



2012 00012592

Bk: 48496 Pg: 380

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Locus: Condominium Unit 66
66 Milford Street
Mendon, Massachusetts 01756

62-66 MILFORD STREET CONDOMINIUM
62-66 MILFORD STREET
MENDON, MASSACHUSETTS 01756

Grantor: La Belle Maison LLC
Grantee: Renata Paiva
Unit Number: 66
Common Area Interest: 50

Master Deed Dated February 2, 2012, recorded on February 3, 2012 in the Worcester District Registry of Deeds in Book 48496, Page 338. Master Plan and Site Plan filed therewith.

62-66 Milford Street Condominium Trust, Bylaws and Rules and Regulations dated February 2, 2012, recorded in the Worcester District Registry of Deeds on February 3, 2012, in Book 48496, Page 349.

CONDOMINIUM UNIT DEED

La Belle Maison LLC, a Massachusetts limited liability company having a principal address at 2 Corinthian Way, Georgetown, Essex County, Massachusetts (hereinafter called the "Grantor"), in consideration and in full consideration of the sum of One Hundred Sixty Five Thousand and 00/100 (\$165,000.00) Dollars paid, grants to

Name: Renata Paiva
Title Taken: Renata Paiva
Of: Unit 66, 66 Milford Street, Mendon, MA 01756

hereinafter collectively called the "Grantee,"

with QUITCLAIM COVENANTS,

the Condominium Unit known as Condominium Unit Number 66 (hereinafter called the "Subject Unit"), in the Condominium known as 62-66 Milford Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated February 2, 2012, and recorded on February 3, 2012, in the Worcester District Registry of Deeds, in Book 48496, Page 338 (hereinafter called the "Master Deed").

The post office address of the Condominium is 66 Milford Street, Mendon, Worcester County, Massachusetts 01756. The land is described in said Master Deed. This Deed, the Subject Unit and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/03/2012 02:11 PM
Ctrl# 108623 13415 Doc# 00012592
Fee: \$752.40 Cons: \$165,000.00

The Subject Unit is shown on the Master Plan of the Condominium filed in the Worcester District Registry of Deeds and the verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Section 8 and 9, is affixed to said Master Plans.

The Subject Unit is hereby conveyed together with:

1. An undivided Fifty and 00/100 percent (50%) interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit;
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings; or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the 62-66 Milford Street Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit existing as a result of construction of the Building or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings; or
 - (3) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the 62-66 Milford Street Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any unit therein after damage by fire or other casualty;
2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units;
3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of the 62-66 Milford Street Condominium Trust and the Bylaws and Rules and Regulations thereto (which Declaration of Trust of the 62-66 Milford Street Condominium

Trust, Bylaws and Rules and Regulations, dated February 2, 2012, are recorded in the Worcester District Registry of Deeds, in Book 48496, Page 349, as the same may be amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;

4. Easements, rights, obligations provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and
5. The provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

For title reference, see deed of Thomas Fyffe and Susan J. Fyffe, which deed is dated April 1, 2011 and is recorded in the Worcester District Registry of Deeds in Book 47272, Page 219.

The Subject Unit is intended only for residential use provided, however, that the Subject Unit may also be used as an office and/or artist's studio, but (i) only accessory to such residential use; and (ii) only if and to the extent such accessory office and/or artist's studio use is permitted by the applicable zoning laws; and (iii) only in accordance with the restrictions on such office and/or artist's studio use set forth in the Bylaws of the 62-66 Milford Street Condominium Trust and rules and regulations, if any, thereto, as the same may from time to time be amended.

The Subject Unit shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the 62-66 Milford Street Condominium Trust and the Bylaws and rules and regulations thereto, as the same may from time to time be amended.

EXECUTED as an instrument under seal at Georgetown, Essex County, Massachusetts this 2 day of February, 2012.

La Belle Maison LLC


By: Emma J. Lilly *manager*
Emma J. Lilly, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

February 2, 2012

On this 2 day of February, 2012 before me, the undersigned notary public, personally appeared Emma J. Lilly, Manager as aforesaid, proved to me through satisfactory evidence of identification, being a Massachusetts Driver's License, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.


Notary Public

