

DEED

We, Raymond N. Pike Jr., and Gail B. Agneta, Co-Trustees of the Evelyn H. Pike Revocable Trust Agreement dated March 11, 1983 and recorded at the Barnstable Registry of Deeds in Book 3771, Page 100 as amended of record, of Plymouth, Massachusetts, and Brewster, Massachusetts respectfully, for consideration of Two Hundred Twenty Five Thousand (\$225,000.00) Dollars grant to Pamela S. Lesser of Unit B4, 245 Sea Pines Drive, Brewster, MA with quitclaim covenants

the unit ("Unit") known as Unit B-4 of Sea Pines Condominium IV, 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 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 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 may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A Thereof.

2. An exclusive right to use the garage #4 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 buildings 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.

5. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits,

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public utility lines and other Common Elements located in any of the other units or elsewhere on the Property, and serving the Unit.

Subject to and together with the benefit of easements, restrictions, rights and other provisions as set forth in deed from Corcoran, Mullins, Jennison, Inc., dated June 13, 1979 and recorded with Barnstable Deeds in Book 2936, Page 311.

For our title see deed of Raymond N. Pike and Evelyn H. Pike to the Evelyn H. Pike Revocable Trust Agreement recorded at the Barnstable Registry of Deeds in Book 3771, Page 126.

Executed as a sealed instrument this 11th day of September, 1997.

BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX

DEEDS REG 01
BARNSTABLE
09/15/97

CANCELLED

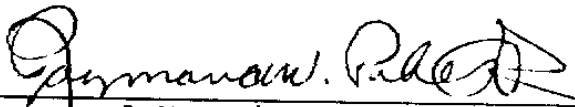
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TAX 513.00
TOTAL 513.00
CHECK 513.00


TAX 769.50
CHCK 769.50

2187A000 13:01
EXCISE TAX

0037

#01 #1111 12:59
COUNTY EXCISE TAX


Raymond N. Pike, Jr.,
as Co-Trustee as aforesaid

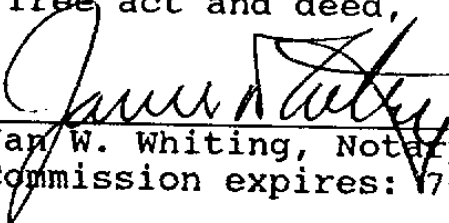

Gail B. Agneta, as Co-Trustee
as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

September 11, 1997

Then personally appeared the above named Raymond N. Pike, Jr., as Co-Trustee as aforesaid and acknowledged the foregoing instrument to be his free act and deed,


Jan W. Whiting, Notary Public
Commission expires: 7-9-2004

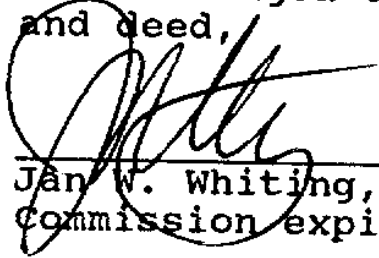
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COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

September 12, 1997

Then personally appeared the above named Gail B. Agneta,
as Co-Trustee as aforesaid and acknowledged the foregoing
instrument to be her free act and deed,



Jan W. Whiting, Notary Public
Commission expires: 7-9-2004

Bk : 10952-076 52592


TRUSTEE CERTIFICATE

EVELYN H. PIKE REVOCABLE TRUST AGREEMENT

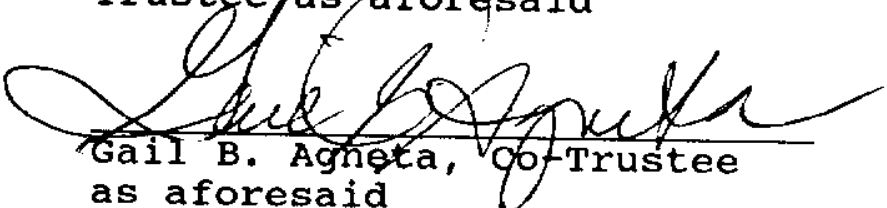
We, Raymond N. Pike, Jr., and Gail B. Agneta, Co-Trustees of the EVELYN N. PIKE REVOCABLE TRUST AGREEMENT, under Declaration of Trust dated March 11, 1983 and recorded with Barnstable Registry of Deeds in Book 3771, Page 100, (the "Trust"), certify that:

1. We are the Co-Trustees of the Trust;
2. The Trust has not been revoked, terminated or amended, except as of record;
3. We, as Co-Trustees, have been duly authorized and directed by all the holders of beneficial interests under the Trust to execute such documentation as the Co-Trustees deem necessary in order to effectuate the sale of Unit B-4 Sea Pines Drive, Brewster, MA, to Pamela S. Lesser for consideration of Two Hundred Twenty Five Thousand (\$225,000.00) Dollars;

Witness our hands and seals this 11th day of September, 1997.



Raymond N. Pike, Jr., Co-Trustee as aforesaid



Gail B. Agneta, Co-Trustee as aforesaid

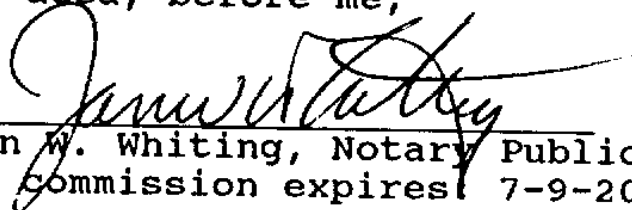
Bk : 10952-077 52592

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

September 11, 1997

Then personally appeared the above named Raymond N. Pike, Jr., Co-Trustee as aforesaid and acknowledged the foregoing to be his free act and deed, before me,

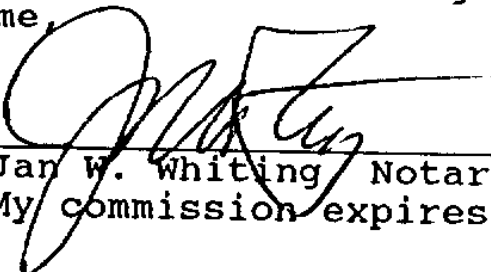

Jan W. Whiting, Notary Public
My commission expires 7-9-2004

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

September 12, 1997

Then personally appeared the above named Gail B. Agneta, Co-Trustee as aforesaid and acknowledged the foregoing to be her free act and deed, before me,


Jan W. Whiting Notary Public
My commission expires: 7-9-2004

BARNSTABLE REGISTRY OF DEEDS