

30978

QUITCLAIM DEED

We, VERNON F. SHERMAN, JR., and EILEEN M. SHERMAN, of 28 Clarke Road, Needham, Massachusetts, for consideration paid and in the full amount of ONE HUNDRED SIXTY-TWO THOUSAND, FIVE HUNDRED DOLLARS (\$162,500.00) grant to MICHAEL GALLICCHIO and MARILYN GALLICCHIO, husband and wife, as tenants by the entirety of 181 North Ridge Avenue, Torrington, Connecticut,

WITH QUITCLAIM COVENANTS

The Unit ("Unit") known as Unit H-3 of Sea Pines Condominium III, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established in accordance with Massachusetts General Laws, Chapter 183A by Master Deed dated June 17, 1977, and recorded on June 21, 1977, with Barnstable Registry of Deeds in Book 2531, Page 167, as amended ("Master Deed") which Unit is shown on the floor plans filed simultaneously with said Master Deed and on the copy of the portion of said plans filed with Barnstable Deeds in Plan Book 327, Page 5.

Said unit is conveyed together with:

1. An undivided 2.3 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 the garage attached to the Unit as shown on the plans filed with the Master Deed, and the right to one additional unassigned parking space on the property.
3. An exclusive right to use the patio 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 come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of any 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 of 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 Unit is conveyed subject to and with the benefits of:

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 settling or shifting of any 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 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 a 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 our title, see deed of Claudia D. Ward to me dated June 5, 1984 and recorded with Barnstable Deeds in Book 4149, Page 086.

WITNESS our hands and seals this 22nd day of April, 1986.

Vernon F. Sherman, Jr.
VERNON F. SHERMAN, JR.

Eileen M. Sherman
EILEEN M. SHERMAN

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, SS

April 22, 1986

Then personally appeared before me the above-named VERNON F. SHERMAN, JR., and EILEEN M. SHERMAN, and acknowledged the foregoing instrument to be their free act and deed.

Phyllis A. Porrell
Phyllis A. Porrell
Notary Public

My commission expires: 11/7/86

CANCELLED



RECORDED MAY 12 86