

Middlesex North Registry of Deeds

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Recording Information

Document Number	: 49993
Document Type	: DEED
Recorded Date	: December 09, 2022
Recorded Time	: 12:26:49 PM
Recorded Book and Page	: 37563 / 93
Number of Pages(including cover sheet)	: 3
Receipt Number	: 996202
Recording Fee (including excise)	: \$2,070.20

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 12/09/2022 12:26 PM
Ctrl# 100828 04691 Doc# 00049993
Fee: \$1,915.20 cons: \$420,000.00

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

Unit Deed

We, George S. Durrance and Caitlin E. Durrance, being married of Chelmsford, Middlesex County, Massachusetts

for consideration paid and in full consideration of
FOUR HUNDRED TWENTY THOUSAND AND 00/100
(\$420,000.00) DOLLARS

grant to **Jiaxian Chen, individually,**

of 360 Littleton Road, Unit 6 aka Unit G-6, Chelmsford,
Massachusetts 01824

For Registry Use

with Quitclaim covenants

Unit No. 6, Phase 7 located on the Condominium known as The Courtyard Condominium, said Unit conveyed is laid out as shown on a plan filed, which plan is a copy of a portion of the plans filed with said Master Deed dated September 12, 1990 and recorded with the Middlesex North County Registry of Deeds in Book 5404, Page 311, as further amended and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights, and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable zoning ordinances as set forth in the Master Deed.

The Unit is conveyed with an undivided 0.6329% percentage interest in the Common Areas and Facilities as set forth in said Master Deeds, which percentage may decrease in the event additional phases(s) are added to the Condominium under paragraph 16 of the Master Deed.

The Unit is conveyed subject to any restrictions, easements as set forth in the Master Deed.

Address: 360 Littleton Road, Unit 6, Phase 7, Chelmsford Ma. 01824

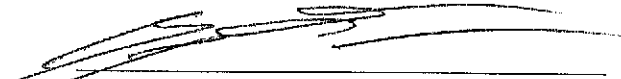
Subject to easements, rights, restrictions, and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

We, George S. Durrance and Caitlin E. Durrance, hereby release any and all homestead rights in the premises and state under the pains and penalties of perjury that there are no other persons entitled to an estate of homestead pursuant to M.G.L. c. 188.

For title see deed of Malcolm P. McGrory to George S. Durrance and Caitlin E. Durrance dated January 25th, 2018 and recorded with the Middlesex North District Registry of Deeds at Book 31869, Page 228. The Unit hereby conveyed being conveyed subject to and with the benefit of all matters set forth or referred to therein as if fully set forth herein.

PROPERTY LOCATION: 360 LITTLETON ROAD, (PHASE 7) UNIT 6, AKA 360 LITTLETON ROAD UNIT G-6,
CHELMSFORD, MASSACHUSETTS 01824

Witness my hand and seal this 21st day of November, 2022.

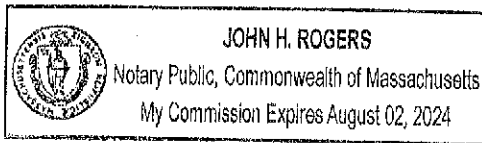

George S. Durrance

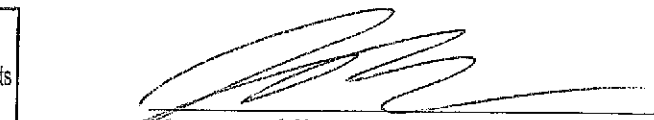

Caitlin E. Durrance

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 21st day of November, 2022, before me, the undersigned notary public, personally appeared George S. Durrance, proved to me through satisfactory evidence of identification, which was driver's license, passport, personally known to me, 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 under the pains and penalties of perjury.

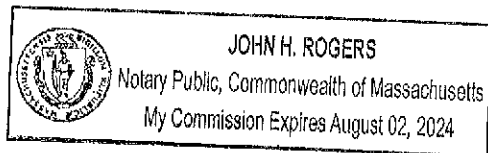


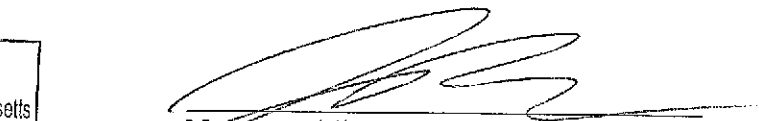

Notary public:
My commission expires: 8/2/24

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 21st day of November, 2022, before me, the undersigned notary public, personally appeared Caitlin E. Durrance, proved to me through satisfactory evidence of identification, which was driver's license, passport, personally known to me, 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 under the pains and penalties of perjury.




Notary public:
My commission expires: 8/2/24