

QUITCLAIM DEED

LEO J. CORCORAN and SARA G. CORCORAN of Boston, Suffolk County, Massachusetts for consideration paid, and in full consideration of Six Hundred Fifty Thousand (650,000) Dollars paid, grant to CAROL A. AUSTIN, individually, of 82 Windham Drive, East Longmeadow, Massachusetts, with **Quitclaim Covenants**, the condominium unit in Brewster, Barnstable County, Commonwealth of Massachusetts, bounded and described as follows:

For property description, see attached Exhibit A.

For title, see Barnstable County Registry of Deeds, Book 13776, Page 118.

Property Address: 213 Sea Pines Drive, Brewster, Massachusetts 02631

WITNESS our hands and seals this 7th day of December, 2005.


Leo J. Corcoran


Sara G. Corcoran

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

December 7th, 2005

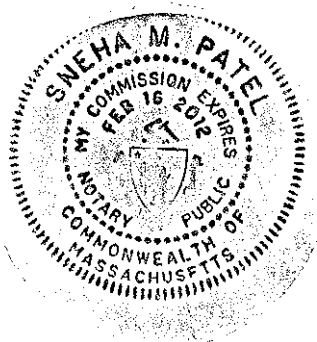
On this ____ day of December, 2005, before me, the undersigned notary public, personally appeared Leo J. Corcoran and Sara G. Corcoran, proved to me through satisfactory evidence of identification, which were their Massachusetts Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



, NOTARY PUBLIC

My commission expires:

RETURN TO
Gemish + Rousseau
255 Park Ave., Ste 705
Worcester, MA
01609



SNEHA M. PATEL
Notary Public
Commonwealth of Massachusetts
My Commission Exp. 2/16/2012

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-09-2005 @ 11:49am
Ch1#: 690 Doc#: 86338
Fee: \$1,482.00 Cons: \$650,000.00

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-09-2005 @ 11:49am
Ch1#: 690 Doc#: 86338
Fee: \$2,223.00 Cons: \$650,000.00

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213 Sea Pines Drive, Unit D-1, Brewster

Exhibit A - Property Description

Closing date: **December 9, 2005** **Bk 20554 Pg 165 #86338**

Property **213 Sea Pines Drive, Unit D-1, Brewster, Massachusetts 02631**
Address:

The land comprising the condominium is shown as Lot #3 on a plan entitled "Plan of Sea Pines Brewster, Mass" dated February 7, 1977 and recorded with Barnstable County Registry of Deeds in Plan Book 311, page 27 to which reference is made for a more complete description.

Said Unit is conveyed together with:

- 1. An undivided 2.7 percent 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.**
- 2. An exclusive right to use the parking space 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 for the Unit.**
- 4. An easment for the continuance of all encroachments by the Unit on an adjoining unit or Common Elements existing as a result of construction of the building in which the Unit is located, or which come into existence hereafter as a result of construction of the building in which the Unit is located, or which come into existence hereafter as a result of settling or shifting of any buildings, or as a result of repair or restoration of any buildings 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.**

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

- 5. An easment 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 easments, restrictions and encumbrances set forth in the Master Deed.**
- (2) Easments in favor of adjoining 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 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 alteration or repair to the common elements made by or with the consent of the board of Managers.**

(3) An easment 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 right 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 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.

Being the same premises conveyed to Leo J. Corcoran and Sara G. Corcoran by deed of 213 North Sea Pines Drive Nominee Trust (u/d/t dated June 25, 1998 and recorded in Book 11526, Page 315) dated April 6, 2001 and recorded with the Barnstable Registry of Deeds in Book 13776, Page 118.

BARNSTABLE REGISTRY OF DEEDS