

QUITCLAIM DEED

We, GERALDINE A. SHEA and CAROLYN WILLIAMSON, as joint tenants with the right of survivorship, of 10 Foster Street, Wenham, Massachusetts, 01984, for consideration paid in the full amount of ONE HUNDRED SIXTY-SEVEN THOUSAND AND 00/100 (167,000.00) DOLLARS, grant to DONALD F. KERR and ANNE E. KERR, husband and wife as tenants by the entirety, of P. O. Box 234, 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 Barnstable Registry of Deeds at 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 hereto to the Unit Deed recorded with Barnstable Deeds in Book 2640, page 189, to which is affixed the verified statement of a 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; and 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 his permitted lessees and the members of their immediate families.

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 att. 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.

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.

WITNESS our hands and seals this 21st day of July, 1986.

Geraldine A. Shea
Geraldine A. Shea

Carolyn Williamson
Carolyn Williamson

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

July 21, 1986

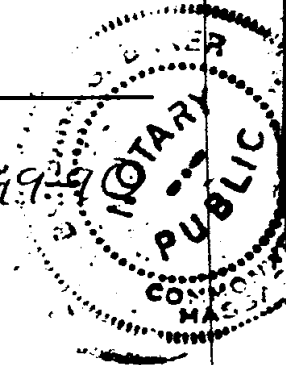
Then personally appeared the above-named Geraldine A. Shea and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Barbara A. Baker
Notary Public

RECORDED JUL 25 86

My commission expires: 5-19-89



CANCELLED

300.76