

UNIT DEED

SEA PINES CONDOMINIUM

04-28-2010 @ 03:02p

I, Peter K. McCormick, Executor of the Estate of Arthur B. McCormick, Jr., * of Bainbridge Island, Washington, the Grantor, for consideration paid and in full consideration of Three hundred fifteen thousand and no/100(\$315,000.00) Dollars grants to John Doody and Wendy A. Doody, husband&wife as tenants by the entirety, of 17 Bald Bill Dr., Franklin, Barnstable County, Massachusetts, the Grantees, with Quitclaim Covenants, the unit known as Unit C in Building 9 of Sea Pines Condominium II, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to M.G.L., Chapter 183A by Master Deed dated Aug.7,1974 and recorded with Barnstable Registry of Deeds at Book 2081, Page 126, as the same may be amended, 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 attached to the deed to the Grantor herein recorded in Book 2355, Page 244, to which is affixed the verified statment of a registered architect in the form required by Sec. 9 of said Chap. 183A. *Pursuant to the powers set forth in Article Second of Decedent's will.

33 Grove Ln, Brewster

Said Unit is conveyed together with:

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-28-2010 @ 03:02pm
Ct1#: 1390 Doc#: 20734
Fee: \$1,077.30 Cons: \$315,000.00

1. An undivided 4.09 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 12 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 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.

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-28-2010 @ 03:02pm
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Fee: \$850.50 Cons: \$315,000.00

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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 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, 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 and 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.

For Grantor's title, see deed recorded in Barnstable Registry of Deeds in Book 11508, Page 102, dated June 17, 1998; and Barnstable Probate No. BA10P0211EA.

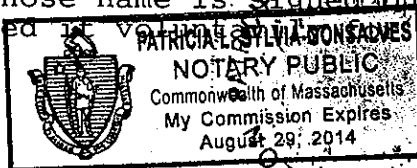
Executed as a sealed instrument this 15 day of April, 2010.


Peter K. McCormick, Executor

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this the 15th day of April, 2010, before me, the undersigned notary public, personally appeared Peter K. McCormick and proved to me through satisfactory evidence of identification which was DL Lic, to be the person whose name is signed on this document, and acknowledged to me that he signed it for his stated purposes.




Notary Public

BARNSTABLE REGISTRY OF DEEDS