

25947

45/30

## UNIT DEED

I, Timothy M. Langevin, of Mendon, Worcester County, Massachusetts for consideration paid of One Hundred Eighty Seven Thousand (\$187,000.00) Dollars, grants to Paul L. Palombo, (the "Grantee") of Unit A, 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 9/5/2000 and recorded on 9/7/2000 as instrument No. 107811. ✓

Property Post Office address is 83 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 Unity as set forth in the said Master Deed.

The Unit contains approximately 1,533.1 square feet, and is laid out as shown on a plan recorded in Plan Book 759 Plan 79 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 Sections 5 & 6 of the 83-85 Hartford Avenue East Condominium Trust Dated 9/5/2000, recorded 9/7/2000 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. 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 rights, restrictions, easements, agreements and other matters

03 JAN 31 AM 11:18

83 Hartford Avenue East, Mendon

Return to:  
Law Office of Paul Piazza  
24 Union Ave Ste 19  
Frammingham MA 01702

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. 107811 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 September 5, 2000 and recorded in the Worcester Registry of deeds in Book 22977, Page 297.

WITNESS the execution hereof, under seal this 30<sup>th</sup> day of January, 2003.

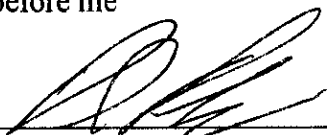
  
Timothy M. Langevin

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

January 30, 2003

Personally appeared the above-named TIMOTHY M. LANGEVIN, and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public Paul E. Piazza  
My Commission Expires: July 31, 2003

Worcester 20  
Deeds Reg  
Worcester  
FLTC  
01  
01/31/03 01:56AM  
000000 #238  
\$852.72  
FEE  
CASH  
\$852.72

**ATTEST: WORC. Anthony J. Vigliotti, Register**