



2016 00038682

Bk: 30345 Pg: 87 Page: 1 of 3
Recorded: 08/18/2016 11:22 AM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 08/18/2016 11:22 AM
Ctrl# 068316 05640 Doc# 00038682
Fee: \$1,208.40 cons: \$265,000.00

UNIT DEED

I, Chen Chung Yen, a married man, of 10 Sandra Drive, Chelmsford, MA 01824

For consideration paid and in full consideration of Two Hundred Sixty-Five Thousand and 00/100 (\$265,000.00) Dollars

Grant to Michael Y. Lee, individually
Of 360 Littleton Road, Unit E8, Chelmsford, MA 01824

With Quitclaim Covenants

The dwelling unit in Chelmsford, Middlesex County, Massachusetts, known as Unit 8, in Phase No. 5, Exeter Building of THE COURTYARD CONDOMINIUM, located at 360 Littleton Road, in said Chelmsford, created pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed, dated December 12, 1990 and recorded with Middlesex North District registry of Deeds in Book 5404, Page 31; amended on January 22, 1991 at Book 5433, Page 190; amended on April 26, 1991 at Book 5506, Page 112; amended on August 8, 1991 at book 5613, Page 125; and amended on February 24, 1992 as Instrument No. 9900 in said Registry of Deeds.

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

Said Unit Contains 1,804 square feet, more or less, as shown on the plans filed with said Master Deed and on the copy of a portion of said plans attached to the original Unit Deed and made a part thereof, and to which is affixed the verified statement in the form required by Section 9 of Chapter 183A.

This conveyance is further made subject to and with the benefit of an encroachment easement, an easement for pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements, all other provisions of the Master deed, Trust, By-Laws, and Floor Plans of the Condominium recorded with said Registry, or as later amended of record and all provisions of Chapter 183A.

Property & Grantee Address: 360 LITTLETON ROAD, UNIT E8, CHELMSFORD

3

This conveyance is further subject to a Condominium Phasing lease by and between Robert H. McBride, Trustee, the Common realty Trust, as Lessor, and Robert H. McBride, as Lessee, which Lease is dated December 12, 190 and recorded with said Deeds in Book 5404, Page 305.

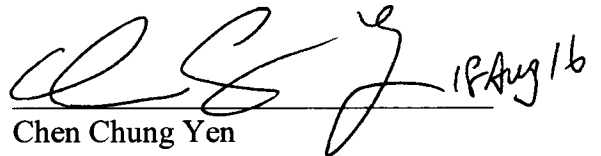
Said Unit is to be used for residential purposes only.

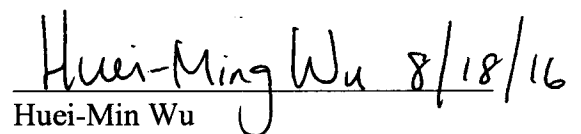
By acceptance hereof, the Grantee(s), for themselves and their heirs, successors and assigns, hereby expressly acknowledge and agree that the Declarant of said Master Deed, has reserved and shall have the rights, as set forth in paragraph 16 thereof, to amend said Master Deed to include additional phases as described and defined therein, whereupon the percentage of interest of the Unit hereby conveyed in the common areas and facilities shall be changed as provided in said Master Deed; and, to that end, the Grantee(s) hereby consent for themselves, their heirs, administrators, executors, successors and assigns, and all those persons claiming by, through or under them to the Declarant reserved rights and do hereby constitute and appoint the Declarant the true and lawful attorney of the Grantee(s) in the name and stead and on behalf of the Grantee(s) to execute, acknowledge, and deliver and record any such amendments of said Master Deed and/or other instruments deemed by the Declarant to be necessary or appropriate to effectuate the inclusion of additional phase(s) in the Condominium, the power of attorney ranted being coupled with an interest and irrevocable.

Being all and the same premises conveyed to me by deed of Matthew J. Wood and Wendy M Wood dated April 30, 2010 and recorded with said Registry in Book 23914, Page 278.

We, Chen Chung Yen and Huei-Ming Wu, Husband and Wife, hereby waive any and all rights of homestead to the property conveyed herein and under the pains and penalties of perjury warrant that there are no persons entitled to any rights under G.L. c. 188.

Witness our hands and seals this 18th day of August, 2016.


Chen Chung Yen


Hwei-Min Wu

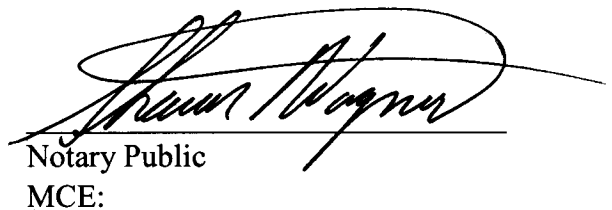
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 18th day of August, 2016, before me, the undersigned notary public, personally appeared Chen Chung Yen and Hwei-Min Wu, proved to me through satisfactory evidence of identification, which were photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



SHAUN M. WAGNER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 21, 2017


Notary Public
MCE: