

UNIT DEED

SEA PINES CONDOMINIUM II

JOHN R. CARTIER and JEANETTE CARTIER, <sup>AKA JOHN R. CARTIER</sup> of 5 Highwood Drive, Franklin, Massachusetts 02038,

For consideration paid in the full amount of ONE HUNDRED SIXTY-FIVE THOUSAND and 00/100 (\$165,000.00) DOLLARS,

Grant to CATHERINE M. HART, Trustee of the CATHERINE M. HART REVOCABLE TRUST, pursuant to Declaration of Trust dated January 15, 1988 and recorded with Barnstable County Registry of Deeds in Book 6142, Page 287, with a mailing address of P.O. Box 685, Brewster, Massachusetts 02631,

With QUITCLAIM COVENANTS,

The unit ("Unit") known as Unit J in Building 8 ("Building") of Sea Pines Condominium II, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts 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 and on the copy of the portion of said plans recorded with Barnstable Registry of 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 55 as shown on the plans filed with the Master Deed, and the right to use one open parking space within the open parking and shown on the plans filed with the Master Deed.
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.

Subject to and together with all matters of record insofar as the same are now in force and applicable.

For title see deed recorded in Barnstable County Registry of Deeds in Book 2916, Page 82.

Unit 8J, 25 Grove Lane, Brewster 02631  
Page. App

EXECUTED as a sealed instrument this 29th day of Feb, 1996.

John R. Cartier  
John R. Cartier

Jeanette Cartier  
Jeanette Cartier

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, ss.

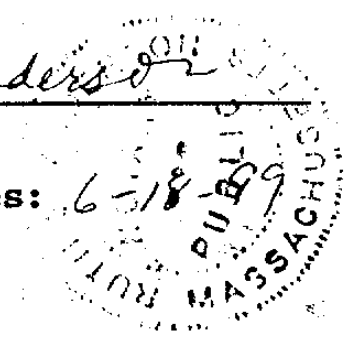
February 29, 1996

Then personally appeared the above named John R. Cartier and Jeanette Cartier and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Robert E. Anderson  
Notary Public

My commission expires: 6-18-99



04/12/96  
DEEDS & 01  
BARNSTABLE  
**CANCELLED**

TAX 564.30  
CHCK 564.30  
9848A000 11:51  
EXCISE TAX

#01 #1111 11:51  
COUNTY EXCISE TAX  
6013

04/12/96 #1111  
TAX 376.20  
TOTAL 376.20  
CHECK 376.20  
BARNSTABLE COUNTY  
REGISTRY DEEDS  
COUNTY EXCISE TAX  
**CANCELLED**