

UNIT DEED

SEA PINES CONDOMINIUM

We, Eugene R. DuRoss and Jeannette L. DuRoss, husband and wife
, both of 569 Norborn, Dearborn Heights, Michigan 48127

in consideration of One Hundred Fifty-seven Thousand Five Hundred
Dollars (\$157,500.00)

grants to **Sally St. Hilaire,**
of 87 Orchard Street,
Meriden, Connecticut 06450

with **QUITCLAIM COVENANTS**

The Unit ("Unit") known as Unit K-7 of Sea Pines Condominium IV,
Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a
condominium established 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 by instruments recorded in Book 2801, Page 202
and Book 2882, Page 151 ("Master Deed") which Unit is shown on the
floor plans filed simultaneously with said Master Deed in Barn-
stable Deeds to which is affixed the verified statement of a
registered architect in the form required by Section 9 of said
Chapter 183A. Said Unit K-7 is shown on a Unit Plan which is re-
corded with the Unit Deed for this property with the Barnstable
Registry of Deeds in Book 2902, Page 283 at Page 286.

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 unassigned parking space on the property.
3. An exclusive right to use the patio to which there is direct access from 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.

HUNT & GIBBERTY
ATTORNEYS AT LAW
781 MARKET STREET
SOUTH HARWICH
MASSACHUSETTS

02601

COMMONWEALTH OF MASSACHUSETTS
RECORDING DEPARTMENT
MAY 15 1978

CANCELLED

243.96

CANCELLED

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Said premises are also conveyed together with the benefit of and subject to said Master Deed, the By-Laws of the Organization of Unit Owners of Sea Pines Condominium IV and any Rules and Regulations of said Condominium.

Said premises are also conveyed together with the benefit of and subject to all other rights, easements, privileges, restrictions and reservations of record, insofar as the same may now be in force and applicable.

For our title, reference is made to a deed from Corcoran, Mullins, Jennison, Inc., dated April 6, 1979 and recorded with the Barnstable Registry of Deeds in Book 2902, Page 283.

Executed as a sealed instrument this 9th day of May 1986.

Eugene R. DuRoss
Eugene R. DuRoss

Jeannette L. DuRoss
Jeannette L. DuRoss

STATE OF *Massachusetts*

County of *Barnstable*

May 9, 1986

Then personally appeared the above named Eugene R. DuRoss and Jeannette L. DuRoss and acknowledged the foregoing instrument to be their free act and deed, before me,

RECORDED MAY 9 1986

Kathleen Frankel
Notary Public

My commission expires: *June 18, 1987*