

DEED

I, MARTINA GREEN, individually, with an address of P.O. Box 1101, Truro, MA 02666

For consideration of \$272,500.00 Paid

Grant to JEFFREY T. SMOK and DOROTHY P. SMOK, husband and wife as tenants by the entirety, with an address of 203 Sinclair Place, Westfield, NJ 07090

With QUITCLAIM COVENANTS, the land, together with the buildings thereon, situated in Brewster, Barnstable County, Massachusetts, described as follows:

The unit ("Unit") known as **Unit C** in Building 4 (the "Building") of Sea Pines Condominium I, Sea Pines Drive, 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 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 a portion of said plans recorded at Barnstable Deeds in Book 1980, Page 142, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.*

Property address: 28 Landing Lane, Brewster, MA

Said Unit is conveyed together with:

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 01-29-2016 @ 02:21pm
Ct#: 1051 Doc#: 4640
Fee: \$735.75 Cons: \$272,500.00

1. An undivided **2.83** 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 **23** as shown on 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 areas 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 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, cables, 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 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. 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, duct, 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 a part of the Master Deed, as

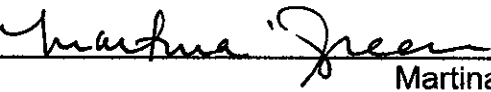
the same may be amended from time to time lby instrument recorded in Barnstable Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, lessees and visitors, as though such provisions were recited and stipulated at length herein.

The Unit is intended 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.

Grantor states that this is not her homestead and releases any and all homestead rights to the within premises, whether created by declaration or operation of law, and further states under the pains and penalties of perjury that there are no other individuals entitled to homestead rights in the property being conveyed herein.

For title, see deed recorded at the Barnstable Registry of Deeds in Book 22223, Page 325.

WITNESS my hand and seal this 20 day of January, 2016.



Martina Green

STATE OF CALIFORNIA

_____ County, ss.

On this ____ day of January, 2016, before me, the undersigned notary public, personally appeared Martina Green, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she signed it voluntarily and for its stated purpose.

See Attached Notary Document

Notary Public

My comm. expires:

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

On January 20, 2016 before me, Cindy S. Hernandez Vargas, Notary Public,
(insert name and title of the officer)

personally appeared Martina Green who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cindy S. Hernandez Vargas (Seal)

