

MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 10-26-2016 @ 02:45pm  
Ct1#: 1101 Doc#: 55416  
Fee: \$1,419.30 Cons: \$415,000.00

BARNSTABLE COUNTY EXCISE TAX  
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Date: 10-26-2016 @ 02:45pm  
Ct1#: 1101 Doc#: 55416  
Fee: \$1,269.90 Cons: \$415,000.00

**CONDOMINIUM UNIT DEED**

**I, BRENDA A. DEVROE, unmarried, of 40 Greenwich Park, #2, Boston, MA 02118**

for consideration paid in the amount of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00) DOLLARS**

grant to **RALPH R. BESTOCK, Individually, of 4000 Cathedral Ave. NW, #726B, Washington, DC 20016**

*WITH QUITCLAIM COVENANTS,*

The Unit ("Unit") known as Unit A, in Building 7 ("Building") of Sea Pines Condominium II (the "Condominium"), 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 County Registry of Deeds in Book 2081, Page 126 ("Master Deed") which Unit is shown on floor plans of the Building filed simultaneously with said Master Deed in Barnstable County Registry of Deeds and on the copy of the portion of said plans attached to the Unit Deed of the grantors, 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:

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 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 areas to which there is direct access from the Unit.
4. An easement for the continuance for 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 may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the 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.

**Property: 9 Grove Lane, #A, Brewster, MA 02631**

*9 Grove Lane, #A Brewster, MA*

*14*

5. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cable, 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) 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 the building, or which may come into existence hereafter as a result of settling or shifting of the 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 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, 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, attic, or storage space 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 in Barnstable County Registry of 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.

The Unit is intended only for residential purposes and other uses permitted by the applicable Zoning Ordinances as set forth in the Master Deed.

This instrument relates to a condominium and is subject to the provisions of Chapter 183A of the General Laws. The land comprising the condominium is shown on plan of land titled "Plan of Sea Pines Condominium, II Brewster, Mass., prepared by H.W. Moore Associates, Inc., 112 Shawmut Avenue, Boston, Mass, dated July 29, 1974 which plan is recorded at Barnstable County Registry of Deeds in Plan Book 286 Pages 91-95.

Grantor hereby releases any and all homestead rights to the within premises, whether created by declaration or operation of law, and further states under the pains and penalties of perjury that there are no other individuals entitled to homestead rights to the property being conveyed herein.

For title, see Deed recorded in Barnstable County Registry of Deeds in Book 27648, Page 303.

Signed under the pains and penalties of perjury this 20 day of Oct., 2016.

Brenda A. Devroe  
BRENDA A. DEVROE

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss:  
(County)

Oct. 20, 2016

On the date above written, before me, the undersigned notary public, personally appeared **BRENDA A. DEVROE** who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it as her free act and deed and voluntarily for its stated purpose and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

Bruce Coggeshall, Jr.  
Notary Public:  
My commission expires: 7/28/17



**BRUCE COGGESHALL, JR.**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires 07/28/2017

**BARNSTABLE REGISTRY OF DEEDS**  
John F. Meade, Register