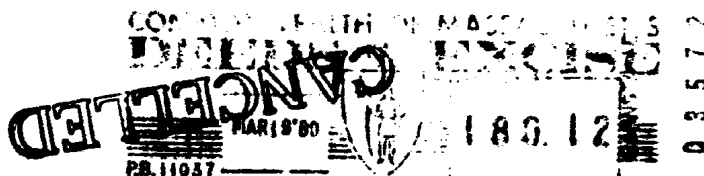


SEA PINES CONDOMINIUM II

FREDERICK D. MacDONALD and PATRICIA R. MacDONALD,
Husband and wife, as tenants by the entirety, of Wellesley,
Norfolk County, Massachusetts ("Grantor") for consideration
of \$79,000.00 paid, grants to ALFRED E. SPURR and MURIEL M.
SPURR, of 4 Juniper Ridge Road, Acton, Massachusetts, husband
and wife, as tenants by the entirety, a one-half interest; and
WILLIAM NEAL MONSEN, of 11 Longridge Road, Acton, Massachusetts,
a one-half interest, as joint tenants and not as tenants in
common of their respective one-half interest, with QUITCLAIM
COVENANTS, the unit ("Unit") known as Unit F in Building 8,
("Building") of Sea Pines Condominium II, Sea Pines Drive,
Brewster, Barnstable County, Massachusetts, a condominium est-
ablished 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.

Said Unit is conveyed together with:

1. An undivided 4.28 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 Nine (9) 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 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.

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 exist or 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.

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 exist or 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 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, 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, 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, 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.

This conveyance is further subject to the real estate taxes of the Town of Brewster for the fiscal year ending June 30, 1980, which real estate taxes the Grantee hereby assumes and agrees to pay as conclusively evidenced by the acceptance and recording of this Deed.

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

For Grantor's title see Barnstable County Registry of Deeds at Book 2248 Page 134.

EXECUTED as a sealed instrument this 13th day of March, 1980.


FREDERICK D. MacDONALD

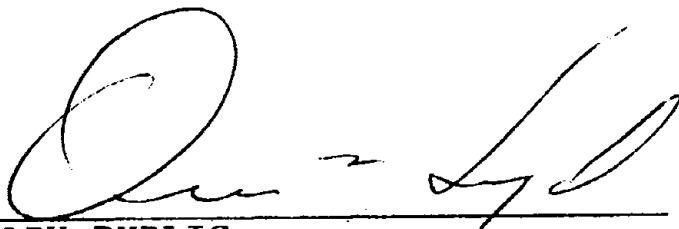

PATRICIA R. MacDONALD

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

March 13, 1980

Then personally appeared the foregoing named FREDERICK D. MacDONALD, and acknowledged the foregoing instrument to be his free act and deed, before me,



NOTARY PUBLIC

My commission expires: 3/2/84

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

March 13, 1980

Then personally appeared the foregoing named PATRICIA R. MacDONALD, and acknowledged the foregoing instrument to be her free act and deed, before me,



NOTARY PUBLIC

My commission expires: 3/2/84

RECORDED MAR 1980