

BOOK 2963 PAGE 039

WE, JOHN HENNESSY and GENEVIEVE HENNESSY, husband and wife as tenants by the entirety, both of 49A Jefferson Oval, Yorktown Heights, New York in consideration of SIXTY-FIVE THOUSAND AND 00/100 (\$65,000.00) DOLLARS paid, grant to WILBUR F. SMITH and CAROLYN P. SMITH, husband and wife as tenants by the entirety, both of 88 Walden Street, Concord, Massachusetts with QUITCLAIM COVENANTS, the unit ("Unit") known as UNIT A in BUILDING 5 ("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 County Registry of Deed 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.

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 31 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 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 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, 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.

