

CONDOMINIUM UNIT DEED

I, **PHYLLIS I. LEMACK**, 4500 Gulf of Mexico Drive, #303, Longboat Key, Florida 34228

for consideration paid in the amount of **FIVE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$575,000.00) DOLLARS**

grant to **JOHN McDONOUGH and LORI McDONOUGH**, of 41 Hopestill Brown Road, Sudbury, Massachusetts 01776

↑ Husband + Wife, as tenants by the entirety,

WITH QUITCLAIM COVENANTS, the unit ("Unit") known as **Unit A in Building 7** ("Building") of Sea Pines Condominium II (the "Condominium"), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, created by Master Deed dated August 7, 1974 and recorded with Barnstable Registry of Deeds in Book 2081, Page 126, as amended, together with an undivided 4.87 percent interest in the common areas and facilities of the Condominium, said Unit being shown on the floor plans filed with the Master Deed.

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-15-2005 @ 02:49pm
Ct1#: 1805 Doc#: 40602
Fee: \$1,966.50 Cons: \$575,000.00

Said Unit is conveyed together with:

1. An undivided 4.87 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 the garaged parking space number 24 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.
4. An exclusive right to use the patio and any immediately adjacent attic or storage area to which there is direct access from the Unit.
5. 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 Managers.
6. 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.

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-15-2005 @ 02:49pm
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Fee: \$1,311.00 Cons: \$575,000.00

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 use the 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 Master Deed, as the same may be amended from time to time by instrument recorded with 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.

Said land comprising the condominium is shown on a plan of land entitled, "Plan of Sea Pines Condominium II, Brewster, Mass.," which plan is recorded at the Barnstable County Registry of Deeds in Plan Book 286, Pages 91-9, to which reference is made for amore complete description.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

For title, see deed recorded with Barnstable County Registry of Deeds recorded in Book 9304, Page 335.

Property Address: 9 Grove Lane, Brewster, Massachusetts 02631

WITNESS my hand and seal this 15th day of June, 2005.

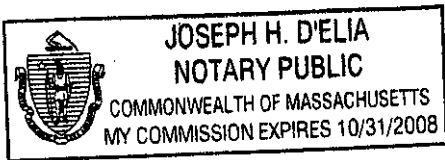
Phyllis Lemack
PHYLLIS I. LEMACK

Commonwealth of Massachusetts
~~STATE OF FLORIDA~~

Barnstable, ss.
(County)

June 15, 2005

On this ___ day of June, 2005, before me, the undersigned Notary Public, personally appeared **PHYLLIS I. LEMACK**, who proved to me through satisfactory evidence of identification, which was DRIVER'S LIC 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 sated purpose.



[Handwritten Signature]

Notary Public

My Commission Expires: