

UNIT DEED

I, **SUZANNE R. WAXMAN**, of 1 Woods End, Needham, Massachusetts 02192,

for consideration of **TWO HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$267,500.00) DOLLARS**

grant to **M. LOUISE CHOULIAN**, Individually, of 56 Claflin Street, Belmont, Massachusetts 02178

with **QUITCLAIM COVENANTS**

The condominium unit in the Town of Brewster, Barnstable County, Massachusetts bounded and described as follows:

the unit ("Unit") known as UNIT B-12 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 North Quincy, Massachusetts, pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated 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 and made a part thereof to the unit deed to the owner hereinabove set forth, to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A.

Said unit is conveyed together with:

1. An undivided three percent (3%) 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 detached garage 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, and labeled "Garage 12".
3. An exclusive right to use the patio to which there is direct access from the Unit.

4. 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.

The above-described premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions of record insofar as the same are still in force and applicable.

For my title, see deed to me dated January 31, 1983 and recorded with the Barnstable County Registry of Deeds in Book 3682, Page 173.

WITNESS MY HAND AND SEAL this 5th day of January, 1993.

*Suzanne R. Waxman*  
SUZANNE R. WAXMAN

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS.

January 5, 1993

Then personally appeared the above-named SUZANNE R. WAXMAN and acknowledged the foregoing instrument to be her free act and deed, before me,

*George B. Cunningham*  
Notary Public  
My Commission Expires: 11/8/96

RECORDED  
JAN 11 1993  
CANCELLED

RECORDED  
JAN 11 1993  
CANCELLED

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