

QUITCLAIM UNIT DEED

SEA PINES CONDOMINIUM IV

I, SHIRLEY A. GILSON, a/k/a SHIRLEY G. DICKENS, of 124 Sheridan Terrace, Ridgewood, New Jersey 07450, for consideration paid of THREE HUNDRED AND FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS, grant to JAMES K. DONAHUE and JEAN M. DONAHUE, husband and wife, as tenants by the entirety, of 11007 Falls Road, Lutherville, Maryland 21093 with quitclaim covenants the unit ("Unit") known as Unit B-1 of Sea Pines Condominium IV, 239 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 June 5, 1978 and recorded on June 7, 1978 with Barnstable Registry of Deeds at Book 2721, Page 293, as amended ("Master Deed") which Unit is shown on the floor plans filed simultaneously with said Master Deed in Barnstable Deeds and on the copy of the portion of said plans attached to deed recorded in Book 2988, Page 082, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A. See amendments in Book 2801, Page 202, Book 2882, Page 151, Book 2932, Page 18 and Book 2972, Page 15.

Said Unit is conveyed together with:

1. An undivided 3.5 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, or may have changed, by amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.
2. An exclusive right to use the garage #1 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 come into existence hereafter as a result of settling or shifting of any 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 2/7/77 and recorded with Barnstable County Registry of Deeds in Plan Book 311, 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 title see deed recorded in Barnstable County Registry of Deeds in Book 2988, Page 082.

Witness my hand and seal this 11th day of September, 1991.

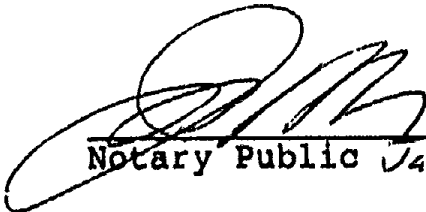

Shirley A. Gilson, a/k/a Shirley S. Dickens

COMMONWEALTH OF MASSACHUSETTS

Barnstable ss:

September 11, 1991

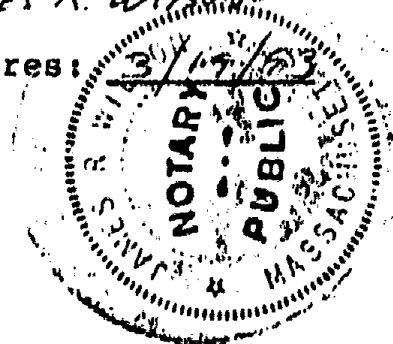
Then personally appeared the above named Shirley A. Gilson, a/k/a Shirley G. Dickens, and acknowledged the foregoing instrument to be her free act and deed before me.



Notary Public James R. Wilson

My commission expires:

3/17/93



DEEDS EXCISE

798.00



DEEDS REC'D
BARNSTABLE
09/11/91

TAX 1197.00
CHCK 1197.00

1868A000 14:26
EXCISE TAX

RECORDED SEP 11 91