

CONDOMINIUM UNIT DEED SUBJECT TO  
GENERAL LAWS CHAPTER 183A

We, **THEODORE A. DADA** and **MARGARET E. DADA**, of 59 Cedar Street, Wellesley Hills, Massachusetts 02481,

in consideration of **THREE HUNDRED FIFTY THOUSAND** and no/100 (\$350,000.00) **DOLLARS** paid

grant to **HELEN NOVER**, as an Individual of 214 Pearl Street, Newton, Massachusetts 02458

with *quitclaim covenants*

Unit 3F in **SEA PINES CONDOMINIUM 1**, created under Master Deed dated October 9, 1973, and recorded with the Barnstable County Registry of Deeds in Book 1948, Page 53. Said Condominium is located at Sea Pines Drive, Brewster, Barnstable County, Massachusetts, and the unit conveyed hereunder is further identified as containing approximately 1215 square feet, and is laid out as shown on the plans of **SEA PINES CONDOMINIUM 1** recorded with the Barnstable County Registry of Deeds in Plan Book 276, Page 47-50, and the Floor Plans of **SEA PINES CONDOMINIUM 1**, previously recorded with said Registry, as well as the Unit Plan for Unit 3F, previously recorded, which plans contain a verified statement in the form provided in General Laws Chapter 183A, Section 9.

There is incorporated herein by reference the description of the land upon which the building containing said Unit is built, as set forth in the aforesaid Master Deed.

The purpose for which the Condominium Unit is intended is for residential purposes except as may be expressly permitted by the Trustees in accordance with the provisions of **SEA PINES CONDOMINIUM 1 TRUST**.

The undivided interests of the unit conveyed hereunder (a) in the common areas and facilities of **SEA PINES CONDOMINIUM 1** as described in the Master Deed, and (b) in **SEA PINES CONDOMINIUM 1 TRUST**, recorded with said Registry of Deeds in Book 1948, Page 68, is 2.89%.

This conveyance is made subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the aforesaid Master Deed, any amendments thereto, and **SEA PINES CONDOMINIUM 1 TRUST**, the By-Laws and Rules and Regulations from time to time enacted thereunder, and

6 Landing Lane, Brewster

all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the Unit which are not yet due and payable.

For title, see Deed of Jeanne Ihlenburg dated April 29, 1976 and recorded with the Barnstable Registry of Deeds in Book 2334, Page 110.

WITNESS, our hands and seals this 26<sup>th</sup> day of September, 2003.

*Theodore A. Dada*  
THEODORE A. DADA

*Margaret E. Dada*  
MARGARET E. DADA

COMMONWEALTH OF MASSACHUSETTS

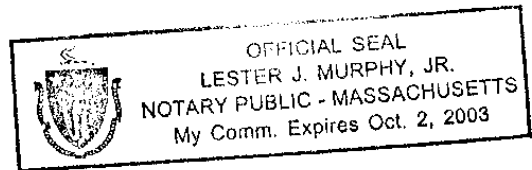
Barnstable ss.

September 26, 2003

Then personally appeared the above-named THEODORE A. DADA and MARGARET E. DADA, and acknowledged the foregoing instrument to be their free act and deed, before me,

*Lester J. Murphy Jr*  
Lester J. Murphy Jr Notary Public  
My comm. expires: October 2, 2003

BARNSTABLE COUNTY  
REGISTRY OF DEEDS  
COUNTY EXCISE TAX



**CANCELLED**

REG OF DEEDS  
REG # 01  
BARNSTABLE

DATE 09.26.'03 FRI

TAX \$798.00  
TOTAL \$798.00  
CHECK \$798.00  
CLERK 1 NO.043105  
TIME 15:58 1111

09/26/03 4:32PM 01  
000000 #7300  
FEE \$1197.00  
CASH \$1197.00