

MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 06-20-2013 @ 02:11pm  
Ct1#: 982 Doc#: 36282  
Fee: \$1,350.90 Cons: \$395,000.00

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 06-20-2013 @ 02:11pm  
Ct1#: 982 Doc#: 36282  
Fee: \$1,066.50 Cons: \$395,000.00

**QUITCLAIM DEED**

I, Evelyn E, Hurlbut, being UNMARRIED of 41 Lewis Avenue, Walpole,  
Norfolk County, Massachusetts

for consideration paid and in full consideration of Three Hundred Ninety-Five and  
00/100 (\$395,000.00) Dollars

grant to Mark D. Flanagan and Joanna E. Flanagan, as HUSBAND & WIFE, TENANTS BY THE  
of 7 Dee Road, Lexington, Middlesex County, Massachusetts ENTIRETY,

*with Quitclaim Covenants*

The Unit ("Unit") known as UNIT F in Building 9 ("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 in Book 2081, Page 126 ("Master Deed") which Unit  
is shown on the floor plans of the Building filed simultaneously with said Master Deed  
with the said Deeds.

Said Unit is conveyed together with:

1. An undivided 4.07 percentage interest in 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 garage parking space Numbered 12 as shown on 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 to  
storage areas to which there is direct access from the Unit.

41 Grove Lane, Brewster MA 02631

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 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 the other Units or use any pipes, wires, ducts, flues, cable, conduits, public utility lines or other Common Elements located in any of the other Units or elsewhere on the property and servicing the Unit.

The Unit is conveyed subject to:

1. All easement, 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 or such adjoining Units or Common Elements on the Unit, now existing as a result of constructions 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 common with the owners of the other Units to use any pipes, wires, ducts, flues, cable, conduits, public utility lines or other Common Elements located in any of the other Units or elsewhere on the property and servicing the Unit.
4. Exclusive rights in favor of the owners of any Unit to use designated parking spaces.
5. Exclusive right in favor of the owner of any unit having sole access to a patio, attic or storage space directly from the interior or 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 with Barnstable Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time and interest or estate in the Unit, his family, servants, lessees and visitors, as though such provisions were recited and stipulated at length therein .

The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereon or of his permitted lessees and the member or their immediate families.

Then land comprising the Condominium is shown as Phase II on a plan recorded with Barnstable Registry of Deeds in Plan Book 286, Page 191 to which reference is made for a more complete description,

I, Evelyn E. Hurlbut, do under oath, depose and say that I release any and all claims to a Declaration of Homestead if any of record in the subject property.

Witness our hand(s) and seal(s) this 18 day of June, 2013

Evelyn E. Hurlbut  
Evelyn E. Hurlbut

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 18 day of June, 2013 personally appeared before me, the undersigned notary public, the above-signed, Evelyn E. Hurlbut who proved to me through satisfactory evidence of identification which was their Drivers license to be the persons whose name are signed on the above preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]  
Notary Public  
My commission expires

