

h-cd



2017 00196556

Bk: 70332 Pg: 298 Doc: DEED
Page: 1 of 4 12/04/2017 02:31 PM

Pine Grove Village Condominium
1-16 Judges Road
Lexington, Massachusetts

UNIT DEED

Grantor: Pine Grove Village Cooperative Corporation formerly known as
Pine Grove Village, Inc., a Massachusetts Corporation

Grantor's Address: 1-16 Judges Road, Lexington, Ma

Grantee: Lexington Housing Authority

Grantee's Address: 1 Countryside Village, Lexington, MA 02420

Unit: 16

Percentage Interest: 7.32%

Parking Space: 16

Master Deed: Master Deed of Pine Grove Village Condominium dated
November 21, 2017, recorded in the Middlesex Southern District
County Registry of Deeds (the "Registry") on December 1, 2017 in
Book 70326, Page 112.

By-Laws: By-Laws of Pine Grove Village Condominium Trust dated
November 21, 2017, recorded at the Registry on December 1, 2017
in Book 70326, Page 131.

Property Address: 16 Judges Road, Lexington, MA 02421

Grantor, in consideration and in full consideration of the sum of Nine Hundred Seventy Five and 00/100 dollars (\$975.00) paid, the receipt and sufficiency of which is hereby acknowledged

Grants to Grantee with QUITCLAIM COVENANTS,

The Unit in the Condominium established by the Master Deed. The Unit is conveyed together with its undivided Percentage Interest, and its Appurtenant Interests as more particularly described in the Master Deed and By-Laws.

The post office address of the Unit is:

Pine Grove Village Condominium
16 Judges Road
Lexington, Massachusetts

This Deed, the Unit and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A (the "Act"). Capitalized terms not defined herein shall have the meanings ascribed to them in the Master Deed.

The Unit is shown on the Plans of the Condominium (the "Plans") recorded in the Registry simultaneously with and as part of the Master Deed. A verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Section 8, is affixed to the Plans.

Said Unit is conveyed with:

- (a.) the Percentage Interest in the common areas and facilities (the "Common Elements") of the Condominium appurtenant thereto, as set forth above and in the Master Deed;
- (b.) the exclusive right to use the Storage Area immediately adjoining the exterior of the Unit;
- (c.) the exclusive right to use the Parking Space as shown on the Plans and as set forth above, if any, and in the Master Deed;
- (d.) any and all rights and easements appurtenant to such Unit as set forth in the Master Deed.

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

1. The provisions of the Master Deed, the Plans, the By-Laws and the Rules and Regulations adopted by Pine Grove Village Condominium Trust and recorded at the Registry as the same may be amended from time to time, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest in the Unit, his or

her family, invitees, servants, visitors, tenants and occupants, as though such provisions were recited and stipulated at length herein.

2. Easements and all other matters appearing of record at the Registry.
3. The provisions of the Act

The Unit is intended to be used solely for residential purposes subject to the restrictions and provisions of the Master Deed and for no other purposes except as may be expressly permitted by the trustees of the Condominium Trust in accordance with the Master Deed and the Condominium Trust and By-Laws and is subject to the restrictions set forth in Section (g) of the Master Deed.

By acceptance of this Deed, and without limiting the generality of the foregoing, Grantee consents to the provisions of the Master Deed and By-Laws, including without limitation the rights and easements reserved therein to the Declarant (and its successors and assigns), including, but not limited to, the Declarant's right to amend the Master Deed and By-Laws pursuant to the provisions thereof, and constitutes and appoints the Declarant as Grantee's attorney-in-fact for the purposes set forth in such provisions of the Master Deed and By-Laws which power of attorney is coupled with an interest, is irrevocable and shall run with the land and be binding upon Grantee and his/her/their heirs, executors, successors and assigns.

Meaning and intending to convey and hereby conveying a portion of the premises described in deed to Grantor recorded at the Registry in Book 14355, Page 465.

This conveyance does not represent the conveyance of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts

(The remainder of this page has been intentionally left blank.)

Executed as an instrument under seal this 21 day of November, 2017.

Pine Grove Village Cooperative Corporation

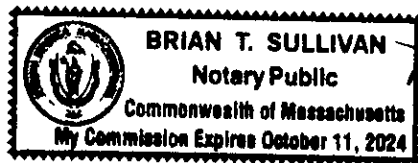
[Signature]
By: Lei Gao, President

[Signature]
By: Carol Daniels, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 21 day of November, 2017, before me, the undersigned notary public, Lei Gao personally appeared, proved to me through satisfactory evidence of identification, which were MA Lic, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of Pine Grove Village Cooperative Corporation.

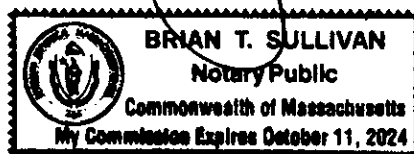


[Signature]
Notary Public
My Commission Expires

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 21 day of November, 2017, before me, the undersigned notary public, Carol Daniels personally appeared, proved to me through satisfactory evidence of identification, which were US passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Treasurer of Pine Grove Village Cooperative Corporation.



[Signature]
Notary Public
My Commission Expires