

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Receipt Number	: 1327875
Recording Fee (including excise)	: \$2,184.20

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 04/05/2021 01:41 PM
 Ctrl# 221683 05998 Doc# 00046612
 Fee: \$2,029.20 Cons: \$445,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

LOCUS: 93 Providence Street, Unit B, Mendon, MA 01756

UNIT DEED OF

93 PROVIDENCE STREET CONDOMINIUM TRUST

We, **DAVID CLARO and JOHN LUCAS**, both of Milford, Worcester County, Massachusetts, (hereinafter referred to as Grantor)

for consideration of Four Hundred Forty-Five Thousand and NO/100ths (\$445,000.00) paid,
grant to

MAGDY MEAWAD of 93 Providence Street, Unit B, Mendon, Worcester County, Massachusetts, (hereinafter referred to as Grantee).

With QUITCLAIM COVENANTS, the Unit B of 93 PROVIDENCE STREET CONDOMINIUM TRUST together with the garage appurtenant thereto, situated on Providence Street, in Mendon, Worcester County, Massachusetts, a Condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated March 24, 2021 and recorded on March 30, 2021 with the Worcester District Registry of Deeds in Book 64802, Page 239 ("Master Deed"), which Unit is shown on the floor plan of the Building recorded simultaneously with said Master Deed.

Said Unit is conveyed together with an undivided fifty (50%) percent interest in the Common Elements described in the Master Deed.

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

- a. Provisions of said Chapter 183A.
- b. The provisions of the Master Deed and floor plan of the Condominium recorded simultaneously with, and as part of the Master Deed, and the Declaration of Trust recorded with the said Registry of Deeds (the "Trust"), in each case as the same may be amended from time to time by instruments recorded with said Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land or estate in the Unit, his family, servants, tenants, invitees and visitors, as though such provisions were recited and stipulated at length herein.

- c. Such taxes attributable to the Unit and Common Elements for the current fiscal year as are now due and payable on the date of delivery hereof, which taxes the Grantee hereby assumes and agrees to pay.
- d. Provisions of existing building and zoning laws.
- e. The encumbrances, if any, listed in Exhibit "A" of the Master Deed.

The street address of the Unit is 93 Providence Street, Unit B, Mendon, MA 01756.

The Unit may be used only for residential purposes permitted by the Zoning Laws of the Town of Mendon, subject in all events to restrictions, if any, set forth in Paragraph 9 of said Master Deed.

Being the same premises conveyed to the Grantors herein by Deed recorded with said Registry of Deeds in Book 60605, Page 387.

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WITNESS Our hands and seals this 31st day of March, 2021.

David Claro
David Claro

John Lucas
John Lucas

COMMONWEALTH OF MASSACHUSETTS

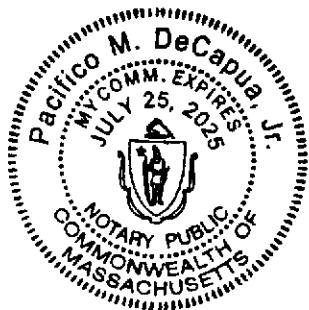
WORCESTER, SS.

On this 31st day of March, 2021, before me, the undersigned notary public, personally appeared David Claro and John Lucas, who proved to me through satisfactory evidence of identification, which were Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Pacifico M. DeCapua, Jr.

Pacifico M. DeCapua, Jr.
Notary Public

My Commission Expires: July 25, 2025



CONDOMINIUM UNIT PLAN

UNIT B: 1,930 SQ. FT. CONDOMINIUM
 176 SQ. FT. SUNDECK
 51 SQ. FT. COVERED PORCH
 346 SQ. FT. GARAGE
 834 SQ. FT. UNFINISHED BASEMENT

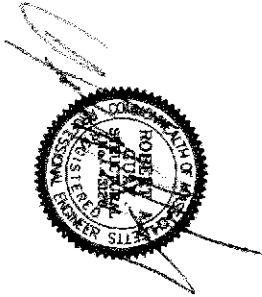
93 PROVIDENCE STREET CONDOMINIUM TRUST
 93 PROVIDENCE STREET
 MENDON, MASSACHUSETTS

