

UNIT DEED

Bk 19750 Pg 49 #26464
04-22-2005 @ 03:09p

I, **KAREN E. WIGGINS**, of 35 Grove Lane, Brewster, Massachusetts 02631,

for consideration of **FOUR HUNDRED FIFTY-EIGHT THOUSAND FIVE HUNDRED and no/100 DOLLARS (\$458,500.00)** paid,

grant to

MELVIN FOX and NANCY E. FOX, husband and wife, as Tenants by the Entirety, both of 8309 Simsbury Place, Alexandria, Virginia 22308-1563,

with QUITCLAIM COVENANTS,

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-22-2005 @ 03:09pm
Ct1#: 1932 Doc#: 26464
Fee: \$1,045.38 Cons: \$458,500.00

The unit ("Unit") known as **UNIT B in BUILDING 9** of SEA PINES CONDOMINIUM II, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated August 7, 1974 and recorded with Barnstable County Registry of Deeds at Book 2081, Page 126 which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in Barnstable Deeds, 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 an undivided 3.06 percent interest in the common areas and facilities of the Property described in said Master Deed attributable to the Unit as that undivided interest may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A thereof.

Said Unit is subject to and with the benefit of all rights, restrictions, easements and reservations of record in so far as same are in force and applicable. Such matters are more particularly set forth in a deed dated October 24, 1984 and recorded at the Barnstable County Registry of Deeds in Book 4301, Page 022

For title see deed to the grantor recorded with the Barnstable County Registry of Deeds in Book 9101, Page 154.

Property address: 35 Grove Lane, Brewster, Massachusetts 02631

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 04-22-2005 @ 03:09pm
Ct1#: 1932 Doc#: 26464
Fee: \$1,568.07 Cons: \$458,500.00

WITNESS my hand and seal this 22nd day of April, 2005.

Karen E. Wiggins
KAREN E. WIGGINS

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

On this 22nd day of April, 2005, before me, the undersigned notary public, personally appeared KAREN E. WIGGINS, proved to me through satisfactory evidence of identification, which was [] MA driver's license or [] _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Marion R. Hobbs
Marion R. Hobbs, Notary Public
My commission expires: June 9, 2011

BARNSTABLE REGISTRY OF DEEDS



MARION R. HOBBS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 9, 2011