

UNIT DEED

SEA PINES CONDOMINIUM II

I, BEVERLY A. LESNICK, individually, of 289 Goddard Avenue, Brookline, Massachusetts 02146, in consideration of One Hundred One Thousand and 00/100 (\$101,000.00) Dollars paid grant to ELLIOTT H. STONE and BETSY G. STONE, of 171 Highland Avenue, Newtonville, Massachusetts 02160, as Tenants by the Entirety, with QUITCLAIM COVENANTS, the unit ("Unit") known as Unit B in Building 8 ("Building") of Sea Pines Condominium II, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., pursuant to General Laws, Chapter 183A by Master deed dated August 7, 1974 and recorded with Barnstable Registry of Deeds at Book 2081, Page 126 ("Master Deed") which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in Barnstable Deeds.

Said Unit is conveyed together with:

1. An undivided 3.86 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 garaged parking space Number 18 as shown on the plans filed with the Master Deed, and the right to use one open parking space within the open parking area shown on the plans filed with the Master Deeds.

3. An exclusive right to use (i) the patio and (ii) any immediately adjacent attic or storage areas 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 may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the 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, cable, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit.

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

The land comprising the condominium is shown on a plan entitled "Plan of Sea Pines Condominium Phase I-Brewster, Mass." dated September 1973, containing 5.4 acres and recorded in Barnstable County Registry of Deeds in Plan Book 276, Page 47 to which reference is made for a further description.

Said Unit is conveyed subject to:

(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 the building, or which may come into existence hereafter as a result of settling or shifting 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

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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, attic, or storage space 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.

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 dated July 29, 1977, and recorded on August 11, 1977 at the Barnstable Registry of Deeds in Book 2563, Page 194.

WITNESS my hand and seal this 10th day of September, 1984.

Beverly A. Lesnick
BEVERLY A. LESNICK

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

September 10, 1984

Then personally appeared the above-named BEVERLY A. LESNICK and acknowledged the foregoing instrument to be her free act and deed, before me.

[Signature]
My Commission expires Sept. 14, 1984
Notary
SEAL OF THE NOTARY PUBLIC
STATE OF MASSACHUSETTS