



Bk: 24747 Pg: 22 Page: 1 of 2
Recorded: 01/31/2011 03:11 PM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 01/31/2011 03:11 PM
Ctrl# 044488 08160 Doc# 00005262
Fee: \$984.96 cons: \$216,000.00

UNIT DEED

WESCON, INC., a duly organized and existing Massachusetts corporation with an address of 487 Groton Road, Westford, Middlesex County, Massachusetts

in consideration of TWO HUNDRED SIXTEEN THOUSAND DOLLARS AND 00/100 (\$216,000.00)

grant to HERBERT P. ORRICK and ALICE E. ORRICK, as husband and wife, tenants by the entirety of 50 Georgian Road, Morristown, NJ 07960

with Quitclaim Covenants

The cottage unit in Westford, Middlesex County, Massachusetts, known as Unit 124 of the Summer Village Condominium located off Long Sought For Pond Road, Westford, Middlesex County, Massachusetts, created by Master Deed of Wescon, Inc. dated April 10, 2007 and recorded with the Middlesex North District Registry of Deeds on April 11, 2007 at Book 21133 Page 254 and being shown on a Plan of Land entitled "Phase I-1 Summer Village Condominium," Scale 1"=20', dated March 16, 2007, prepared by LandTech Consultants, Inc., 484 Groton Road, Westford, MA 01886, and recorded with said Registry at Plan Book 223, Plan 134, as amended from time to time.

This conveyance is also made subject to all easements, restrictions, reservations, agreements and provisions contained in the above referenced Master Deed, as now existing or later amended of record, as well as the terms and provisions of the Summer Village Condominium Trust dated April 10, 2007 recorded with said deeds at Book 21134 Page 1, and all provisions of Chapter 183A of the Massachusetts General Laws. Together with an undivided interest in the common area as set forth in the Master Deed, as it may be amended from time to time.

39 BIG ROCK TRAIL, UNIT 124, WESTFORD, MA 01886

Said unit is to be used for residential purposes only. The use and occupancy of the above-referenced Unit is limited to seasonal use (beginning the Friday before the third Monday in April and ending the Tuesday after the second Monday in October) and that ownership, use or occupancy does not give rise to a Westford residency claim and the Grantee will not attempt a residency claim based on our ownership, use or occupancy of said Unit. Furthermore, the Grantee shall not claim the Unit is his/her/their primary place of residence.

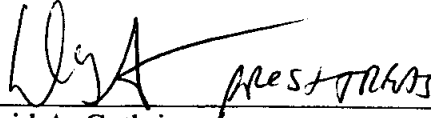
This conveyance is subject to the Decision of the Westford Zoning Board of Appeals recorded with the Middlesex North District Registry of Deeds at Book 19567 Page 157 and any and all decisions of the Westford Planning Board affecting the premises.

This conveyance does not constitute all nor substantially all of the assets of the Grantor corporation.

Being a portion of the premises conveyed to said Grantor by deed recorded at Middlesex North District Registry of Deeds at Book 20370 Page 18 and by Confirmatory Deed recorded with said Registry at Book 20976 Page 243.

IN WITNESS whereof, the said WESCON, INC. has caused its corporate seal to be hereto affixed and in these presents to be signed, in its name and behalf by David A. Guthrie this 25th day of January, ~~2010~~ ²⁰¹¹.

WESCON, INC.

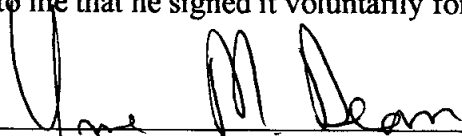
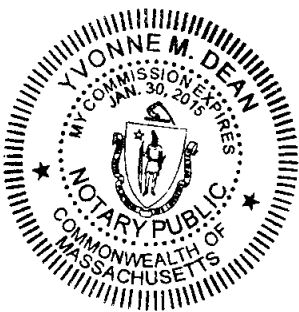


By: David A. Guthrie,
Its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 25th day of January, ~~2010~~ ²⁰¹¹, before me, the undersigned notary public, personally appeared David A. Guthrie, President and Treasurer of Wescon, Inc., proved to me through satisfactory evidence of identification, which was, personal knowledge, to be the person whose name is signed on the preceding/attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Yvonne M. Dean - Notary Public
My Commission Expires: 01/30/15