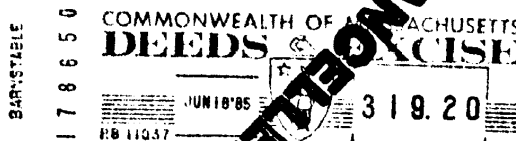


We, KARL R. MUSSER and BETTY S. MUSSER, husband and wife as tenants by the entirety, both of 4 Berrill Farms Road, RR1, Box 317, Lebanon, New Hampshire 03766, in consideration of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00), paid, grant to PETER R. COONEY and ANN E. COONEY, husband and wife as tenants by the entirety, both of 17 Stonegate Circle, Wilbraham, Massachusetts 01095, WITH QUITCLAIM COVENANTS,

The unit ("Unit") known as Unit C in Building 6 ("Building") of Sea Pines Condominium II, 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 August 7, 1974 and recorded with Barnstable Registry of Deeds at Book 2081, Page 126 ("Master Deed") which Unit is shown on the Floor Plans of the Building filed simultaneously with said Master Deed in Barnstable Deeds and specifically attached to the deed to the above mentioned Grantors, as hereinafter mentioned.

Said Unit is conveyed together with:

1. An undivided 4.09 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 garaged parking space Number 4 as shown on the plans filed with the Master Deed, and the right to use one open parking space within the open parking area shown on the plans filed with the Master Deed.
3. An exclusive right to use (i) the patio and (ii) any immediately adjacent attic or storage areas to which there is direct access from the Unit.



Said premises are conveyed subject to and with the benefit of any and all rights, rights of way, easements, restrictions, reservations, or other conditions of record, including those specified in the deed recorded at Barnstable Registry of Deeds in Book 2332, Page 217.

For our title see deed of Corcoran, Mullins, Jennison, Inc. to us dated May 3, 1976 recorded at Barnstable Registry of Deeds in Book 2332, Page 217. See also Confirmatory Deed in Book 2723 Page 170, Barnstable Registry of Deeds.

WITNESS our hands and seals this 14 day of June, 1985.

Karl R. Musser

Karl R. Musser

Betty S. Musser

Betty S. Musser

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss.

JUNE 14, 1985.

Then personally appeared the above named Karl R. Musser and Betty S. Musser and acknowledged the foregoing instrument to be their free act and deed, before me,

Richard O. Perry

Notary Public

My commission expires: 2/20/87

(place notary seal here)

RECORDED JUN 18 85

