

DEED

10-27-1999 @ 03:54

I, Brian E. Mangaudis, Trustee of 1-G Sea Pines Realty Trust, u/d/t dated September 23, 1991 and recorded in the Barnstable Registry of Deeds Book 8493, Page 85, of 73A Gates Lane, Worcester, Massachusetts, for consideration paid of \$120,000.00, Grant to

George W. Garman, Individually, Of 25 Clearview Terrace, Manchester, Connecticut 06040-1918, with Quitclaim Covenants, the following described property located in Barnstable County, State of Massachusetts:

The land with the buildings thereon situated in Brewster, Barnstable County, Massachusetts, described as follows:

Condominium Unit G, Building I, of Sea Pines Condominium I, Sea Pines Drive, Brewster, Barnstable County, Massachusetts created by Master Deed dated October 9, 1973 and recorded in Barnstable Registry of Deeds Book 1948, Page 53, on October 10, 1973 in accordance with and subject to the provisions of Chapter 183A of the General Laws of Massachusetts. Said Unit is shown on the floor plans of the building filed simultaneously with said Master Deed in Barnstable Registry of Deeds.

Together with the 2.11% undivided interest in the common areas and facilities of said Condominium as set forth in said Master Deed and Unit Deed, and as lawfully amended.

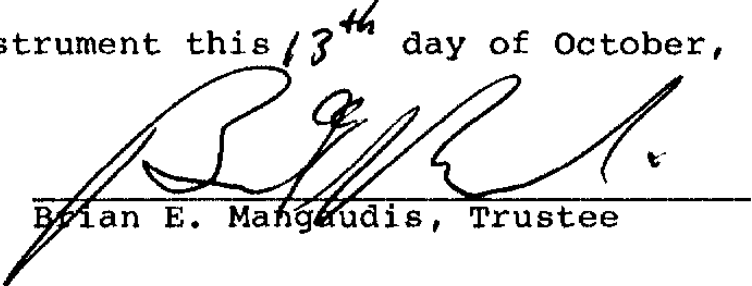
Subject to and with the benefit of rights, restrictions, reservations, easements, conditions and obligations of Unit Owner as set forth in said Master Deed and Unit Deed.

Property Address: Unit G, Building I, Sea Pines Condominium, Brewster, Ma. 02631

The property has an address of Unit G, Building 1, Sea Pines Condominium, Brewster, Ma. 02631.

For title see Deed recorded in said Deeds Book 8493, Page 107.

Executed as a sealed instrument this 13th day of October, 1999.

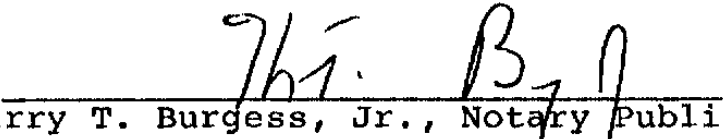

Brian E. Mangaudis, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 13, 1999

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


Harry T. Burgess, Jr., Notary Public

My Commission Expires: August 13, 2004

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX
CANCELLED

CANCELLED
REG # 61
BARNSTABLE

DATE 10.27.99 WED
TAX \$273.60
TOTAL \$273.60
CASH \$273.60
CLERK 1 NO.003996
TIME 15:48 1111

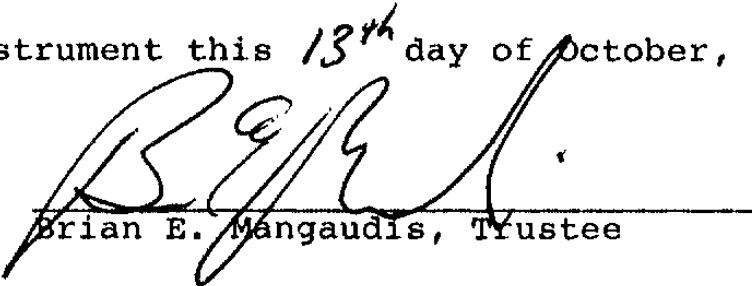
10/27/99 3:58PM 01
000000 #7286
FEE \$410.40
CASH \$410.40

TRUSTEE'S CERTIFICATE

I, Brian E. Mangaudis, Trustee of 1-G Sea Pines Realty Trust, u/d/t dated September 23, 1991 recorded in the Barnstable Registry of Deeds Book 8493, Page 85, hereby certify that I have been directed by all the beneficiaries of said Trust to sell a condominium known as Unit G, Building 1, of Sea Pines Condominium I, Sea Pines Drive, Brewster, Ma. to George W. Garman and Lois B. Garman for a price of \$120,000.00.

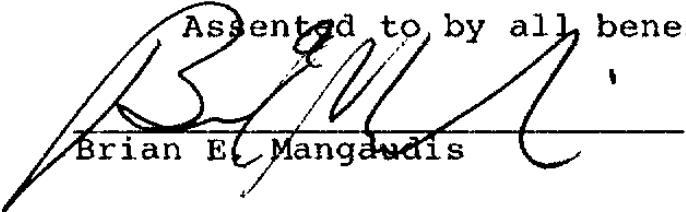
I further certify that I am the sole Trustee of said Trust and that the Trust has not been altered, revoked, terminated nor amended in any manner and that the Trust is free to sell said property.

Executed as a sealed instrument this 13th day of October, 1999.



Brian E. Mangaudis, Trustee

Assented to by all beneficiaries



Brian E. Mangaudis



Alphonse A. Mangaudis



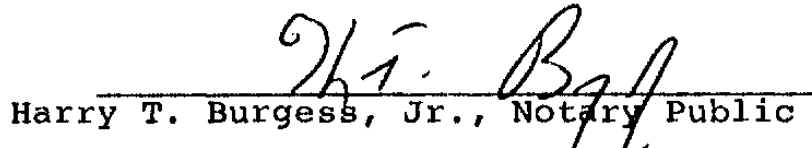
Vera M. Mangaudis

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 13, 1999

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



Harry T. Burgess, Jr., Notary Public

My Commission Expires: August 13, 2004