

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-23-2011 @ 11:42am
Ct1#: 748 Doc#: 47166
Fee: \$2,700.00 Cons: \$1,000,000.00

Bk 25700 Pg 157 #47166
09-23-2011 @ 11:42a

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-23-2011 @ 11:42am
Ct1#: 748 Doc#: 47166
Fee: \$3,420.00 Cons: \$1,000,000.00

UNIT DEED

SEA PINES CONDOMINIUM

Steven P. Koppel and Paula D. Koppel, husband and wife, tenants by the entirety, of Boston, Massachusetts

for and in consideration paid of One Million and 00/100 (\$1,000,000.00) Dollars, hereby grants to

Sharon M. Grottkau and Brian E. Grottkau, husband and wife, tenants by the entirety, of 11 Zachary Lane, Reading, Massachusetts

WITH QUITCLAIM COVENANTS

the unit ("Unit") known as Unit BLUFF-7 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established by 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 Registry of Deeds.

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 upon amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.
2. An exclusive right to use the garage #7 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. The 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 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 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

SPK PDK

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, 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.

The 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 buildings or of any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty or after a taking on 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 having sole access to a patio directly from the interior of such Unit to use such space.
5. 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 County Registry of 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 his permitted lessees and the members of their immediate families.

SPK PAK

For Grantors' title see Deed of Sylvia M. Slomoff dated May 10, 1999 and recorded with the Barnstable County Registry of Deeds in Book 12260, Page 22.

Witness our hands and seals this 21st day of September, 2011.



Steven P. Koppel

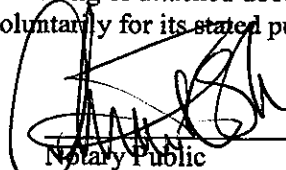


Paula D. Koppel

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 21st day of September, 2011, before me the undersigned notary public, personally appeared Steven P. Koppel and Paula D. Koppel and proved to me through satisfactory evidence of identification, which was DL, 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:

