

WE, JOHN J. OLHA and MARY B. OLHA, husband and wife as tenants by the entirety, both of 83 Chanbrook Road, Stratford, Connecticut in consideration of FIFTY-THREE THOUSAND EIGHT HUNDRED THIRTY-FIVE AND 00/100 (\$53,835.00) DOLLARS paid grant to CORCORAN, MULLINS, JENNISON, INC. a Massachusetts corporation having its principal place of business at North Quincy, Massachusetts with QUITCLAIM COVENANTS, the land with the unit ("Unit") known as UNIT K-12 of Sea Pines Condominium IV, Sea Pines Drive, Brewster Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc. pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded on June 7, 1978 as amended ("MASTER DEED") which is recorded at Barnstable County Registry of Deeds in Book 2721, Page 293, which Unit is shown on the floor plans filed simultaneously with said Master Deed in Barnstable Deed and on the copy of the portion of said plans at said Registry of Deeds in Book 2894 Page 216.

Said Unit is conveyed together with:

1. An undivided 2.2 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 driveway 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.
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 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.

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.

COM. REG. WEA. OF MASSACHUSETTS
 EXCISE
 123.12
 CANCELLED
 301-578

HAYES, CRENEY,
 UTLER & HAYES, P.C.
 ATTORNEYS-AT-LAW

25 EAST MAIN STREET
 SALEM, MASSACHUSETTS

The land comprising the condominium is shown as LOT # 4 on plan entitled "Plan of Sea Pines Brewster, Mass." dated 2/7/77 and recorded with said Barnstable County Registry of Deeds in Palm 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.

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.

Said unit is conveyed subject to and with the benefit of easements, rights, rights of way, restrictions and reservations of record insofar as the same are in full force and applicable and especially as set forth in a deed from Corcoran, Mullins, Jennison, Inc. to us dated March 29, 1979 and recorded with Barnstable County Registry of Deeds in Book 2894 Page 216 to which reference is made for title.

WITNESS our hands and seals this 5th day of October 1979.

John J. Olha
JOHN J. OLHA
Mary B. Olha
MARY B. OLHA

RECORDED OCT 5 1979

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss. October 5, 1979

Then personally appeared the above named John J. Olha and Mary B. Olha and acknowledged the foregoing instrument to be their free act and deed, before me,

[Signature]
Notary Public

My Commission Expires: 7-26-80