

QUITCLAIM DEED

I, EPHRAIM GITELMAN, of 28 Woodbine Circle, Needham, MA 02494

in consideration of **FOUR HUNDRED FORTY THOUSAND AND 00/100** (~~\$440,000.00~~)
DOLLARS **\$ 440,000.00**

Grant to **HIRAM B. CAREY III and SHARON F. CAREY, Husband and Wife as Tenants by the Entirety**, of 22 Cumberland Street, Boston, MA 02115

WITH QUITCLAIM COVENANTS, the land situated in Brewster, Barnstable County, Massachusetts, described as follows:

The unit ("Unit") known as **Unit A in Building 2** "Building" of Sea Pines Condominium 1, 13 Landing Lane, Brewster, Barnstable County, Massachusetts, a condominium established 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 053 ("Master Deed") which Unit is shown on a floor plans of the building filed simultaneously with said Master Deed in Barnstable Deeds and on a copy of a portion of said plans recorded at Barnstable Deeds in Book 2127, Page 0068.

Said Unit is conveyed together with:

1. An undivided 3.11 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 12 as shown on plans filed with the Master Deed, and the right to use one open parking space within the open parking space 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 of 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 of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceeds, 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 lined and other common Elements located in any of the other units or else where on the Property, and serving the Unit.

6. The following rights and easements in common with other Units Owners, all as described in the Master Deed; common driveway easement; common utility easement; rights to use the recreational facilities and easternmost 700' of the Beach, as more specifically describe 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. Grant of Utility Easements by Corcoran, Mullins, Jennison, Inc. 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 the 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 any 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 Owners thereof or of their permitted lessees and the members of their immediate families.

For title see Deed recorded with Barnstable County Registry of Deeds in Book 13952, Page 086.

Property Address: 13 Landing Lane, Brewster, Massachusetts 02631

WITNESS my hand and seal this 18 day of August, 2004

Ephraim Gitelman
EPHRAIM GITELMAN

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-26-2004 @ 11:45am
Ct1#: 845 Doc#: 67543
Fee: \$1,504.80 Cons: \$440,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-26-2004 @ 11:45am
Ct1#: 845 Doc#: 67543
Fee: \$1,003.20 Cons: \$440,000.00

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss
(County)

August 18, 2004

On this 18 day of August, 2004, before me, the undersigned Notary Public, personally appeared **EPHRAIM GITELMAN**, who proved to me through satisfactory evidence of identification, which was MAIL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

BARNSTABLE REGISTRY OF DEEDS

KW

Notary Public
My commission expires:

