



4. An easement for the continuance of all encroachments by the Unit on an adjoining unit 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 buildings, or as a result of repair or restoration of any buildings 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.

OFFICIAL OFFICIAL OFFICIAL OFFICIAL  
COPY COPY COPY COPY  
This instrument relates to a condominium and is subject to the provisions of Chapter 183A of the General Laws.

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.

NOT AN NOT AN NOT AN NOT AN  
AN AN AN AN  
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 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 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 in 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 Unit is intended for residential purposes. No use may be made of the Unit except as a residence for the Owner or for of his permitted lessees or the members of their immediate families.

Property address: 34 Duneward Lane, Brewster, Massachusetts 02631

For title see deed to the grantor recorded with Barnstable County Registry of Deeds in Book 12883, Page 161.

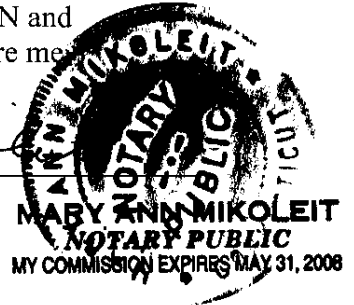
WITNESSED by hand and seal this 19th day of September, 2003.

JAMES B. COLEMAN

County: Hartford, STATE OF CONNECTICUT, September 19, 2003

Then personally appeared the above-named JAMES B. COLEMAN and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public: My commission expires:



TAX \$1254.00
TOTAL \$1254.00
CHECK \$1254.00
CLERK 1 NO.042999
TIME 14:52 1111

DATE 09.23.03 TUE

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY ENLISE TAX

CANCELLED

REG DEEDS
REG 001
BARNSTABLE

09/23/03 3:26PM
000000 #7189

FEE \$1881.00

CASH \$1881.00