

QUITCLAIM DEED

I, June J. Dalton, of Waltham, Middlesex County, Massachusetts for consideration paid of \$460,000.00 grant to Edward Maurer of 12 Prentiss Place, Medfield, Norfolk County, Massachusetts **With Quitclaim Covenants**

The Unit known as Unit K-15 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County a condominium established by Corcoran, Mullins, Jennison, Inc., a Massachusetts corporation having its principal place of business in North Quincy, Massachusetts, pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded on June 7, 1978 with Barnstable Registry of Deeds at Book 2721, Page 293, as amended ("Master deed") which Unit is shown on the floor plans filed simultaneously with said Master deed in Barnstable Deeds.

Said Unit is conveyed together with:

1. An undivided 2.8 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 assigned 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 or 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.

The land comprising the condominium is shown as Lot #4 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.

This instrument relates to a condominium and is subject to the provisions of Chapter 183A of the General Laws.

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.

Property 18 Knoll Lane, Unit K-15, Brewster, MA  
 Grantee 12 Prentiss Place, Medfield, MA 02052  
 Property Address: Sea Pines Condominium IV, Unit K-15, Sea Pines Drive, Brewster, MA

Said Unit is conveyed subject to an with the benefit 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 construction of any building or which may come into existence hereafter 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 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 owners 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 his permitted lessees and the members of their immediate families.

Property address: Unit K-15, 18 Knoll Lane, Brewster, MA 02631

For Grantor's title see deed dated December 8, 1999 and recorded at Barnstable County Registry of Deeds in Book 12711, Page 324.

Witness my hand and seal this 18 day of May, 2004.

  
June J. Dalton

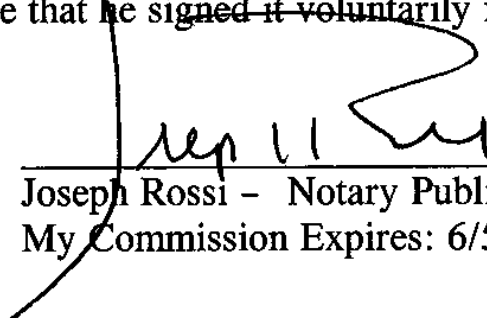
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

May 18, 2004

On this day of May, 2004, before me, the undersigned Notary Public, personally appeared June J. Dalton and proved to me through satisfactory evidence which was a valid Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

**BARNSTABLE REGISTRY OF DEEDS**

  
Joseph Rossi - Notary Public  
My Commission Expires: 6/5/2009



MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 05-24-2004 @ 01:43pm  
Ct1#: 1482 Doc#: 40582  
Fee: \$1,573.20 Cons: \$460,000.00

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 05-24-2004 @ 01:43pm  
Ct1#: 1482 Doc#: 40582  
Fee: \$1,048.80 Cons: \$460,000.00