SCALE: SEE SCALE BAR
 MARCH 5, 2021

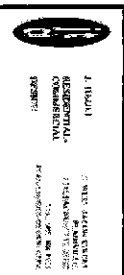
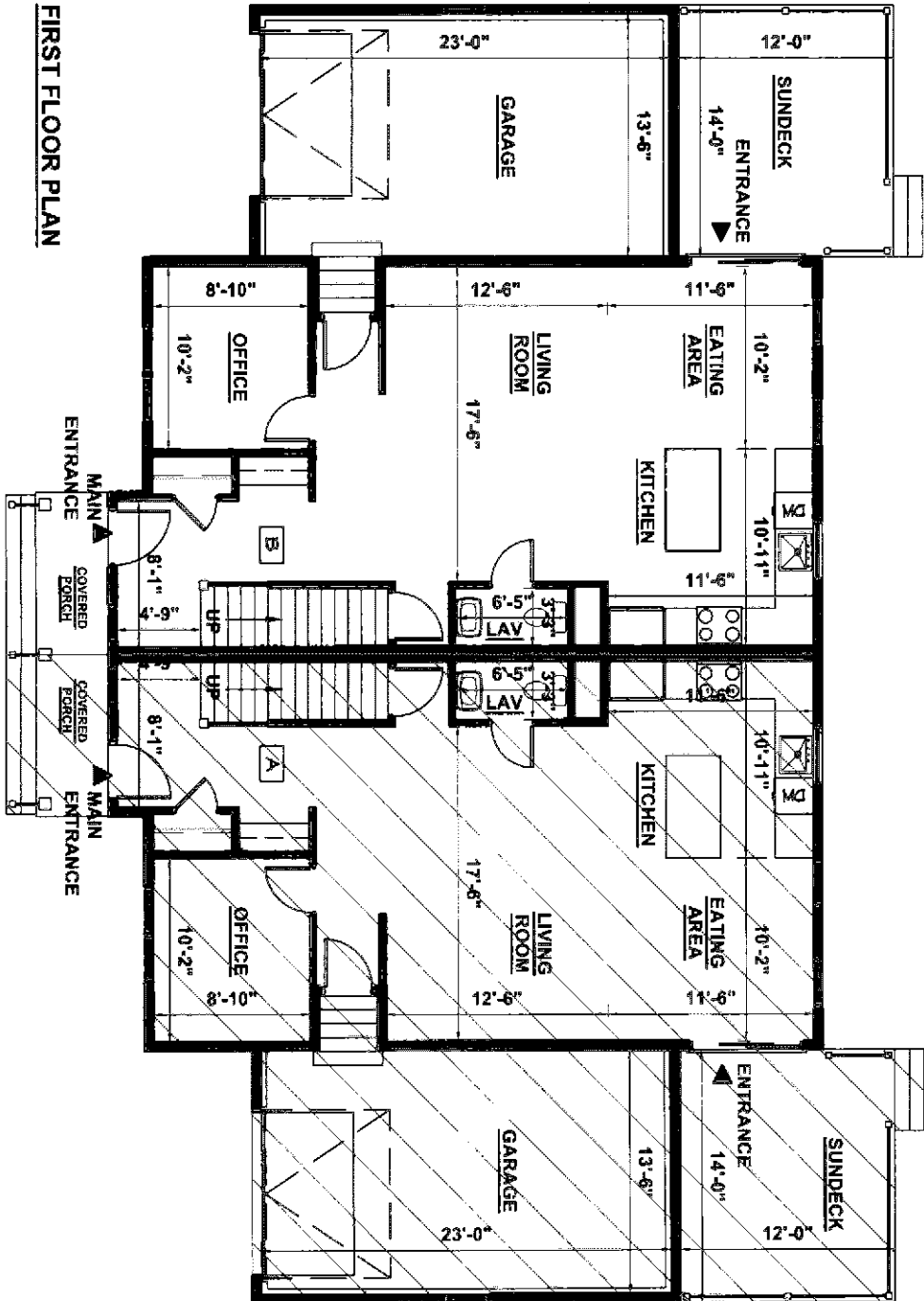
I CERTIFY THAT THE PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF UNIT B, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE ADJOURNING UNITS, AND IMMEDIATE COMMON AREAS AS BUILT UPON DATE OF CERTIFICATION.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AS AMENDED JANUARY 12, 1988

ROBERT A. QUAY, PE SOMERSET, MA



FIRST FLOOR PLAN



Owners: John Lucas & David Claro
 93 Providence Street Condominium Trust
 93 Providence Street
 Mendon, Massachusetts

SHEET NO.

UB2

CONDOMINIUM UNIT PLAN

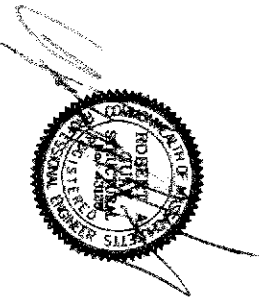
UNIT B:
 1,930 SQ. FT. CONDOMINIUM
 176 SQ. FT. SUNDECK
 51 SQ. FT. COVERED PORCH
 346 SQ. FT. GARAGE
 854 SQ. FT. UNFINISHED BASEMENT

