

We, Karen E. Clancy and Kevin M. McEllin

Co-EXECUTOR under the WILL of—~~ADMINISTRATOR OF THE ESTATE OF THE TRUSTEE AND GUARDIAN~~  
~~CONSERVATOR AND RECEIVER OF THE ESTATE OF~~ (ELIZABETH A. MCELLEN) ~~COMMISSIONER~~

Elizabeth A. McEllin, Barnstable Probate Court, Docket No. 93P0938EP-1

by power conferred by Will

and every other power,

for One Hundred Thirty Two Thousand and 00/100 (\$132,000.00) Dollars

paid, grants to Karen E. Wiggins of  
 35 Grove Lane, Brewster, Barnstable County, Massachusetts

~~the~~ ~~land~~ ~~in~~

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 2001, 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 only 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 3.06 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.

Subject to and together with the benefit of all easements, restrictions and rights of way of record, if any, insofar as the same are now in force and applicable.

For title see deed of Florence Jane Dunnells and George C. Dunnells to Elizabeth A. McEllin dated July 16, 1990 and recorded with said Deeds in Book 7227, Page 244.

Witness ~~our~~ hands and seals this 3rd day of March 1994.

DEEDS REG 01  
 BARNSTABLE  
 03/18/94  
 TAX 451.44  
 CHCK 451.44  
 7974A800 13:41  
 EXCISE TAX

*Karen E. Clancy*  
 Karen E. Clancy, Co-Executor  
 \_\_\_\_\_  
*Kevin M. McEllin*  
 Kevin M. McEllin, Co-Executor

of the Commonwealth of Massachusetts

Middlesex, ss.

March 3 19 94

Then personally appeared the above named Karen E. Clancy and Kevin M. McEllin, Co-Executors of the Estate of Elizabeth A. McEllin and acknowledged the foregoing instrument to be their free act and deed, before me

*Richard Cohn*  
 Notary Public — ~~XXXXXXXXXXXX~~

A. Richard Cohn  
 My commission expires October 6, ~~xxx~~ 2000

~~CANCELLED~~  
 DEEDS REG 01  
 BARNSTABLE  
 300.90

Subject Property: 35 Grove Lane, Brewster, MA 02631