

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 11-02-2011 @ 03:17pm
Ct1#: 1179 Doc#: 55218
Fee: \$1,633.05 Cons: \$477,500.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 11-02-2011 @ 03:17pm
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Fee: \$1,289.25 Cons: \$477,500.00

UNIT DEED

Property address: 26 Overlook Lane, Brewster, MA

I, **JUDITH A. MELIKIAN**, Individually, being unmarried, of 102 Courtney Road, Harwich, Massachusetts 02645,

for consideration of **Four Hundred Seventy-seven Thousand Five Hundred and 00/100 (\$477,500.00)** Paid,

grant to,

JAMES M. REED and **DONNA J. REED**, husband and wife, as Tenants by the Entirety, of 49 Liberty Street, Holyoke, Massachusetts 01040,

with QUITCLAIM COVENANTS,

The unit ("Unit") known as Unit 0-9 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., a Massachusetts Corporation, pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded on June 7, 1978 with Barnstable County Registry of Deeds in Book 2721 Page 293, as amended ("Master Deed"), which Unit is shown on the floor plans filed simultaneously with said Master Deed in Barnstable County Registry of Deeds to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A. See also amendments in Book 2801, Page 202, and Book 2882, Page 151.

Said Unit is conveyed together with:

1. An undivided 4.1% interest in the common areas and facilities of the Property described in said Master Deed ("Common Elements") attributable to the Unit as that undivided interest may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.

Locos: 26 Overlook Lane, Unit 0-9, Brewster

2. An exclusive right to use the driveway adjacent to the Unit as shown on the Plans filed with the Master Deed, and the right to one additional unassigned parking space on the property.
3. An exclusive right to use the patio 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 any 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.

The land comprising the condominium is shown as Lot #4 on plan entitled "Plan of Sea Pines, Brewster, Mass." dated February 7, 1977 and recorded with Barnstable County Registry of Deeds in Plan Book 211, Page 27, to which reference is made for a more complete description.

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

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.

Said Unit is conveyed subject to and with the benefit of:

- (1) All easements, restrictions and encumbrances set forth in the Master Deed.
- (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 any 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 Unit Owners 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 directly from the interior of such Unit to use such space.
- (6) The provisions of the Master Deed, By-Laws, Land Plan and floor plans of the Condominium recorded simultaneously with and as 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 herein.

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 of his permitted lessees and the members of their immediate families.

For my title see a deed from Mary M. Fontaine and Harvey L. Fontaine dated May 2, 2007 and recorded with Barnstable County Registry of Deeds in Book 22075, Page 49.

WITNESS my hand and seal this 2nd day of ~~October~~ ^{NOVEMBER}, 2011.

Judith A. Melikian
JUDITH A. MELIKIAN

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

On this 2nd day of ~~October~~ ^{NOVEMBER}, 2011, before me, the undersigned notary public, personally appeared **JUDITH A. MELIKIAN**, and proved to me through satisfactory evidence of identification, being (check whichever applies): *driver's license or other state or federal governmental document bearing a photograph image*, *oath or affirmation of a credible witness known to me who knows the above signatory*, or *my own personal knowledge of the identity of the signatory*, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
 Notary Public: Stephen B. Jones
 My commission expires: March 3, 2017

