

UNIT DEEDSEA PINES CONDOMINIUM II

We, Peter Rysman, of 133A Durham Road, Freeport, Maine 04032 and Hymen J. Weiner of 6 Cabot Place, Stoughton, MA 02072, Co-Executors of the Estate of Abraham L. Rysman, Plymouth County Probate Court Docket no. 92 P-0256-61 acting pursuant to license to sell, and every other power, for consideration of one hundred fifty thousand (\$150,00.00) dollars grant to ALVIN LEMACK and PHYLLIS LEMACK, husband and wife, as tenants by the entirety, of 48 Patricia Road, Sudbury, MA 01776, with QUITCLAIM COVENANTS:

The unit ("Unit") known as Unit A in Building 7 ("Building") 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 the Barnstable Registry of Deeds in Book 2081, Page 126 ("Master Deed"), as amended by the Amendment dated March 11, 1977 and recorded in Book 2488, Page 001, which Unit is shown on the floor plans of the Building filed simultaneously with said 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.
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 (i) the patio and (ii) any immediately adjacent attic or storage areas 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 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.

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

The instrument relates to a condominium and is subject to provisions of Chapter 183A of the General Laws.

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:

(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 the 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 a condemnation or eminent domain proceedings, or by reason of 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 any 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 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.

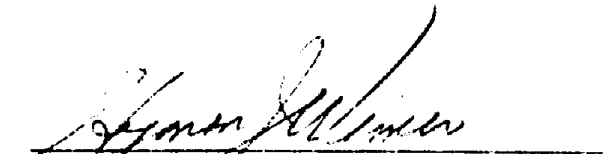
The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or of his permitted lessees and members of their immediate families.

For our title , see the deed from Joseph R. Mullins and Charlene A. Mullins to Abraham L. Rysman and Sophia F. Rysman dated April 9, 1979 and recorded in Book 2902, Page 029. A death certificate for Sophia F. Rysman is recorded in Book 7417, Page 300. M-792 for the Estate of Sophia F. Rysman and M-792 for the Estate of Abraham L. Rysman are recorded herewith and prior hereto. See also Estate of Abraham L. Rysman, Plymouth County Probate Court Docket No.

Witness our hands and seals this 28th day of September, 1992.

Estate of Abraham L. Rysman


PETER RYSMAN, CO-EXECUTOR

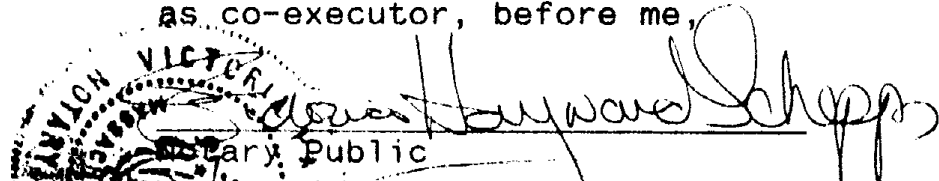

HYMEN WEINER, CO-EXECUTOR.

COMMONWEALTH OF MASSACHUSETTS

Norfolk SS.

September 28, 1992

Then personally appeared the above named Peter Rysman and acknowledged the foregoing instrument to be his free act and deed, as co-executor, before me,


Notary Public
My commission expires: 10/4/96

CANCELLED

CANCELLED

DEEDS RECORDS
BARNSTABLE
1992
TAX 342.00
CHK 342.00
2818A000 14:03
EXCISE TAX

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

PROBATE AND FAMILY COURT

No. 92P0256-E1

At a Probate Court held at Plymouth in and for said

County of Plymouth, on the third day of September,

in the year of our Lord one thousand nine hundred and ninety-two.

On the Petition of Hymen J. Welner and Peter Rysman

~~administrators~~ ~~of the estate~~ - executors - of the will - of Abraham L. Rysman

late of Brockton in said County, deceased testate,

praying for leave to sell certain real estate of said deceased situated in Brewster, in the County of Barnstable,
~~at private sale~~

- at private sale, in accordance with the offer named in said petition or for a larger sum, described as follows:

Unit No. A, Building 7, Sea Pines II Condominium
created by Master Deed dated August 7, 1974 recorded with
Barnstable Registry of Deeds at Book 2081, page 126,
together with an undivided 4.87 percentage interest in
the common areas and facilities.

Being the same premises conveyed to the decedent by
deed dated April 9, 1979 and recorded with Barnstable
Registry of Deeds at Book 2902, Page 29.

All persons interested having — assented — _____
and no person objecting thereto, the certificate releasing or discharging the Massachusetts Estate
Tax Lien having been filed and it appearing that said offer is an advantageous one and that
the interest of all parties concerned will be best promoted by an acceptance of said offer. It
is expedient to sell said real estate of said deceased.

And — if, notwithstanding, you deem it best to sell said real estate at public auction —
you are required to give public notice of the time and place of such sale at auction, by publish-
ing a notification thereof once in each week, for three successive weeks, in the _____
Cape Cod Times _____ a newspaper published in _____ said County _____
_____ and within one year after such sale, return your affidavit of having
given such notice, with a copy thereof, to the Probate and Family Court.

IT IS DECREED that the petitioners be authorized to sell and convey at any time within
one year from the date hereof — at private sale for One Hundred Fifty Thousand _____ dollars,
or for a larger sum — or at public auction, if they shall think best so to do.

[Illegible text]

[Signature]
Judge of Probate and Family Court

A True Copy
Attest:
[Signature]
Register

RECORDED SEP 30 92