

Record and Return to:

Peter T. DaMore, Jr., Esq.
 Law Office of Peter T. DaMore, Jr.
 279 Cambridge Street
 Burlington, MA 01803



Bk: 50740 Pg: 47 Doc: DEED
 Page: 1 of 6 02/19/2008 02:30 PM

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SOMERSET HILLS CONDOMINIUM

UNIT DEED

SOMERSET HILLS LIMITED PARTNERSHIP, a Massachusetts limited partnership with a mailing address of 12 Clock Tower Place, Suite 200, Maynard, Massachusetts 01754 ("Grantor"), for good and valuable consideration paid of **ONE HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$157,500.00)**, grants to **TERESA M. JOHNSON**, with a mailing address of 16 Wampus Avenue, Unit 22, Acton, Massachusetts 01720 ("Grantee"),

WITH QUITCLAIM COVENANTS,

Unit 1612 (the "Unit") of the SOMERSET HILLS CONDOMINIUM in Acton, Middlesex County, Massachusetts, created by a Master Deed dated December 7, 2005 and registered with the Middlesex South District Registry of the Land Court in Book 33, Page 45, as Document No. 1404969, and subsequently withdrawn from registration pursuant to the Notice of Voluntary Withdrawal of the Land from the Registration System approved by the Land Court on February 17, 2006 and recorded with the Middlesex South District Registry of Deeds (the "Registry") in Book 47103, Page 573, as amended by that certain First Amendment to Master Deed dated October 25, 2006 and recorded with the Registry in Book 48381, Page 429, that certain Second Amendment to Master Deed dated February 2, 2007 and recorded with the Registry in Book 48947, Page 314, and that certain Third Amendment to Master Deed dated April 25, 2007 and recorded with the Registry in Book 49355, Page 114, and that certain Fourth Amendment to Master Deed dated August 30, 2007 and recorded with the Registry in Book 50085, Page 197, as it may be further amended from time to time by instruments duly recorded (the "Master Deed"), together with an undivided 1.8% interest appertaining to the Unit in the common areas and facilities of Somerset Hills Condominium (the "Condominium").

The Unit is conveyed subject to and with the benefit of:

- (a) the provisions of Massachusetts General Laws, Chapter 183A, as the same may now or hereafter be amended;
- (b) the Master Deed;

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 00
 Date: 02/19/2008 02:30 PM
 Ctrl# 105230 31326 Doc# 00024587
 Fee: \$718.20 Cons: \$157,500.00

- (c) the Declaration of Trust of SOMERSET HILLS CONDOMINIUM dated December 7, 2005 and registered with the Middlesex South District Registry of the Land Court in Book 33, Page 45, as Document No. 1404970 (the "Trust") and subsequently withdrawn from registration pursuant to the Notice of Voluntary Withdrawal of the Land from the Registration System approved by the Land Court on February 17, 2006 and recorded with the Registry in Book 47103, Page 573, as affected by that certain Certificate of Resignation, Appointment and Acceptance dated November 8, 2006 and recorded with the Registry in Book 48632, Page 595, and any amendments thereto;
- (d) the By-Laws of SOMERSET HILLS CONDOMINIUM, any amendments to the same and any rules and regulations adopted from time to time pursuant thereto and all matters of record stated or referred to in the Master Deed, as completely as if each were fully set forth herein;
- (e) the terms and conditions of the Phasing and Ground Lease by and between Grantor as Lessor, and Walton Heath Limited Partnership as Lessee, dated December 7, 2005 and registered with the Middlesex South District Registry of the Land Court as Document No. 1404968 (the "Ground Lease"), as affected by those certain Partial Terminations of the Phasing and Ground Lease dated February 2, 2007 and recorded with the Registry in Book 48947, Page 321, dated April 25, 2007 and recorded with the Registry in Book 49355, Page 109, and dated August 30, 2007 and recorded with the Registry in Book 50085, Page 192;
- (f) such real estate taxes attributable to the Unit for the balance of fiscal year 2008 and fiscal year 2009 which Grantee hereby assumes and agrees to pay;
- (g) the rights and reserved easements of Grantor, its successors and assigns, to create, construct and add additional phases and sub phases to SOMERSET HILLS CONDOMINIUM;
- (h) all restrictions, easements and encumbrances referred to in the Master Deed, the Trust and the Ground Lease; and
- (i) the right to park one (1) automobile in the Parking Lot, as that term is defined in the Master Deed, on an unassigned basis, subject to the restrictions set forth in the Master Deed.

