

CONDOMINIUM UNIT DEED

We, William J. and Patricia A. Whalen, as tenants by the entirety, both of Barnstable County, Massachusetts, for consideration paid in the amount of THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.000) DOLLARS grant to

Robert W. and Karen K. Gardner, as tenants by the entirety, both of 6 Cannon Drive, Newtown, Connecticut 06470,

WITH QUITCLAIM COVENANTS, the unit ("Unit") known as Unit 3B, of Sea Pines Condominium (the "Condominium"), a condominium established pursuant to Massachusetts General Laws, chapter 183A, created by Master Deed dated October 9, 1973 and recorded with Barnstable Registry of Deeds in Book 1948, Page 53, as amended, together with an undivided 2.67 percent interest in the common areas and facilities of the Condominium, said Unit being shown on the floor plans filed with the Master Deed.

The Unit is conveyed subject to and with the benefit of all rights, privileges, easements, reservations, and restrictions of record including the Master Deed and By-Laws insofar as the same are now in force and applicable.

The Post Office Address of the Condominium is: 12 Landing Lane, Brewster, Massachusetts 02631.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

Being all and the same real premises described in deed of Robert Hackford and Allen Hackford, Trustees, to Grantor dated May 9, 2000 and recorded with Barnstable County Registry of Deeds Book 12995, Page 190.

Witness my hand and seal this 10th day of June, 2003.

William J. Whalen
William J. Whalen

Patricia A. Whalen
Patricia A. Whalen

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:

June 10, 2003

Then personally appeared before me the above-named William J. Whalen and Patricia A. Whalen, and each acknowledged the foregoing instrument to be his/her free act and deed.

Luigi G. Nannini
Notary Public

My commission expires: AUG 14, 2003

TAX \$695.40
TOTAL \$695.40
CASH \$695.40
CLERK 1 NO. 040301
TIME 13:35 1111

CANCELLED
CANCELLED
BARNSTABLE
BARNSTABLE COUNTY EXCISE TAX
06/10/03 2:05PM 01
000000 #4411
\$1043.10
\$1043.10

BARNSTABLE REGISTRY OF DEEDS