

WE, FRANCIS J. MADIGAN and RITA A. MADIGAN, husband and wife as tenants by the entirety, both of 13 Surrey Lane, Topsfield Massachusetts, in consideration of FIFTY-ONE THOUSAND AND 00/100 (\$51,000.00) DOLLARS paid grant to JOHN F. KRAUSHAAR and BARBARA M. KRAUSHAAR, husband and wife as tenants by the entirety, both of 38 Salem Road, Wilton, Connecticut with QUITCLAIM COVENANTS the unit ("Unit"), known as Unit 2 in Building F ("Building") of Sea Pines Condominium I, 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 October 9, 1973 and recorded with Barnstable Registry of Deeds on October 10, 1973 at 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 Deeds and on the copy of the portion of said plans attached hereto and made a part hereof, 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 2.89 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 10 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 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 Units 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 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: common driveway easements; 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 or Common Elements on the Units, 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, 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.

This instrument relates to a condominium and is subject to the provisions of Chapter 183A of the General Laws.

The land comprising the condominium is shown on a plan entitled "Plan of Sea Pines Condominium Phase I - Brewster, Mass." dated September 1973 containing 5.4 acres and recorded in Barnstable County Registry of Deeds in Plan Book 276, Page 47 to which reference is made for a further description.

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 our title see deed recorded in Barnstable County Registry of Deeds in Book 2280, Page 309.

WITNESS our hands and seals this 11th day of July, 1977.

Francis J. Madigan
FRANCIS J. MADIGAN

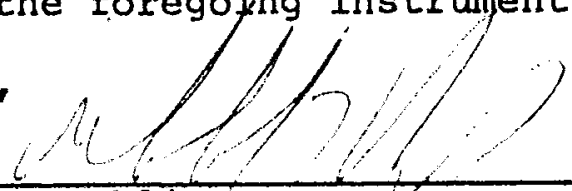
Rita A. Madigan
RITA A MADIGAN

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 6, 1977

Then personally appeared the above named Francis J. Madigan and Rita A. Madigan and acknowledged the foregoing instrument to be their free act and deed, before me,



Notary Public Michael J. Hayes

My Commission Expires: *Sept 26, 1980*

RECORDED JUL 7 1977

CANCELLED

BARNSTABLE

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE

JUL - 7 '77 116.28
PH. 110.37

