

**FIDUCIARY DEED**

I, **ELISABETH I. JAMES**, Executrix u/w/o Agathe M. James, Barnstable Probate and Family Court Docket No. 08P0348EP-1, having an address of 185 Chestnut Hill Avenue, Apt. #8, Brighton, Massachusetts 02135-4664, by power conferred in said Will and every other power,

for consideration paid in the amount of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS

grant to **ELISABETH I. JAMES**, Individually, having an address of 185 Chestnut Hill Avenue, Apt. #8, Brighton, Massachusetts 02135-4664

The unit ("Unit") known as **UNIT E IN BUILDING 3**, "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 at Book 1948, Page 053 ("Master Deed").

The Post Office Address of the Condominium is: 20 Landing Lane, Brewster, MA 02631

The Unit conveyed is laid out as shown on a plan filed with the first deed of the unit, which plan is a copy of a portion of the plans filed with said Master Deed to which is affixed a verified statement in the form provided in G.L. c. 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights, and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws filed therewith.

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.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is **2.48%**.

Subject to and together with all matters of record including the Master Deed, by-laws and Unit Deed.

For title, see Deed recorded in Book 10930, Page 192, and Estate of Agathe M. James, Barnstable Probate Docket No. 08P0348EP-1. See **ARTICLE THIRD** of the Last Will and Testament of Agathe M. James regarding right to purchase condominium at 20 Landing Lane, Sea Pines, Brewster, Massachusetts. Also see Right to Purchase Real Property executed by Elisabeth I. James, recorded herewith.

Unit E in Building 3, Sea Pines Condominium I  
Sea Pines Drive, Brewster, MA  
Property Address:

WITNESS my hand and seal this 2nd day of September, 2008.

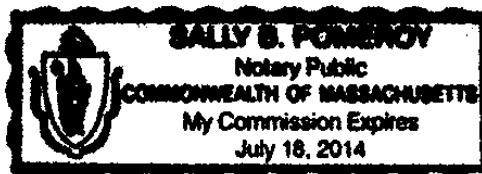
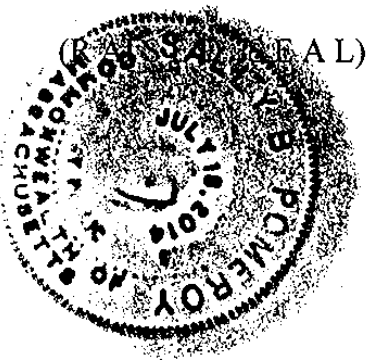
Elisabeth I. James  
ELISABETH I. JAMES  
Executrix u/w/o Agathe M. James

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 2nd day of September, 2008, before me, the undersigned Notary Public, personally appeared **ELISABETH I. JAMES**, Executrix as aforesaid, proved to me through satisfactory evidence of identification, which was DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document in my presence and acknowledged to me that she signed it voluntarily for its stated purpose.

Sally B. Pomeroy  
NOTARY PUBLIC  
My Commission Expires:



**BARNSTABLE REGISTRY OF DEEDS**

MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 09-11-2008 @ 11:25am  
Ct1#: 524 Doc#: 47590  
Fee: \$342.00 Cons: \$100,000.00

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 09-11-2008 @ 11:25am  
Ct1#: 524 Doc#: 47590  
Fee: \$228.00 Cons: \$100,000.00