

Please return to:
Denise N. Yurkofsky
Attorney At Law
129 Boston Post Road
Wayland, MA 01778

QUITCLAIM DEED

We, Joel D. Tomlinson and Maurine S. Tomlinson, husband and wife, as joint tenants with right of survivorship, of 1021 Swallow Avenue, Apartment 305, Marco Island, Florida 34145, for nominal consideration paid

grant to Susan T. Dykens, Trustee of the Sea Pines Realty Trust, which trust has a mailing address of 55 Stoney Brook Rd., Framingham, Massachusetts 01701, and is recorded immediately prior hereto

with *quitclaim covenants*

The unit ("Unit") known as Unit F-10 of Sea Pines Condominium III, which address is 42 Friendship Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to the Massachusetts General Laws, Chapter 183A by Master Deed dated June 17, 1977, recorded with Barnstable Registry of Deeds at Book 2531, Page 167 ("Master Deed"), which Unit is shown in Barnstable Deeds and on the copy of the portion of said plans attached to Unit Deed recorded in Book 2558, Page 83.

Said Unit is conveyed together with:

1. An undivided 17.8 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 driveway 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 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 settling or shifting of any 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 right 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 a 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.
7. Any matters of record insofar as the same are in force and applicable.

For title see Unit Deed of Florence M. Tomlinson, dated May 14, 1991, recorded with Barnstable Deeds in Book 7531, Page 211.

The consideration paid is less than one hundred dollars (\$100.00).

Witness our hands and seals this 26th day of December, 2001.

Joel D. Tomlinson
Joel D. Tomlinson

Maurine S. Tomlinson
Maurine S. Tomlinson
RT Tomlinson 89 CT

The State of Florida

Collier
County, ss Marco Island

December 26, 2001

BEFORE ME the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Joel D. Tomlinson, signing individually and signing for Maurine S. Tomlinson as Attorney-in-Fact and certified and acknowledged that he made and executed this instrument for the use and purposes therein expressed.

WITNESS MY hand and official seal on this 26th day of December, 2001.



Kristi M. Willemms
Notary Public - Collier County, State of FL
Personally Known
Identification Produced: DL# T54542431468D
My Commission Expires: Feb 2, 2002
Commission No. CC 685271

BARNSTABLE REGISTRY OF DEEDS