

09-15-1997 @ 03:59

QUITCLAIM DEED

VIRGINIA A. ANANIA, of P.O. Box 126, South Easton, MA 02375, in consideration of ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$169,900.00), paid, grants to PNC Bank, National Association, and Sally S. Frederickson, Trustees, under agreement of trust of Ruth G. Anthony dated October 10, 1973, amended October 14, 1975, and recorded herewith, c/o PNC Bank, 398 No. Main Street, Doylestown, PA 18901-3447, WITH QUITCLAIM COVENANTS, the land in Brewster, Barnstable County, Massachusetts, together with the buildings thereon, bounded and described as follows:

The unit ("Unit") known as Unit **A** in Building **4** ("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 East Milton, Massachusetts, 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 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 in Book 3826, Page 083, 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 **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 **30** 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, 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 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., dated August 16, 1973, and recorded in the Barnstable County Registry of Deeds in Book 1922, Page I, 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 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 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 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 therein.

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.

Property Address: 30 Landing Lane, Sea Pines, Brewster, MA 02631.

For title, see Deed recorded in Barnstable Registry of Deeds in Book 3826, Page 080.

CANCELLED
DEED REG 01
BARNSTABLE
09/15/97

TAX 581.40
CHCK 581.40
2203A000 15:00
EXCISE TAX

CANCELLED
BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX

09/15/97 #11111
TAX 387.60
TOTAL 387.60
CHECK 387.60

0063
#01 #1111 14:58
COUNTY EXCISE TAX

WITNESS my hand and seal this 5th day of September, 1997.

Virginia A. Anania
Virginia A. Anania

COMMONWEALTH OF MASSACHUSETTS

BRISTOL COUNTY, ss.

September 5, 1997

Then personally appeared the above named Virginia A. Anania and acknowledged the foregoing instrument to be her free act and deed, before me,

[Signature]

Notary Public

My commission expires: June 7, 2002

(place notary seal here)



BARNSTABLE REGISTRY OF DEEDS