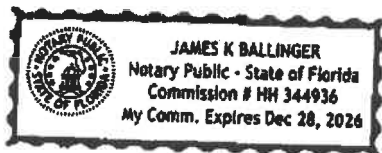
By: [Signature]
William F. Hulbig, President & Treasurer

STATE OF

Florida

County of Collier, ss.

On this 17th day of February, 2023, before me, the undersigned notary public, personally appeared William F. Hulbig, President & Treasurer of Mashpee 130 Shops, Inc., proved to me through satisfactory evidence of identification which was [☒] Driver's License [] personally known to me [] Other: _____ to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My commission expires:
(SEAL)