

I, HAZEL M. NORRIS

of 29 Twin Lakes Lane, Riverside, Connecticut

~~County, Massachusetts~~

in consideration of ONE HUNDRED EIGHTY-ONE THOUSAND and 00/100  
(\$181,000.00) DOLLARS

<sup>P.</sup>  
grant to MICHAEL C. FERRARA and SUSAN FERRARA, husband and wife, as  
tenants by the entirety, of 94 Old Short Hills Road, Short Hills,  
New Jersey

mk

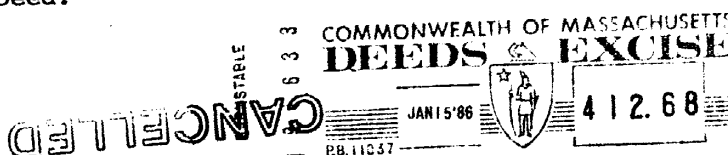
with ~~quitclaim covenants~~, the unit ("Unit") known as Unit D14 of Sea Pines  
Condominium III, Sea Pines Drive, Brewster, Barnstable County,  
~~the land in~~ Massachusetts, a condominium established  
pursuant to Massachusetts General Laws, Chapter 183A by Master Deed  
dated June 17, 1977 and recorded on June 21, 1977 with Barnstable  
County Registry of Deeds at Book 2531, Page 167, as amended  
("Master Deed") which Unit is shown on the floor plans filed simulta-  
neously with said Master Deed in Barnstable County Registry of  
Deeds and on the copy of the portion of said plans attached thereto  
and made a part thereof, 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 2.8 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 parking space D14 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.
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 else-  
where 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 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 only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or of his permitted lessees and the members of their immediate families.

For my title, see deed of Corcoran, Mullin, Jennison, Inc. to me, dated December 20, 1979 and recorded at Barnstable County Registry of Deeds in Book 3037, Page 72.

BOOK 4886 PAGE 310

Executed as a sealed instrument this

7<sup>th</sup> day of January 19 86

*Hazel M. Norris*  
HAZEL M. NORRIS

~~The Commonwealth of Massachusetts~~

STATE OF CONNECTICUT  
SS.

Fairfield

January 19 86

Then personally appeared the above named HAZEL M. NORRIS

and acknowledged the foregoing instrument to be her free act and deed,

Before me,

*Tilda B. Fico*

Notary Public — Justice of the Peace

My commission expires

19

TILDA B. FICO

Notary Public, Fairfield County

My Commission Expires April 1, 1988

RECORDED JAN 15 86