

QUITCLAIM DEED

29677

KNOW ALL MEN BY THESE PRESENTS, that we, PETER R. COONEY and ANN E. COONEY, husband and wife, of Wilbraham, Massachusetts,

for consideration paid of \$162,000.00,

grants to LAWRENCE E. YELLEN and ROBERTA S. YELLEN, husband and wife, as tenants by the entirety, of 56 Evelyn Road, Waban, Massachusetts, 02168-1217,

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.

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.

See deed from Karl R. Musser et ux recorded with said Registry of Deeds on June 18, 1985.

Said Unit has a mailing address of Unit 6C, Grove Lane, Brewster, Massachusetts.

WITNESS our hands and seal this 5th day of May, 1986.

Peter R. Cooney
PETER R. COONEY

Ann E. Cooney
ANN E. COONEY

COMMONWEALTH OF MASSACHUSETTS

Benetable ss.

May 5, 1986

Then personally appeared the above-named PETER R. COONEY ~~and~~
~~ANN E. COONEY~~ and acknowledged the foregoing instrument to
be ~~their~~ free act and deed, before me.

Chick E. Se...
Notary Public

RECORDED MAY 6 86

My commission expires:

Aug 29, 1991

CANCELLED

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