

UNIT DEED

SEA PINES CONDOMINIUM I

EDWARD C. FEARNs and MARJORIE R. FEARNs, husband and wife, tenants by the entirety, both of No. 1740 Pine Valley Drive, Apartment 311, Fort Myers, Florida ("Grantors"), for consideration of eighty-eight thousand (88,000) dollars paid, grant to CATHERINE F. McNAMARA of No. 794 Veterans of Foreign Wars Parkway, Boston, Suffolk County, Massachusetts, and ELEANOR M. SULLIVAN and MARGARET A. SULLIVAN, both of No. 5 Riverglen Road, Wellesley, Norfolk County, Massachusetts, as joint tenants ("Grantees"), with QUITCLAIM COVENANTS, the unit ("Unit") known as Unit J in Building 2 ("Building") of Sea Pines Condominium I, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., a Massachusetts corporation having its principal place of business in Quincy, Massachusetts, pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated October 9, 1973 and recorded with Barnstable County Registry of Deeds in Book 1948, Page 53 ("Master Deed"), which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in Barnstable County Registry of Deeds and on the copy of the portion of said plans attached to the first deed of said unit from Corcoran, Mullins, Jennison, Inc. to John L. Lobingier, Jr. dated April 18, 1974 and recorded with Barnstable County Registry of Deeds in Book 2027, Page 32, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

Grantors' Unit Deed for Unit J in Building 2 of Sea Pines Condominium I was received from John L. Lobingier Jr. on August 27, 1979, and recorded as of that date with Barnstable County Registry of Deeds in Book 2974, Page 244.

Said Unit is conveyed together with

1. An undivided 2.60 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 14 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 area 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 may 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 by condemnation or eminent domain proceedings or by reason of any 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.

6. The following rights and easements in common with other unit owners, all as described in the Master Deed: common driveway easement; common utility easement; rights to use the recreational facilities and easternmost seven hundred (700) feet of beach, as more specifically described and limited in the Bylaws recorded with the Master Deed.

Said Unit is conveyed subject to

1. Grant of utility easement by Corcoran, Mullins, Jennison, Inc. dated August 16, 1973, and recorded with Barnstable County Registry of Deeds in Book 1922, Page 1, which is 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 the 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, Bylaws, 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 an instrument recorded with Barnstable County Registry of

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 or her permitted lessees and the members of their immediate families.

Executed as a sealed instrument this 4TH day of May 1983.

EDWARD C. FEARNES

By:

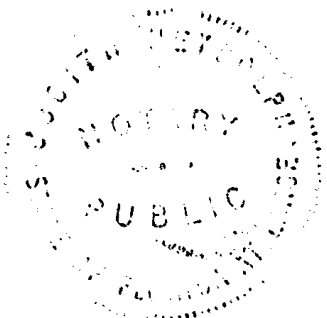
Marjorie R Fearn
Marjorie R Fearn, his Attorney-in-Fact

Marjorie R Fearn
Marjorie R. Fearn

STATE OF FLORIDA

COUNTY OF LEE

Personally appeared before me the above-named MARJORIE R. FEARNES on this 4TH day of May 1983, who acknowledged the foregoing instrument to be her free act and deed.



Judith Heydolph
Notary Public
My Commission Expires: 9-17-83

SEAL

