

Return to:
Erik A. Anderberg
P. O. Box 456
Franklin, MA 02038

BK22977PG271

UNIT DEED

107813

26MB

I, James E. Hastie, Jr. of Mendon, Worcester County, Massachusetts for consideration paid of One Hundred Forty Nine Thousand Nine Hundred (\$149,900.00) Dollars, grants to Robert Hill, (the "Grantee") of Unit B, 83-85 Hartford Avenue East Condominium, Mendon, Worcester County, Massachusetts.

With QUITCLAIM COVENANTS, Unit B (the "Unit") a Unit in the Condominium located at Hartford Avenue East, Mendon, Massachusetts, known as 83-85 Hartford Avenue East Condominium, (the "Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated 9/5/00 and recorded on 9/7/00 as Instrument No. 107810.

Property Post Office address is 85 Hartford Avenue East, Mendon, Worcester County, Massachusetts, 01756.

The Unit is conveyed together with an undivided 50.00 percentage interest appertaining to said Unit in the common areas and facilities of the Condominium, together with the rights and easements appurtenant to the Unit as set forth in the said Master Deed.

PLAN Book 759 Plan 79

The Unit contains approximately 1,533.1 square feet, and is laid out as shown on a plan attached hereto to which is affixed the verified statement of a registered land surveyor certifying that the plan shows the unit designation of the Unit hereby conveyed and of the immediately adjoining unit, and that it fully and accurately depicts the layout of the Unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built.

The Unit may be used for residential purposes permitted by the Zoning By-Laws of the Town of Mendon.

The Unit hereby conveyed is intended to be used for residential purposes, and is subject to the restrictions, as set forth in Section 9 of said Master Deed, and Section 5.6 of the 83-85 Hartford Avenue East Condominium Trust dated 9/5/00, recorded on 9/7/00 as Instrument No. 107810 unless otherwise permitted in writing by the Trustee of said 83-85 Hartford Avenue East Condominium Trust.

These restrictions shall be for the benefit of all Unit Owners and shall be administered on behalf of the Unit Owners by the Trustee of the Condominium Trust and shall be enforceable solely by one or more Unit Owners or Trustees, insofar as permitted by law, and, insofar as permitted by law shall be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her Unit ownership.

00 SEP - 7 PM 2:06

The Unit and the undivided interest in said common areas and facilities hereby conveyed are conveyed (i) subject to the provisions of said Chapter 183A and to taxes attributable thereto for the current fiscal year as are not now due and payable; (ii) subject to and with the benefit of the provisions and all the rights, restrictions, easements, agreements and other matters referred to or set forth in said Master Deed (including, without limitation, in Exhibit "A" thereof), and the Declaration of Trust for the said 83-85 Hartford Avenue East Condominium Trust dated 9/5/00, and recorded with the Worcester District Registry of Deeds on 9/7/00, as Instrument No. 107910 and the By-Laws contained therein and the obligations thereunder to pay the proportionate share attributable to said Unit of the expenses of the Condominium set forth in said Declaration of Trust; all as amended from time to time in accordance with their terms; (iii) subject to all easements, restrictions, agreements and other matters of record affecting said Unit and said common areas and facilities insofar as now in force and applicable; all of which the grantee (jointly and severally, if more than one grantee) by acceptance and recording hereof agrees to comply with, perform, assume and pay; and (iv) subject to real estate taxes attributable to said Unit which are not yet due and payable.

For my title see deed dated _____ and recorded in the Worcester Registry of deeds in Book ~~226~~ Page 337.

WITNESS the execution hereof, under seal, this 5th day of September, 2000.

