

## QUITCLAIM DEED

WCA F. Jane Dannelis

We, FLORENCE JANE DUNNELLS, and GEORGE C. DUNNELLS, both of 6 Kettle Hole Road, Bolton, MA 01740, Trustees of Dannelis Family Realty Trust, under Declaration of Trust, dated December 21, 1983, and recorded with Barnstable Registry of Deeds in Book 3981, Page 53, in consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND DOLLARS (\$158,000.00), paid, grant to ELIZABETH A. McELLIN, of 21 High Rock Circle, Waltham, Massachusetts 02154, WITH QUITCLAIM COVENANTS,

The unit ("Unit") known as Unit B in Building 9 ("Building") of Sea Pines Condominium II, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc. 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 a portion of said plans recorded at Barnstable Deeds in Book 2260, Page 167 and to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

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 11 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, 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 premises are conveyed subject to and with the benefit of any and all rights, rights of way, easements, restrictions, reservations, or other conditions of record, including those specified in the deed recorded at Barnstable Registry of Deeds in Book 6352, Page 130.

For our title see deed dated July 14, 1988, recorded at Barnstable Registry of Deeds in Book 6352, Page 130.

WITNESS our hands and seals this 16 day of July, 1990.

Florence Jane Dunnells  
FLORENCE JANE DUNNELLS,  
Trustee *Aka F. Jane Dunnell*

George C. Dunnells  
GEORGE C. DUNNELLS,  
Trustee

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss.

JULY 16, 1990.

Then personally appeared the above named Florence Jane Dunnells and George C. Dunnells, Trustees of the Dunnells Family Realty Trust, and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]  
Notary Public

My commission expires: 2/4/94 (place notary seal here)

RECORDED JUL 17 90

**CANCELLED**

00700

DEEDS JUL 17 '90

P.B. 10829

EXCISE 360.24

COUNTY OF BARNSTABLE MASS.

0628A000 10:45  
EXCISE TAX

TAX 540.36  
CHCK 540.36

**CANCELLED**

DEEDS REG  
BARNSTABLE

07/17/90