

We, JOHN MCDONOUGH and LORI MCDONOUGH, husband and wife, as tenants by the entirety of 41 Hopestill Brown Road, Sudbury, Massachusetts 01776 in consideration of

FIVE HUNDRED THREE THOUSAND and 00/100 (\$503,000.00) Dollars

grant to GREGORY W. SOGHIKIAN and BRENDA A. SOGHIKIAN, as Trustees of the SOGHIKIAN FAMILY TRUST u/d/t dated May 15, 2007, an Abstract of which is recorded herewith, of 12 Champagne Terrace, Bedford, New Hampshire 03110

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, said Unit being shown on the floor plans filed with the Master Deed.

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. An exclusive right to use the patio and any immediately adjacent attic or storage area to which there is direct access from the Unit.
4. 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 proceeding, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.
5. 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.

Said Unit is conveyed subject to and with the benefit of:

- (1) All easements, restrictions and encumbrances set forth in the Master Deed.
- (2) All 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 a more complete description.

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

For title see Deed recorded with the Barnstable County Registry of Deeds in Book 19939 Page 92.

Property Address: 9 Grove Lane, Brewster, Massachusetts 02631

Witness our hands and seals this 17th day of December, 2009

[Signature]
John McDonough

[Signature]
Lori McDonough

COMMONWEALTH OF MASSACHUSETTS

County of:

On this 17 day of December, 2009, before me, the undersigned notary public, personally appeared John McDonough and Lori McDonough proved to me through satisfactory evidence of identification, being (check whichever applies): [] driver's license or other state or federal governmental document bearing a photograph image, [] oath or affirmation of a credible witness known to me who knows the above signatory, or [] my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledges to me that they signed the foregoing instrument voluntarily of their own free act and deed

[Signature]

Notary Public

My Commission Expires: 05/30/2014



MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-22-2009 @ 11:42am
Ct1#: 560 Doc#: 71780
Fee: \$1,720.26 Cons: \$503,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 12-22-2009 @ 11:42am
Ct1#: 560 Doc#: 71780
Fee: \$1,358.10 Cons: \$503,000.00