

03-15-2000 @ 03:11

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CONDOMINIUM UNIT DEED

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I, **FREDERICK A. SCHROEDER, JR.**, of 2 Frederick Drive, Saddle River, New Jersey 07458

For consideration paid in the full amount of **THREE HUNDRED NINETEEN THOUSAND AND 00/100 (\$319,000.00) DOLLARS**, as part of an IRC Section 1031 Tax Deferred Exchange,

Grants to **JAMES B. COLEMAN**, of 37 Brighton Lane, Vernon, Connecticut 06066

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With **QUITCLAIM COVENANTS**, the condominium unit in Brewster, Barnstable County, Massachusetts being

The unit ("Unit") known as Unit D-4, of Sea Pines Condominium III (the "Condominium") created by Master Deed dated June 17, 1977 and recorded on June 21, 1977 with Barnstable Registry of Deeds in Book 2531, Page 167 as amended.

The Post Office Address of the Condominium is: 34 Duneward, Brewster, MA 02631.

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The Unit conveyed is laid out as shown on the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in G.L. c. 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights, and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws filed therewith.

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.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is 2.7 %.

Said unit is conveyed together with an exclusive right to use the parking space D-4 adjacent to the unit as shown on the plans filed with the Master Deed, and the right to one additional unassigned parking space on the property

Subject to and together with all matters of record including the Master Deed, by-laws and Unit Deed.

For title, see deed recorded in Book 3039, Page 32.

This deed does not convey any garaged parking space

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Witness my hand and seal this 9th day of March, 2000. NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

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Frederick A. Schroeder, Jr.

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STATE OF NEW JERSEY

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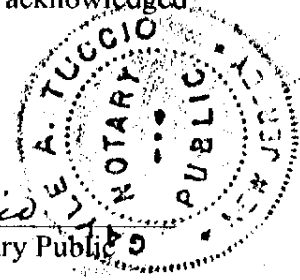
Frederick A. Schroeder, Jr.

March 9, 2000

Then personally appeared the above-mentioned Frederick A. Schroeder, Jr. and acknowledged the foregoing instrument to be his free act and deed,

Before me, NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

Gayle A. Tuccio



Notary Public

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX

My commission expires:

GAYLE A. TUCCIO
Notary Public, State of New Jersey
170-210000
County of Barnstable
Commission Expires December 4, 2002

CANCELLED

REG OF DEEDS
REG # 01
BARNSTABLE

DATE 03.15.'00 WED
TAX \$727.32
TOTAL \$727.32
CASH \$727.32
CLERK 1 NO.007703
TIME 15:09 1111

03/15/00 3:14PM 01
000000 #1076
FEE \$1090.98
CASH \$1090.98