

I, DONALD F. KERR of Upton, Massachusetts, as Executor under the Will of ANNE E. KERR, acting pursuant to a Power of Sale in Clause 8 of said Will, Worcester Probate Court Docket Number 02PR1278-EP1

in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00) DOLLARS

grant to WILLIAM S. DENNETT and DEBORAH A. DENNETT, Husband and Wife as Tenants by the Entirety, with a usual mailing address of 9 Clarridge Circle, Milford, Massachusetts 01757

with *QUITCLAIM COVENANTS*

The unit ("Unit") known as UNIT H-7 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, and recorded on June 21, 1977, with the Barnstable Registry of Deeds at Book 2351, 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 hereto to the Unit Deed recorded with Barnstable Deeds in Book 2640, page 189, to which is affixed the verified statement of registered architect in the form required by Section 9 of said Chapter 183A. See also First, Second and Third Amendments recorded in said Deeds Book 2551, Page 271; Book 2579, Page 74; Book 2633, Page 65.

The land comprising the Condominium is shown as Lot 3 on a plan entitled "Plan of Sea Pines Brewster, Mass." dated 2/7/77 and recorded with Barnstable County Registry of Deeds in Plan Book 311, Page 27, to which reference is made for a more complete description.

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 the owner's permitted lessees and the members of the owner's immediate family.

Said Unit is conveyed together with:

1. An undivided 2.7 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 attached garage adjacent 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.

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
UXBRIDGE, MA 01569

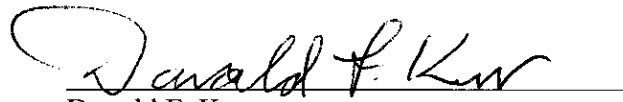
32 HOLLOW LAINE, BARNSTABLE

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Said Unit is conveyed subject to and with the benefit of easements, restrictions, encumbrances, rights, and provisions noted in Unit Deed dated December 13, 1977, recorded with Barnstable Deeds in Book 2640, Page 189, to which deed reference is also made for title.

For title, see deed from dated August 26, 1993 and recorded with Barnstable Registry of Deeds in Book 8766, Page 44.

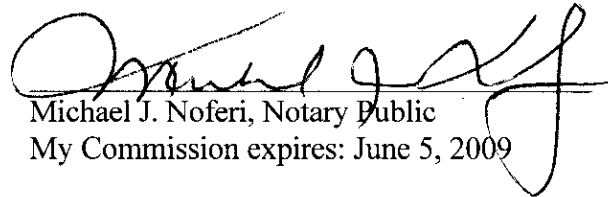
WITNESS my hand and seal this 3rd day of January, 2003.


Donald F. Kerr

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 3rd day of January, 2003 personally appeared the above-named Donald F. Kerr and acknowledged the foregoing instrument to be his free act and deed, before me


Michael J. Noferi, Notary Public
My Commission expires: June 5, 2009

BARNSTABLE COUNTY
REGISTRY OF DEEDS
CANCELLED

DATE 01.06.'03 MON

TAX \$649.80
TOTAL \$649.80
CHECK \$649.80
CLERK 1 NO.035967
TIME 12:36 1111

REG OF DEEDS
CANCELLED
BARNSTABLE

01/06/03 1:00PM 01
000000 #9952

FEE \$974.70
CASH \$974.70

BARNSTABLE REGISTRY OF DEEDS