

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/11/2021 12:52 PM
Ctrl# 219075 25121 Doc# 00004122
Fee: \$1,212.96 Cons: \$266,000.00

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

PROPERTY ADDRESS: 83 HARTFORD AVENUE EAST, UNIT A, MENDON, MA

QUITCLAIM DEED

I, PAUL L. PALOMBO BEING A SINGLE MAN OF MENDON, WORCESTER COUNTY, MASSACHUSETTS

FOR CONSIDERATION OF TWO HUNDRED SIXTY-SIX THOUSAND AND 00/100 (\$266,000.00) DOLLARS

GRANT TO GREG DORT, INDIVIDUALLY

OF 83 HARTFORD AVENUE EAST, UNIT A. MENDON, MASSACHUSETTS

WITH QUITCLAIM COVENANTS

Unit A, 83-85 Hartford Avenue East Condominium (the "Condominium") created pursuant and subject to the provisions of Chapter 183A of the Massachusetts General Laws, by Master Deed dated September 5, 2000 and recorded on September 7, 2000 in the Worcester District Registry of Deeds in Book 22977, Page 239.

Property Post Office address is: 83 Hartford Turnpike Avenue East, Mendon, 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 Master Deed.

The Unit contains approximately 1,533.1 square feet, and is laid out as shown on a plan recorded in said registry 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 7 6 of the 83-85 Hartford Avenue East Condominium Trust dated September 5, 2000 and recorded September 7, 2000 as instrument no. 107810 unless otherwise permitted in writing by the Trustee of the 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 Trustees 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 subject (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 of all rights, restrictions, easements, agreements and other matters thereof, and the Declaration of Trust for the said 83-85 Hartford Avenue East Condominium Trust and 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 the 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.

Being the same premises conveyed to the Grantors by deed recorded January 30, 2003 and recorded in the Worcester District Registry of Deeds in Book 28891, Page 2.

I, the Grantors named herein, do hereby voluntarily release all of my rights of homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights other than those executing this deed.

Executed as a sealed instrument this 5 day of January, 2021

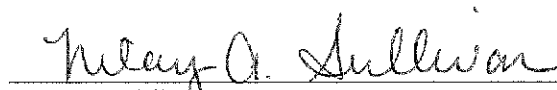

Paul L. Palombo

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

January 5, 2021

Then personally appeared the above named Paul L. Palombo proved to me through satisfactory evidence of identification, which was a driver's licenses, to be the person whose name is signed above, and acknowledged that he signed the foregoing instrument voluntarily and to be his free act and deed before me, for its stated purpose


Notary Public:
My Commission Expires:



HILARY A. SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 5, 2021

ATTEST: WORC Kathryn A. Toomey, Register