

Middlesex South Registry of Deeds

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 04/13/2021 01:02 PM
 Ctrl# 335589 06980 Doc# 00083255
 Fee: \$501.60 Cons: \$110.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

CONDOMINIUM UNIT DEED

Grantors: **John Eric Lemieux and Nora Anne Lemieux**, being married, of Stow, Massachusetts

In consideration of: **One Hundred Ten Thousand Dollars (\$110,000.00)**

Grant to: **MA Realty Associates LLC**, a Massachusetts limited liability company with a principal place of business at 50 Peabody Drive, Stow, MA 01775,

WITH QUITCLAIM COVENANTS,

Unit 323 (the Unit) in the **HARVARD RIDGE CONDOMINIUM**, a condominium located in **Boxborough**, Middlesex County, Massachusetts and established pursuant to the Massachusetts General Laws, Chapter 183A by Master Deed dated **March 12, 1982** and recorded with the Middlesex South District Registry of Deeds in Book **14561**, Page **426**.

Said Unit is conveyed together with a **0.49%** interest in the common areas and facilities of the condominium described in said Master Deed attributable to said Unit, and the rights and easements appurtenant to said unit as set forth in said Master Deed and the original Unit Deed to said Unit.

Said Unit is further conveyed subject to and with the benefit of the provisions of MGL Chapter 183A, said Master Deed, the Declaration of Trust of the **Harvard Ridge Condominium Trust**, recorded with said Deeds in Book **14561**, Page **457**, and any rules and regulations promulgated thereunder, all as most recently amended; and to all rights, easements, reservations and restrictions of record, insofar as any exist and are in force and applicable. Said Unit is intended for residential purposes only.

Said Unit is as shown on floor plans recorded simultaneously with the Master Deed or on the copy of the portion of said plans attached to the instrument creating said Unit or the first unit deed conveying said Unit, to which is affixed the verified statement of a registered architect in the form required by Section 9 of Chapter 183A.

Post Office Address: **182 Swanson Road, Unit 323, Boxborough, MA 01719**

We, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188, and hereby warrant to grantee under the penalty of perjury that there are no other person or persons entitled to any homestead rights.

Meaning, intending to convey, and hereby conveying all of the rights, title and interest conveyed to us in a deed recorded with said Deeds in Book **68906**, Page **548**.

182 Swanson Rd, Unit 323, Boxborough

WITNESS, our hands and seals this 25th day of March, 2021.

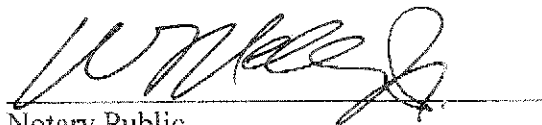

John Eric Lemieux


Nora Anne Lemieux

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 25th day of **March, 2021**, before me, the undersigned notary public, personally appeared **John Eric Lemieux and Nora Anne Lemieux**, proved to me through satisfactory evidence of identification, which was/were Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public
My commission expires:

