

Middlesex North Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 07/17/2014 11:59 AM
Ctrl# 057949 29801 Doc# 00027248
Fee: \$889.20 cons: \$195,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

35 Fox Run, Unit 51, Westford, MA

2

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 ONE HUNDRED NINETY FIVE THOUSAND DOLLARS AND 00/100 (\$195,000.00)

grant to ROBERT C. KNOWLTON and JUDITH KNOWLTON^{/A.}, husband and wife, as tenants by the entirety, of 432 Great Elm Way, Acton, Massachusetts

with Quitclaim Covenants

The cottage unit in Westford, Middlesex County, Massachusetts, known as Unit 51 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.

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 16th day of

July, 2014.

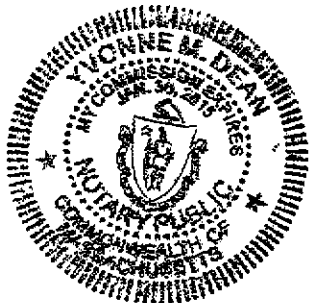
WESCON, INC.

[Signature]
By: David A. Guthrie,
Its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 16th day of July, 2014, 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.



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