

09-27-2004 @ 12:11p

Property address: 37 Friendship Lane, Brewster, MA

UNIT DEED

WE, **RAYMOND G. ROY and HILDA H. ROY**, both of 15 Wash Brook Road, Sudbury, Massachusetts 01776,

for consideration of **FOUR HUNDRED TWENTY-NINE THOUSAND and 00/100 DOLLARS (\$429,000.00)** paid, grant to

MARGARET A. KERR, TRUSTEE of 37 FRIENDSHIP LANE REALTY TRUST, under a Declaration of Trust dated September 22, 2004 duly recorded herewith, of 4 Popes Lane, Hingham, Massachusetts 02043,

with QUITCLAIM COVENANTS,

the unit dwelling known as UNIT F-11, of Sea Pines Condominium III, Sea Pines Drive, Brewster, Barnstable County, 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 in Book 2531, Page 167, as amended of record, which Unit is shown on the floor plans filed simultaneously with said Master Deeds in Barnstable Deeds and with the first unit deed for the Unit in Book 2582 Page 222 to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

The land comprising the condominium is shown as LOT #3 on a plan entitled "Plan of Sea Pines Brewster, Mass" dated February 7, 1977 and recorded with Barnstable County Registry of Deeds in Plan Book 311, Page 27 to which reference is made for a more complete description.

Said unit is conveyed together with:

1. An undivided .016 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 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.

*Re: Margaret A. Kerr
1147 Hancock St
Quebec, MA*

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.

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.

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.

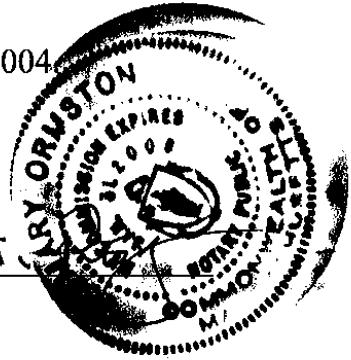
The Unit is intended for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or of his permitted lessees and the members of their immediate families.

For title see deed to grantors dated September 1, 1977 and recorded with Barnstable County Registry of Deeds in Book 2582 Page 222.

WITNESS our hands and seals this 24th day of August, 2004.



Raymond G. Roy
RAYMOND G. ROY



Hilda H. Roy
HILDA H. ROY

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, ss.

On this 24th day of August, 2004, before me, the undersigned notary public, personally appeared RAYMOND G. ROY and HILDA H. ROY, proved to me through satisfactory evidence of identification, which were MA drivers license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Mary A. Ormiston

(official signature and seal of notary)

My commission expires: January 31, 2008

Mary A. Ormiston, Notary Public
My Commission Expires Jan. 31, 2008

BARNSTABLE REGISTRY OF DEEDS



MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-27-2004 @ 12:11pm
Ct1#: 1233 Doc#: 75361
Fee: \$1,467.18 Cons: \$429,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-27-2004 @ 12:11pm
Ct1#: 1233 Doc#: 75361
Fee: \$978.12 Cons: \$429,000.00