

WE, WILLIAM B. MORRIS and NANCY J. MORRIS, husband and wife,
as tenants by the entirety, both
of 3 Canterbury Lane, Farmington Woods, Avon, Conn. ~~XXXXXXXXXXXX~~

being ~~un~~married, for consideration paid, and in full consideration of \$122,500.00

grants to DAVID C. SULLIVAN

5 Colgate Road
of Wellesley, Norfolk County, Massachusetts, with quitclaim covenants

~~XXXXXXXX~~

[Description and encumbrances, if any]

The Unit known as UNIT B-10 of Sea Pines Condominium IV, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established 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, all pursuant to Massachusetts General Laws Chapter 183A, which Unit is shown on floor plans filed simultaneously with said Master Deed in Barnstable Deeds and copy of a portion of said plans attached to the grantors unit deed, to which reference is made for their title, said deed being recorded at Barnstable County Registry of Deeds in Book 2722, Page 337.

Said Unit is conveyed together with:

1. An undivided 4% interest in the common areas and facilities of the property described in the 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 #10 as shown on 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 Manager.

The land comprising the condominium is shown as LOT #4 on a plan entitled "Plan of Sea Pines Brewster Mass." dated February 7, 1977 and recorded in said 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 the use of 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.

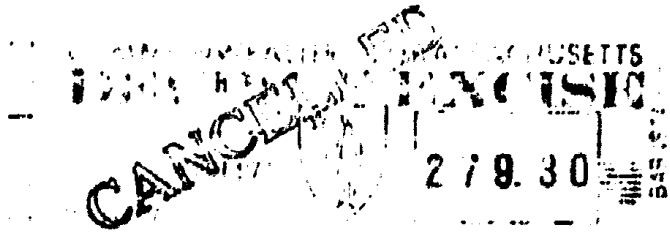
(5) Exclusive rights in favor of the owner of any Unit having sole access to a patio directly from the interior of such Unit to use such space.

(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 MasterDeed, as the same may be amended from time to time by instrument recorded at 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.

This 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 immediate families.

Witness OUR hands and seal this 8th day of August 19 79

William B. Morris
Nancy J. Morris



The Commonwealth of Massachusetts

Barnstable, ss.

August 8, 1979

Then personally appeared the above named William B. Morris and Nancy J. Morris

and acknowledged the foregoing instrument to be their free act and deed, before me

RECORDED AUG 14 1979

Richard J. Cain
Richard J. Cain, Notary Public ~~XXXXXXXXXXXX~~
My Commission Expires August 23, 1979