



Bk: 44659 Pg: 116 Doc: DEED  
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Total Pages = 2

**RETURN TO:**

**Barbara H. Lang**  
**53-3 Swanson Road**  
**Unit 33-C**  
**Boxborough, MA 01719**

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 02/17/2005 03:01 PM  
Ctrl# 047149 12167 Doc# 00033588  
Fee: \$560.88 Cons: \$122,800.00

**Unit Deed**  
**BROOK VILLAGE CONDOMINIUM**

I, **KATHERINE E. PIMENTEL**, of Concord, Middlesex County, Massachusetts

for consideration paid and in full consideration of **ONE HUNDRED TWENTY TWO THOUSAND EIGHT HUNDRED and 00/100 (\$122,800.00) DOLLARS**

grant to **BARBARA H. LANG**, individually, of 53-3 Swanson Road, Unit 33-C, Boxborough, Middlesex County, Massachusetts

*with Quitclaim covenants*

Condominium Unit No. 33 of Building C (the "Unit"), in the condominium located at 53 Swanson Road, Boxborough, Middlesex County, Massachusetts, known as **BROOK VILLAGE CONDOMINIUM** (the "Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated July 15, 1985 and recorded with the Middlesex South District Registry of Deeds in Book 16291, Page 1, as amended from time to time, by Amendments duly recorded with said Deeds.

The Unit is more particularly described (1) in the Master Deed (2) such site and floor plans as have been recorded or filed therewith, (3) in the first Unit Deed thereof and (4) copies of portions of such site and floor plans filed therewith. The Unit is conveyed together with an undivided 0.470% (percentage) interest in the common areas and facilities of the Condominium and the same percentage interest in the Organization of Unit Owners known as Brook Village Condominium Association (the Unit Owners Association).

The Premises are conveyed subject to and together with the benefit of (a) the rights, easements and restrictions referred to in the said Master Deed, insofar as the same are now in force and applicable; (b) the provisions of Massachusetts General Laws Chapter 183A; (c) the By-Laws and Rules and Regulations, as they now exist or as they hereafter may be amended or adopted of Brook Village Condominium Association, Inc. and the obligations thereunder to pay the proportionate share

**53-3 Swanson Road, Unit 33C, Boxborough, MA 01719**  
**BROOK VILLAGE CONDOMINIUM**  
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PROPERTY ADDRESS: 53-3 SWANSON COURT, UNIT 33C, BOXBOROUGH, MA 01719

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attributable to said Unit of the Common Expenses, all of which the Grantee by acceptance hereof agrees to perform and assume; and (d) such real estate taxes attributable to said Unit for the current year as are now due and payable.

Said premises are further conveyed subject to easements, restrictions and agreements of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

For title, see deed of Lynn A. Seller to Katherine E. Pimentel dated September 29, 2003 and recorded with the Middlesex South District Registry of Deeds at Book 41065, Page 368.

Witness my hand and seal this 17 day of February, 2005

Katherine E. Pimentel  
Katherine E. Pimentel

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

2/17/05

On this 17 day of February, 2005, before me, the undersigned notary public, personally appeared Katherine E. Pimentel, proved to me through satisfactory evidence of identification, which was driver's license/passport/employee-ID-card/\_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

STEVEN E. MURRA  
Notary public: STEVEN E. MURRA  
My commission expires: 3/26/10



STEVEN E. MURRA  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 26, 2010

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BROOK VILLAGE CONDOMINIUM  
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James C. Breen  
Attest, Middlesex S. Register