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QUITCLAIM DEED

We, Gary J. Oberstein and Martha E. Oberstein, Husband and Wife, of 30 Rose Court Way, Walpole, Massachusetts,

For Consideration paid and in full consideration of Seven Hundred Five Thousand and 00/100 (\$705,000.00) dollars.

Grant to Christopher James Perry and Jane Elizabeth Kokernak as joint tenants, of 9 Artwill Street, Milton, Massachusetts.

With Quitclaim Covenants

The following designated Unit ³⁰ ("Unit") of the Riverwalk Commons Condominium ("Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts by Master Deed dated February 13, 2003 and recorded with the Norfolk County Registry of Deeds (the "Registry of Deeds") in Book 18232, Page 254, as amended by First Amendment to Master Deed recorded with the Registry of Deeds in Book 18612, Page 29, as further amended by Second Amendment to Master Deed recorded with the Registry of Deeds in Book 18937, Page 55, Third Amendment to Master Deed recorded with the Registry of Deeds in Book 19578, Page 424, Fourth Amendment to Master Deed recorded with the Registry of Deeds in Book 19849, Page 52, Fifth Amendment to Master Deed recorded with the Registry of Deeds in Book 20150, Page 476, Sixth Amendment to Master Deed recorded with the Registry of Deeds in Book 20441, Page 33, Eighth Amendment to Master Deed recorded with the Registry of Deeds in Book 20615, Page 14, Ninth Amendment to Master Deed recorded with the Registry of Deeds in Book 20810, Page 455, Tenth Amendment to Master Deed recorded with the Registry of Deeds in Book 20895, Page 357, Eleventh Amendment to Master Deed recorded with the Registry of Deeds in Book 21007, Page 476, Twelfth Amendment to Master Deed recorded with the Registry of Deeds in Book 21134, Page 415, Thirteenth Amendment to Master Deed recorded with the Registry of Deeds in Book 21179, Page 182, Fourteenth Amendment to Master Deed recorded with the Registry of Deeds in Book 21207, Page 47, Fifteenth Amendment to Master Deed recorded with the Registry of Deeds in Book 21298, Page 431 and as amended by the Sixteenth Amendment to Master Deed recorded with the Registry of Deeds in Book 21414, Page 592, and as amended by the Seventeenth Amendment to Master Deed recorded with the Registry of Deeds, and as further amended by instruments of record (the "Master Deed"): 30 Rose Court Way, E. Walpole, MA 02032.

30 Rose Court Way, Walpole, Massachusetts
Unit 30

Grantor by their signature below release any and all rights of Homestead in the premises conveyed hereunder and affirms that there are no other persons entitled to the protection of the Homestead Act.

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For Grantor's title, please see deed dated January 11, 2018 and recorded with the Norfolk Registry of Deeds in Book 35763, Page 243.

[SIGNATURE PAGE TO FOLLOW]

WITNESS our hands and seals this 16th day of June, 2021.

OFFICIAL COPY

OFFICIAL COPY

Gary J. Oberstein
Gary J. Oberstein

Martha E. Oberstein
Martha E. Oberstein

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 16th day of June, 2021, before me, the undersigned notary public, personally appeared Gary J. Oberstein and Martha E. Oberstein, proved to me through satisfactory evidence of identification, which was their driver's licenses, to be the people whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

Rita A. Chartier
Notary Public

My commission expires: 2/14/2025