The Unit referred to in this Unit Deed is laid out as shown on the Unit Plan recorded with this Unit Deed, which Unit Plan is a copy of a portion of the plans filed with the Master Deed and to which is affixed a verified statement in the form required in Massachusetts General Laws, Chapter 183A, Section 9, and the Unit contains the area shown on the plan recorded with this Unit Deed.

Grantee, by the acceptance and recording of this Unit Deed, agrees that the Unit is subject to the restrictions on the use of units as set forth in Section 9 of the Master Deed.

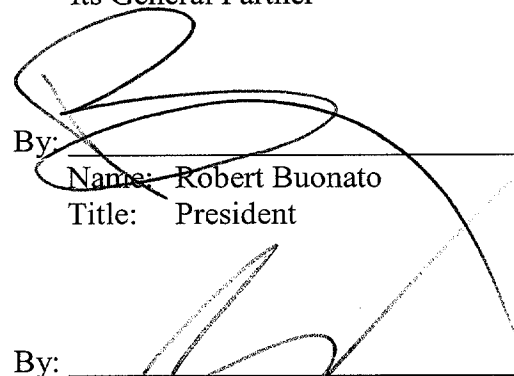
Being a portion of the premises described in the deed registered with the Middlesex South District Registry of the Land Court in Book 1263, Page 12, as Document No. 1247536.

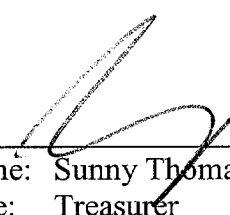
See Master Condominium Certificate of Title No. C715 registered with the Middlesex South District Registry of the Land Court in Book C33, Page 45 and also see Notice of Withdrawal registered with the Middlesex South District Registry of the Land Court as Document No. 1404971 and recorded with the Registry in Book 47103, Page 573.

EXECUTED as an instrument under seal this 28th day of January, 2008.

SOMERSET HILLS LIMITED
PARTNERSHIP

By: Somerset Hills Corporation,
Its General Partner

By: 
Name: Robert Buonato
Title: President

By: 
Name: Sunny Thomas
Title: Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On January 28, 2008, before me, the undersigned notary public, personally appeared Robert Buonato, President of Somerset Hills Corporation, General Partner of Somerset Hills Limited Partnership (the "Principal") and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- ☐ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- ☒ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- ☐ The following evidence of identification: _____

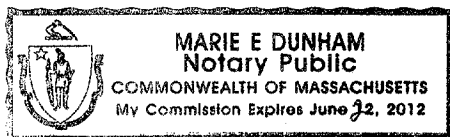
Marie E Dunham

Notary Public

Printed Name: MARIE E Dunham

My Commission Expires: 6/28/12

[Seal]



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On January 28, 2008, before me, the undersigned notary public, personally appeared Sunny Thomas, Treasurer of Somerset Hills Corporation, General Partner of Somerset Hills Limited Partnership (the "Principal") and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

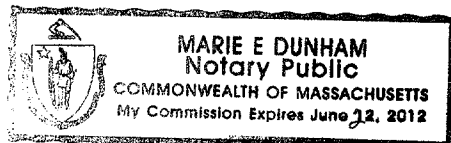
- ☐ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- ☒ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- ☐ The following evidence of identification: _____

Marie E Dunham
Notary Public

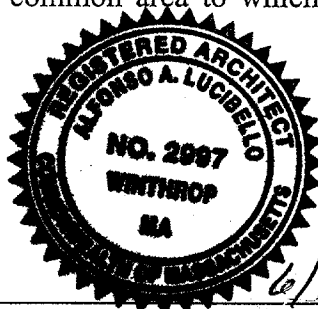
Printed Name: MARIE E Dunham

My Commission Expires: 6/22/12

[Seal]