93 PROVIDENCE STREET CONDOMINIUM TRUST
 93 PROVIDENCE STREET
 MENDON, MASSACHUSETTS

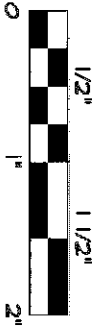
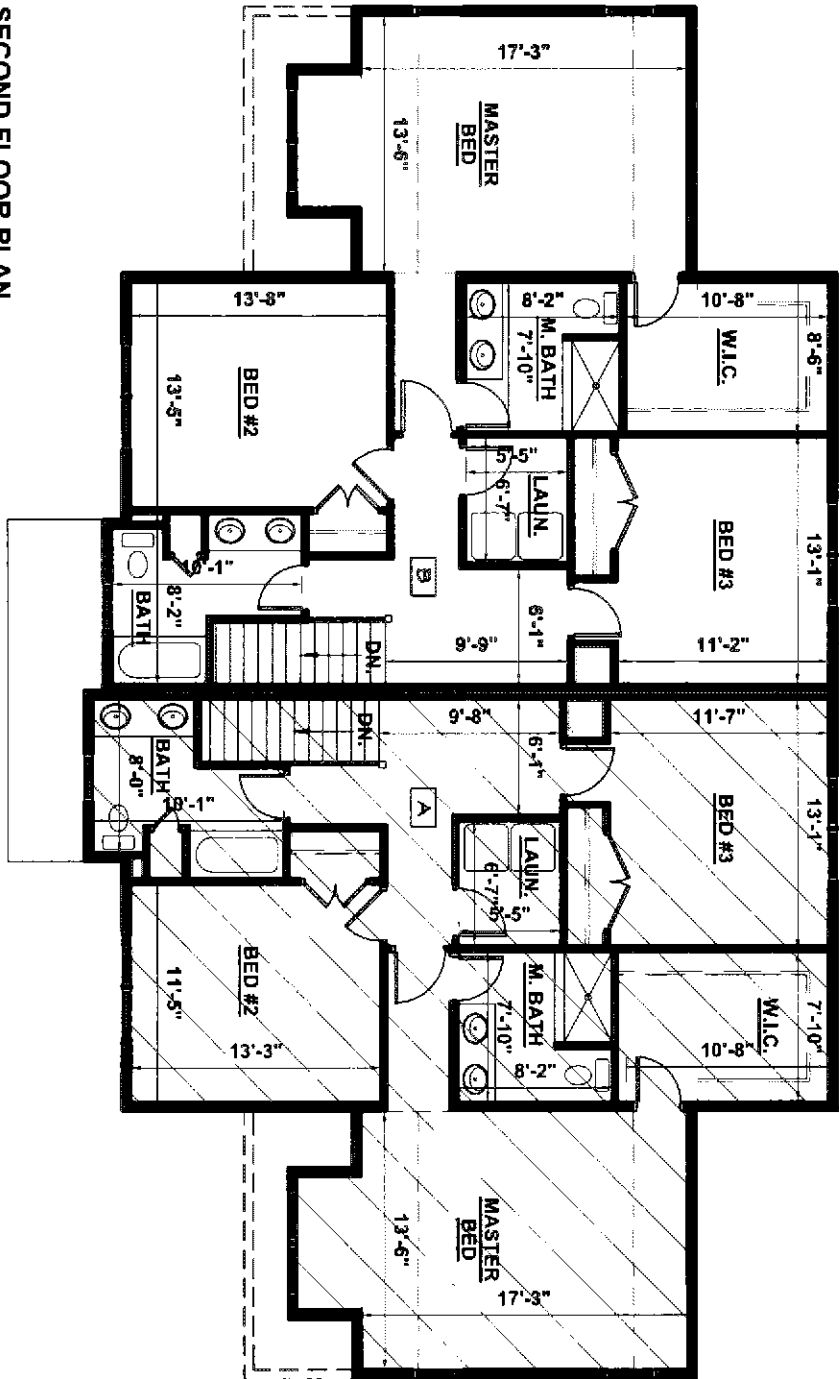
SCALE: SEE SCALE BAR
 MARCH 5, 2021

I CERTIFY THAT THE PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF UNIT B, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE ADJOURNING UNITS, AND IMMEDIATE COMMON AREAS AS BUILT UPON DATE OF CERTIFICATION. I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AS AMENDED JANUARY 12, 1988

ROBERT A. GUAY, PE SOMERSET, MA



SECOND FLOOR PLAN



<p>ARCHITECTURAL DESIGN GROUP, INC. 2771 LAWRENCE STREET MENDON, MASSACHUSETTS 01949 TEL: 508-548-1100</p>	<p>Owners: John Lucas & David Claro 93 Providence Street Condominium Trust 93 Providence Street Mendon, Massachusetts</p>	<p>SHEET NO. UB3</p>
	<p>ATTEST: WORC Kathryn A. Toomey, Register</p>	