

21,237

We, PAMELA W. SCHOFIELD, holder of an undivided one-fifth interest, of 98 Pierce Road, Watertown, Massachusetts, 02172, and PRUDENCE C. SCHOFIELD, holder of an undivided one-fifth interest, of 44 Union Place, Braintree, Massachusetts, 02184, in consideration of FORTY THOUSAND and 00/100 ----- (\$40,000.00)----- DOLLARS paid, grant to GRACE E. SCHOFIELD, of Unit D-9, Sea Pines Condominium, Brewster, Massachusetts, with QUITCLAIM COVENANTS, the unit ("Unit") known as UNIT D-9 of Sea Pines Condominium III, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 17, 1977, and recorded with Barnstable County Registry of Deeds at Book 2531, Page 167 on June 21, 1977 ("Master Deed"). See also first and second Amendments recorded in Book 2551, Page 271; and Book 2579, Page 74, which Unit is shown on the floor plans filed simultaneously with said Master Deed in Barnstable County Registry of Deeds and on the copy of the portion of said plans, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A. This instrument relates to a condominium and is subject to the provisions of Chapter 183A of the General Laws. The land comprising the condominium is shown as LOT 3 on a plan entitled "Plan of Sea Pines Brewster, Mass." dated 2/7/77 and recorded with Barnstable County Registry of Deeds in Plan Book 311, Page 27, to which reference is made for a more complete description.

**CANCELLED**  
 NOV 18 1981  
 91.20

HAYES & HAYES  
 ATTORNEYS-AT-LAW, P.C.  
 23 EAST MAIN STREET  
 YANNEIS, MASSACHUSETTS

Said Unit is conveyed together with:

1. An undivided 8.0 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit as that undivided interest may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.

2. An exclusive right to use garage #5 as shown on the plans filed with the Master Deed, and the right to one additional unassigned parking space on the property.

3. An exclusive right to use the patio to which there is direct access from the Unit.

4. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the building in which the Unit is located, or which come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of any building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.

5. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit.

Said Unit is conveyed subject to and with the benefit of the easements, rights and other matters contained in a deed from Corcoran, Mullins, Jennison, Inc. to Grace E. Schofield, et al, dated October 3, 1977 and duly recorded with the Barnstable County Registry of Deeds in Book 2601, Page 203 on October 19, 1977, to which reference is made for our title.

WITNESS our hands and seals this 23 day of September, 1981.

*Pamela W. Schofield*  
Pamela W. Schofield

*Prudence C. Schofield*  
Prudence C. Schofield

COMMONWEALTH OF MASSACHUSETTS

County of *Suffolk* *September 23*, 1981

Then personally appeared the above named PAMELA W.

SCHOFIELD and PRUDENCE C. SCHOFIELD, and acknowledged the foregoing instrument to be their free act and deed, before me,

*[Signature]*  
Notary Public

My commission expires: *June 23, 1983*

RECORDED NOV 18 81