

QUITCLAIM DEED

We, Lorraine M. Covino of 171 Maple Avenue, Shrewsbury, MA 01545, Paul F. Covino 28 Elm Street, Upton, MA 01568 and Brian M. Covino, of 5410 Cove Island Road, Knoxville, TN 37919 in consideration of Eight Hundred Fifty Thousand (\$850,000.00) Dollars paid, grant to Robert C. Wiesel and Lynne L. Wiesel, husband and wife as tenants by the entirety of 11 Mossfield Road, Waban, MA 02468

with QUITCLAIM COVENANTS:

the unit ("Unit") known as Unit B-2 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by Corcoran, Mullins, Jennison, Inc., a Massachusetts corporation having its principal place of business in Quincy Massachusetts, pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded 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.

Said Unit is conveyed together with:

1. An undivided 4.0 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 has changed or may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.
2. An exclusive right to use garage No. 2 adjacent to the unit 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.

PROPERTY: 241 SEA PINES DRIVE, BREWSTER

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 easement, 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 a 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.

BEING the same premises conveyed in a deed from Susan P. Ferrara to Lorraine Covino, Paul F. Covino and Brian M. Covino dated July 18, 1998 and recorded in the Barnstable Registry of Deeds, Book 11582 Page 192.

CASH \$2907.00  
FEE \$2907.00  
08/08/03 2:54PM 01  
000000 #5944

REG DEEDS  
REG #  
BARNSTABLE  
**CANCELLED**

BARNSTABLE COUNTY  
REGISTRY OF DEEDS  
PLANNING EXCISE TAX  
**CANCELLED**

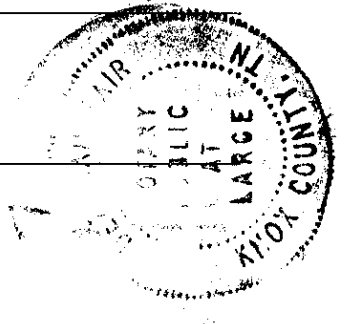
DATE 08-08-'03 FRI  
TAX \$1938.00  
TOTAL \$1938.00  
CHECK \$1938.00  
CLERK 1 NO.041793  
TIME 14:22 1111

EXECUTED as a sealed instrument this 5<sup>th</sup> day of August, 2003.

Lorraine M. Covino  
LORRAINE M. COVINO

Paul F. Covino  
PAUL F. COVINO

Brian M. Covino  
BRIAN M. COVINO



COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

August 5, 2003

Then personally appeared the above named Lorraine M. Covino and acknowledged the foregoing instrument to be her free act and deed, before me,

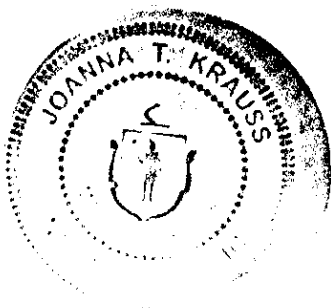
Joanna T. Krauss  
Notary Public  
My Commission Expires:

State of: Massachusetts  
County of: Barnstable

August 5, 2003

Then personally appeared the above named Paul F. Covino and acknowledged the foregoing instrument to be his free act and deed, before me,

Joanna T. Krauss  
Notary Public  
My Commission Expires:

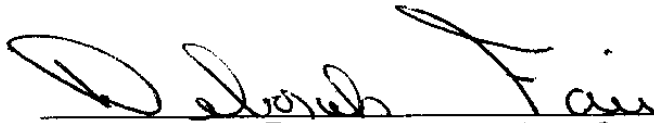


Joanna T. Krauss  
Notary Public  
My Commission Expires  
February 21, 2008

State of:  
County of:

July 23, 2003

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

  
Notary Public DEBORAH FAIR  
My Commission Expires: 10/31/04

BARNSTABLE REGISTRY OF DEEDS

