

WE, RICHARD SNELL and MARY KIRK-SNELL, husband and wife, both of Carlisle, Middlesex County, Massachusetts, ("Grantor") for consideration of One Hundred Thirty Five Thousand (\$135000.00) Dollars paid, grant to Robert A. Leone and Mary M. Leone, husband and wife, as tenants by the entirety, both of 45 Baskin Road, Lexington, Middlesex County, Massachusetts, ("Grantee"), with QUITCLAIM COVENANTS, the unit ("Unit") known as Unit 4 in Building 4 ("Building") of Sea Pines Condominium 1, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated October 9, 1973 and recorded with Barnstable Registry of Deeds at Book 1948, Page 53 ("Master Deed") which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in said Registry.

Said Unit is conveyed together with:

1. An undivided 2.60 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 27 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 or balcony 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 or 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.
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.

CANCELLED

6. The following rights and easements in common with other Unit Owners, all as described in the Master Deed: common driveway easement; common utility easement; rights to use the recreational facilities and easternmost 700' of Beach, as more specifically described and limited in the By-Laws recorded with the Master Deed, and also in the Master Deed of Sea Pines Condominium II recorded with Barnstable Registry of Deeds in Book 2081, Page 126.

Said Unit is conveyed subject to:

(1) Grants of Utility Easements recorded in the Barnstable County Registry of Deeds in Book 1922, Page 1, and Book 2029, Page 323 which are incorporated herein by reference.

(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 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 units 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 Space.

(5) Exclusive rights in favor of the owner of any Unit having sole access to a patio, balcony, attic or storage space directly from the interior of such Unit to use such space.

(6) The provisions of the Master Deed, By-Laws 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 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.

Without intending to derogate from any of the foregoing, it is understood that the Unit is intended only for residential purposes; no use may be made of the Unit except as a residence for the Grantee or their permitted lessees and the members of their immediate families.

For our title see unit deed recorded with Barnstable Registry of Deeds, Book 4229, Page 200.

EXECUTED as a sealed instrument this 29th day of May, 1986.

Richard Snell  
Richard Snell

Mary Kirk Snell  
Mary Kirk-Snell

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

May 29, 1986.

Then personally appeared the above-named Richard Snell and Mary Kirk-Snell, and acknowledged the foregoing to be their free act and deed,

Before me,

William J. Snell, III  
William J. Snell, III

Notary Public

My Commission expires: 7/27/90