

QUITCLAIM DEED

NELLIE W. PETERSON, of Sea Pines Drive H-11, Brewster, Barnstable County, Massachusetts, 02631, for consideration paid in the full amount of ONE AND 00/100 (1.00) DOLLAR, grant to POLLY A. RINGDAHL, of 221 Galtier Place, Shoreview, Minnesota, 55126, with QUITCLAIM COVENANTS, the unit ("Unit") known as Unit H-11 of Sea Pines Condominium III, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 17, 1977, 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 in Barnstable Deeds and on the copy of the portion of said plans attached to Unit Deed of Corcoran, Mullins, Jennison, Inc., to Nellie W. Peterson dated April 13, 1979, recorded with Barnstable Deeds in Book 2903, Page 319.

Said Unit is conveyed together with:

1. An undivided 2.9 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 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.

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.

Said Unit is conveyed subject to and with the benefit of all matters contained in the above-referenced Unit Deed recorded with Barnstable Deeds in Book 2903, Page 319, to which deed reference is also made for title.

RESERVING, HOWEVER, TO THE GRANTOR AN ESTATE FOR THE TERM OF HER NATURAL LIFE.

EXECUTED as a sealed instrument this 17th day of June , 1991.

Nellie W. Peterson
Nellie W. Peterson

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

June 17 , 1991

Then personally appeared the above-named Nellie W. Peterson and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Barbara A. Baker
Notary Public

RECORDED JUN 17 91

My commission expires: 4-25-97

