

WE, LEIGH E. HUNT and ELEANOR G. HUNT, husband and wife as Joint Tenants, both of 29 Lennox Avenue, Windsor, Connecticut, 06095, in consideration of SEVENTY ONE THOUSAND and 00/100----- (\$71,000.00) DOLLARS, grant to ELIZABETH G. BLISS, of 42 Putting Green Circle, South Yarmouth, Barnstable County, Massachusetts, 02664, with QUITCLAIM COVENANTS, the unit known as Unit G in Building 5 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 in Book 1948, Page 53 on October 10, 1973, 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 recorded with Barnstable Registry of Deeds at Book 2107, Page 157.

Said Unit is conveyed together with:

1. An undivided 2.11 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 32 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.

COUNTY OF BARNSTABLE  
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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 easement; common utility easement; right 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 easements, rights, reservations and provisions set forth in deed from Joseph D. Bova et ux to Leigh E. Hunt et ux dated June 14, 1979 and recorded with Barnstable Registry of Deeds in Book 2934, Page 162.

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 his permitted lessees and the members of their immediate families.

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 with Barnstable County Registry of Deeds in Plan Book 276, Page 47; to which reference is made for a further description.

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

For title, see deed in Book 2934, Page 162 to us from Joseph D. Bova et ux.

WITNESS our hands and seals this 27<sup>TH</sup> day of JUNE 1983.

*Leigh E. Hunt*  
Leigh E. Hunt

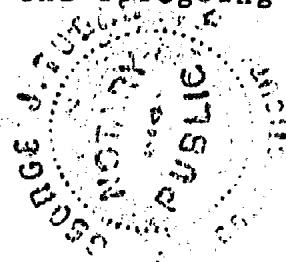
*Eleanor G. Hunt*  
Eleanor G. Hunt

STATE OF CONNECTICUT

SS. *W. Hunt*

*June 27, 1983*

Then personally appeared the above named Leigh E. Hunt and acknowledged the foregoing instrument to be his free act and deed, before me,



*Charles J. Wulcan*  
Notary Public

My commission expires: 3-31-88

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