WORCESTER
DEEDS REG 20
WORCESTER

09/06/00 1:00PM 01
000000 #5118

FEE \$684.00

CASH CANCELLED \$684.00

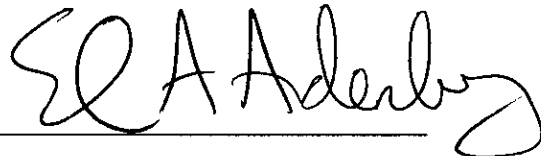
James E. Hastie, Jr

COMMONWEALTH OF MASSACHUSETTS

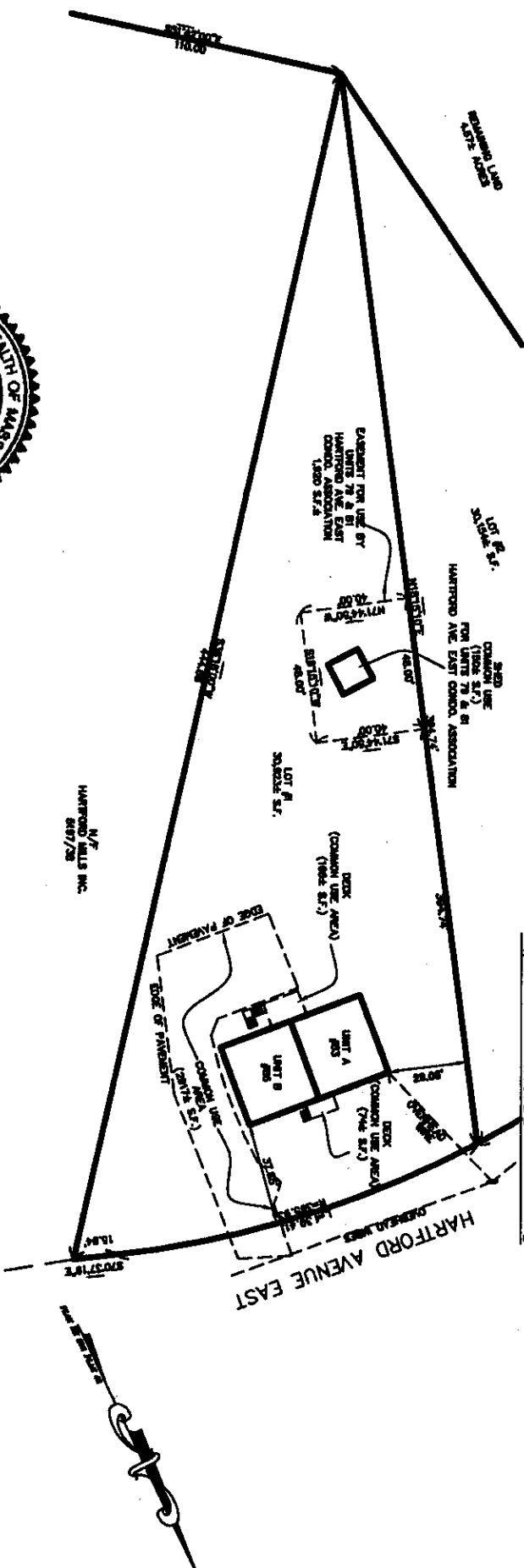
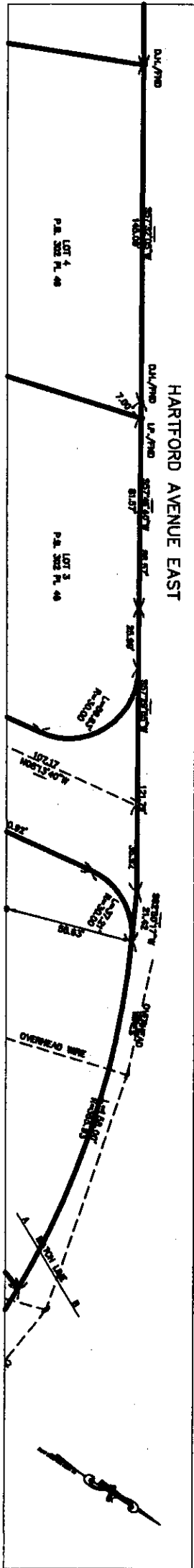
Norfolk, ss.

September 5, 2000

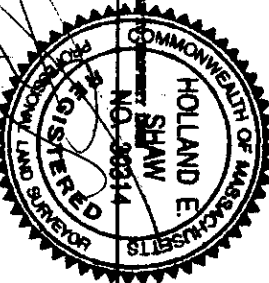
Personally appeared the above-named JAMES E. HASTIE, JR., and acknowledged the foregoing instrument to be his free act and deed, before me



Notary Public Erik A. Anderberg
My Commission Expires: May 31, 2007



NOTES:
1. EXISTING LOT LINES TO BE SHOWN ON THIS PLAN.
2. EXISTING LOT LINES TO BE SHOWN ON THIS PLAN.
3. EXISTING LOT LINES TO BE SHOWN ON THIS PLAN.



THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS AND ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS. THE SURVEYOR HAS BEEN PROVIDED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS AND ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS. THE SURVEYOR HAS BEEN PROVIDED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS AND ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS.

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
10 RIVER ROAD, SUITE 101
LYNNBORO, MASSACHUSETTS 01902
TEL. 508-278-7171 FAX 508-278-9494
A LIMITED LIABILITY COMPANY

CONDOMINIUM SITE PLAN

63 AND 65 HARTFORD AVENUE EAST CONDOMINIUM,
MENDON, MASSACHUSETTS
PREPARED FOR
JAMES E. HASTIE, JR.
260 VILLAGE STREET, C-2
MENDON, MASSACHUSETTS
SCALE: 1" = 20' JULY 5, 2000

NOTES:

1. ELEVATIONS SHOWN REFER TO USGS DATUM OF 1929
2. EXTERIOR OFFSETS ARE MEASURED FROM FOUNDATIONS PERPENDICULAR TO PROPERTY LINES
3. REFERENCE IS MADE TO PLAN BK. 302 PLAN 46

"I CERTIFY THAT THIS PLAN SHOWS UNIT "B" BEING CONVEYED AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUTS, LOCATIONS, DIMENSIONS, APPROXIMATE AREAS, MAIN ENTRANCES AND IMMEDIATE COMMON AREAS TO WHICH THEY HAVE ACCESS, AS BUILT"

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRAR OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



DATE:

Sept 7, 2000
HOLLAND E. SHAW, PLS NO. 30314

ATTEST: WORC. Anthony J. Vigliotti, Register