

CONDOMINIUM UNIT DEED

WE, JOHN RICCARDI and EILEEN RICCARDI, of 365 Hemlock Hills North, Fairfield, Connecticut 06824

for consideration paid in the amount of **NINE HUNDRED THOUSAND AND 00/100 (\$900,000.00) DOLLARS**

grant to ^{A.} **ROBERT SMAGLIA** and ^{E.} **ANNE SMAGLIA**, husband and wife as tenants by the entirety, both of 34 Birch Road, Andover, Massachusetts

WITH QUITCLAIM COVENANTS

The unit ("Unit") known as **Unit D-7**, of Sea Pines Condominium III (the "Condominium"), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, created by Master Deed dated June 17, 1977 and recorded with Barnstable Registry of Deeds in Book 2531, Page 167, as amended ("Master Deed"), which Unit is shown on the floor plans filed simultaneously with said Master Deed in the Barnstable County Registry of Deeds and on the copy of the portion of said plans attached to the first Unit Deed, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with:

1. An undivided 3.3 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 the garage #6 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.

260 Donnellwood Lane, Unit D-7, Brewster

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:

- (1) All easements, restrictions and encumbrances set forth in the Master Deed.
- (2) Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit, now existing as a result of construction of any building , or which may come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of the building or of any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty or after a 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.
- (3) An easement in favor of the other Unit Owners to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit or elsewhere on the property and serving such other units.
- (4) Exclusive rights in favor of the owner of any Unit to use designated Parking Spaces.
- (5) Exclusive rights in favor of the owner of any Unit having sole access to a patio directly from the interior of such Unit to use such space.
- (6) The provisions of the Master Deed, By-Laws, Land Plan and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instrument recorded with Barnstable Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family , servants, lessees and visitors, as though such provisions were recited and stipulated at length herein.

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 the Barnstable County Registry of Deeds in Plan Book 311, Page 27 to which reference is made for a more complete description.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

For title, see deed recorded with Barnstable County Registry of Deeds recorded in Book 12650, Page 109.

Property Address: 26 Duneward Lane, Brewster, Massachusetts 02631

WITNESS my hand and seal this 7 day of May, 2007.




EILEEN RICCARDI

STATE OF CONNECTICUT

Fairfield, ss.
(County)

May 7, 2007

On this 7 day of May, 2007, before me, the undersigned Notary Public, personally appeared **EILEEN RICCARDI**, who proved to me through satisfactory evidence of identification, which was CT license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires: 10.31.08



WITNESS my hand and seal this 14th day of May, 2007.

John Riccardi
JOHN RICCARDI

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

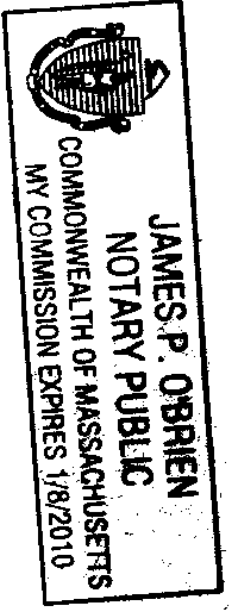
May 14, 2007

On this 14th day of May, 2007, before me, the undersigned Notary Public, personally appeared **JOHN RICCARDI**, who proved to me through satisfactory evidence of identification, which was *Auto License* 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.

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 05-15-2007 @ 11:06am
Clk#: 752 Doc#: 28853
Fee: \$3,078.00 Cons: \$900,000.00

[Signature]
Notary Public
My Commission Expires:

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 05-15-2007 @ 11:06am
Clk#: 752 Doc#: 28853
Fee: \$2,052.00 Cons: \$900,000.00



BARNSTABLE REGISTRY OF DEEDS