

CONDOMINIUM UNIT DEED

WE, ROBERT C. AMERSON AND NANCY R. AMERSON, of 6 Widgeon Way, Brewster, MA 02631, JANE KELLY AMERSON LOPEZ of 222 Westchester Pl.S., Delmar, NY 12054, and SUSAN ROBB AMERSON HARTNETT, of 4 Pocahontas Drive, Winchester, MA 01890

for consideration paid in the amount of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00) DOLLARS

grant to EILEEN M. MONROE and DAVID E. MONROE, ~~Husband and Wife as Tenants by the Entirety~~, of 21 Knoll Lane, Brewster, MA 02631 *as Co-Trustees of The Monroe Family Trust dated 1/7/02, recorded herewith,* WITH QUITCLAIM COVENANTS

The Unit ("Unit") known as Unit K-5 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., a Massachusetts corporation having its principal place of business in Quincy Massachusetts, pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded 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 and simultaneously with said Master Deed in Barnstable Deeds and on the copy of a portion of said plans recorded at Barnstable Deeds, Book 2895, Page 194, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

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 amendments to said Master Deed pursuant to Article 12 and Schedule A thereof.

2. An exclusive right to use 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 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

Sea Pines Condominium
Locus: 21 Knoll Lane Brewster
Unit K-5

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.

Said Unit is also conveyed subject and with the benefit of:

All easements, restrictions and encumbrances set forth in the Master Deed.

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 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.

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.

Exclusive rights in favor of the owner of any Unit to use designated parking spaces.

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.

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 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 Owners thereof or of their permitted lessees and the members of their immediate families.

For title see deed recorded with said Registry in Book 10008, Page 0324.

Property Address: Unit K-5, 21 Knoll Lane, Sea Pines Condominium, Brewster, MA.

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 05-03-2004 @ 01:47pm
Ct#: 2103 Doc#: 34148
Fee: \$1,419.30 Cons: \$415,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 05-03-2004 @ 01:47pm
Ct#: 2103 Doc#: 34148
Fee: \$946.20 Cons: \$415,000.00

WITNESS my hand and seal this 5 day of April, 2004.

Susan Robb Amerson Hartnett
SUSAN ROBB AMERSON HARTNETT

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss: *Lynn S*, 2004
County

On this *5th* day of *April*, 2004. Before me, the undersigned notary public, personally appeared **SUSAN ROBB AMERSON HARTNETT**, who proved to me through satisfactory evidence of identification, which was *Mrs. Amerson*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Paul M. Gochakow
Notary Public
My Commission Expires *10/31/08*



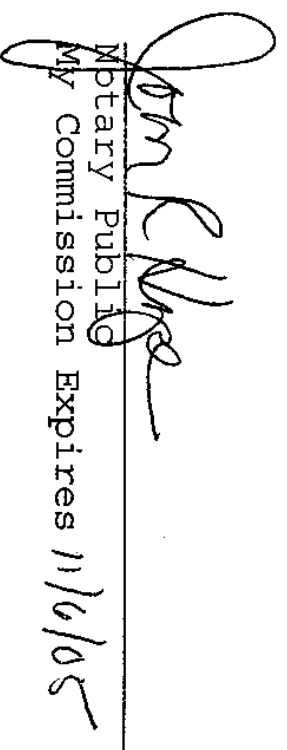
WITNESS my hand and seal this 31st day of March, 2004.


JANE KELLY AMERSON LOPEZ

STATE OF NEW YORK

Albany County, ss: March 31, 2004

On this 31st day of March, 2004. Before me, the undersigned notary public, personally appeared **JANE KELLY AMERSON LOPEZ** who proved to me through satisfactory evidence of identification, which was NYS ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires 11/6/05

JOAN R. HOPE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ALBANY CO. #958471
COMMISSION EXPIRES 11/06/05

WITNESS my hand and seal this 26th day of April, 2004.

Robert C. Amerson
ROBERT C. AMERSON

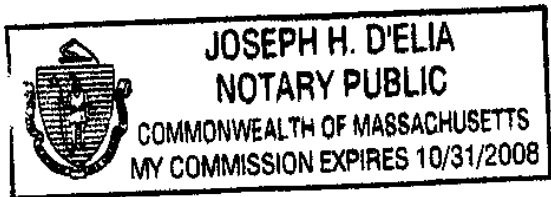
Nancy R. Amerson
NANCY R. AMERSON

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:
County

4/28, 2004

On this 26 day of April, 2004. Before me, the undersigned notary public, personally appeared **ROBERT C. AMERSON and NANCY R. AMERSON** who proved to me through satisfactory evidence of identification, which was Dei Vol's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My Commission Expires

BARNSTABLE REGISTRY OF DEEDS