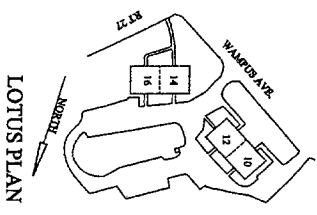
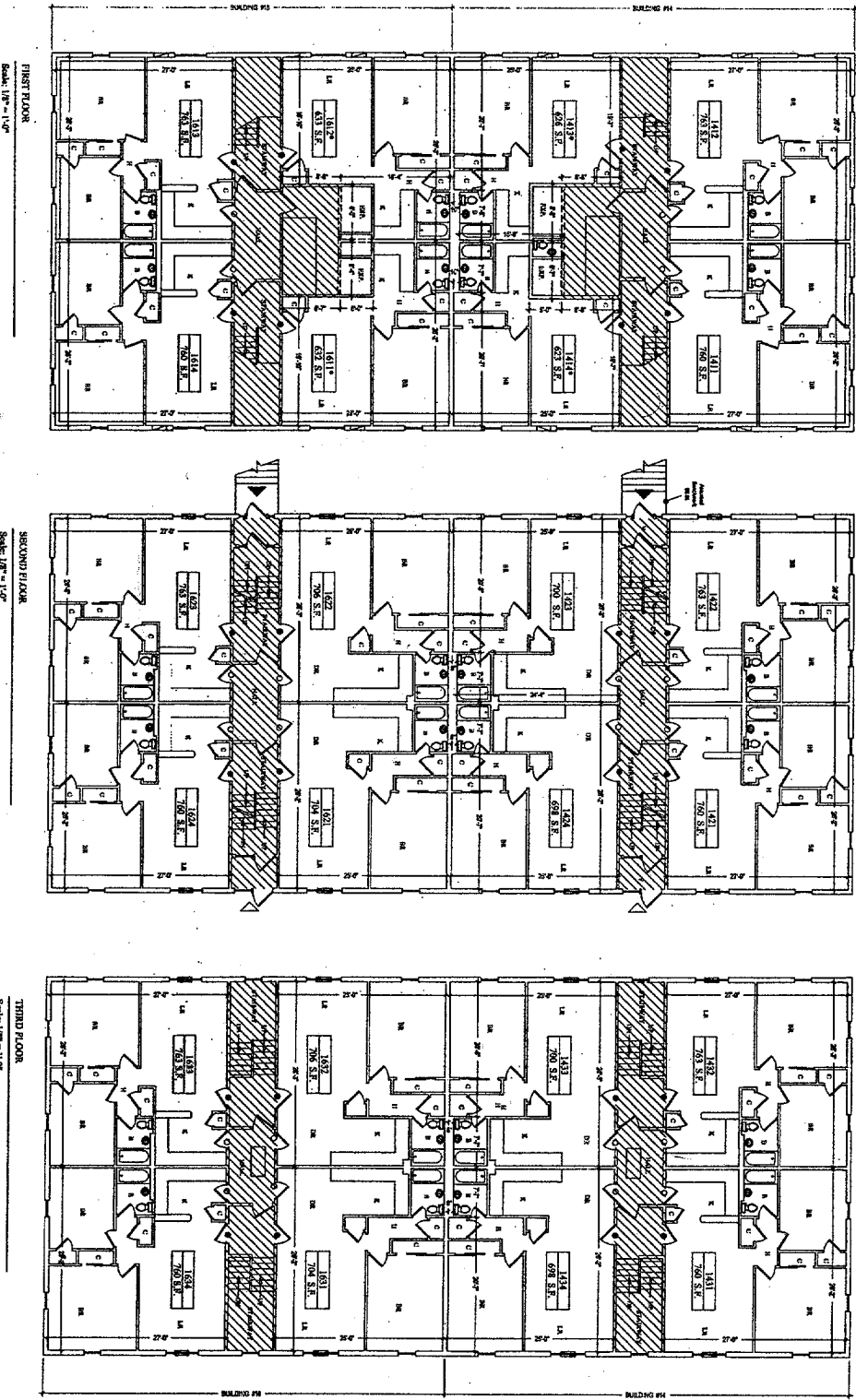
I hereby certify that this plan shows the unit designation of Unit 1612 being conveyed and immediately adjoining units, and that this plan fully and accurately depicts the layout of the unit, and its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built at the SOMERSET HILLS CONDOMINIUM ACTON, MASSACHUSETTS.



Alfonso A. Lucibello

Alfonso A. Lucibello, Architect, Mass. Reg. No. 2997

6/6/06
Date



THURSDAY, MAY 11, 2006

SCALE 1/8" = 1'-0"

3/3

LEGEND

- MAIN BUILDING ENTRANCE
- 2ndary UNIT ENTRANCE
- SECONDARY ENTRANCE
- 3rd ENTRANCE
- 4th ENTRANCE
- 5th ENTRANCE
- 6th ENTRANCE
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- 99th ENTRANCE
- 100th ENTRANCE

THE BUILDING IS SHOWN ON A PLAN ENTITLED SITE PLAN, ACTON, MASSACHUSETTS, 2005 BY CONCRETE ENGINEERS, INC. AS SHOWN ON SITE PLAN.

REGISTERED ARCHITECT ALFONSO A. LUCIBELLO

1. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED AND SUBMITTED TO THE BOARD OF THE COMMONWEALTH OF MASSACHUSETTS AS REQUIRED BY CHAPTER 184A, § 10A, AS AMENDED, JANUARY 1, 1996.

REGISTERED ARCHITECT ALFONSO A. LUCIBELLO

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

Eugene C. Quinn
REGISTER