

10-08-1998 @ 11:29

**UNIT DEED
SEA PINES CONDOMINIUM 1**

We, **STEPHEN R. PHILLIPS and JANICE S. PHILLIPS**, husband and wife, as Tenants by the Entirety, of 97 Birchwood Drive, Holden, Massachusetts 01520,

for consideration of One hundred sixteen thousand dollars (\$116,000.00) Paid,

grant to

ROLAND R. ROMANO and ROSEMARY ROMANO, husband and wife, as Tenants by the Entirety, of 9615-22 Halyards Court, Ft. Myers, Florida 33919,

with **QUITCLAIM COVENANTS**,

the unit ("Unit") known as Unit G, in Building 3 ("Building") of Sea Pines Condominium 1, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by the Grantor pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated October 9, 1973, and recorded with Barnstable Registry of Deeds at Book 1948, Page 53, on October 10, 1973, ("Master Deed") which Unit is shown on the floor plans of the Building filed simultaneously with the Master Deed in Barnstable Deeds and on a copy of the portion of said plans attached to a prior deed 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 2.11 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit.
2. An exclusive right to use garaged parking space Number 15 as shown on the plans filed with the Master Deed, and the right to use one open parking space within the open parking area shown on the plans filed with the Master Deed.
3. An exclusive right to use (i) the patio or balcony and (ii) any immediately adjacent attic or storage areas 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 the building, or as a result of repair or restoration of the 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, cable, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit.

6. The following rights and easements in common with other Unit Owners, all as described in the Master Deed: a common driveway easement; common utility easement; rights to use the recreational facilities and easternmost 700' of Beach, as more specifically described and limited in the By-Laws recorded with the Master Deed, and also in the Master Deed of Sea Pines Condominium II recorded with Barnstable Registry of Deeds in Book 2081, Page 126.

Said Unit is conveyed subject to:

1. Grants of Utility Easements by Grantor recorded in the Barnstable County Registry of Deeds in Book 1922, Page 1, and Book 2029, Page 323 which are incorporated herein by reference.
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 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.
3. An easement in favor of the other units 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 owner of any Unit having sole access to a patio, balcony, attic or storage space directly from the interior of such Unit to use such space.
6. The provisions of the Master Deed, By-Laws, and floor plans of the Condominium recorded simultaneously with and as 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 of his permitted lessees and the members of their immediate families.

For title see a deed from M. Louise Choulian dated August 27, 1993 and recorded with Barnstable County Registry of Deeds in Book 8767 Page 336.

Property address: 10 Landing Lane, Brewster, MA

WITNESS our hands and seals this 8th day of October, 1999.

Stephen R. Phillips
Stephen R. Phillips

Janice S. Phillips
Janice S. Phillips

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

October 8, 1999

Then personally appeared the above-named Stephen R. Phillips and Janice S. Phillips and acknowledged the foregoing instrument to be their free act and deed, before me,

Stephen B. Jones
Stephen B. Jones, Notary Public
My commission expires: April 10, 2003

10/08/99 11:34AM 01
000000 #6772
FEE \$396.72
CASH \$396.72

REG OF DEEDS
REG # 01
BARNSTABLE

DATE 10.08.99 FRI

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX

BARNSTABLE REGISTRY OF DEEDS

TAX \$264.48
TOTAL \$264.48
CHECK \$264.48
CLERK 1 NO.003489
TIME 11:24 1111