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Recording requested by:  
Dalton & Finegold, LLP

After Recording Return To:  
Beverly A. Bittarelli and Angelo Bittarelli  
87 Russell Street  
Woburn, MA 01801

File Number: 2016-1-2796  
Parcel ID: \_\_\_\_\_



2016 00045489

Bk: 30462 Pg: 296 Page: 1 of 4  
Recorded: 09/22/2016 08:36 AM

MASSACHUSETTS EXCISE TAX  
Middlesex North ROD #14 001  
Date: 09/22/2016 08:36 AM  
Ctrl# 068941 09634 Doc# 00045489  
Fee: \$1,436.40 cons: \$315,000.00

### Quitclaim Deed

I, **Judith M. Towson, an unmarried woman, of Dorchester, MA**, for consideration paid and in full consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$315,000.00)**, hereby grant to **Beverly A. Bittarelli & Angelo Bittarelli, wife and husband as tenants by entirety, now of 36 Middlesex Avenue, Unit 5, Wilmington, MA 01887, with QUITCLAIM COVENANTS**

The Condominium Unit known as Condominium Unit Number 5, (hereinafter called the "Subject Unit"), in the Condominium known the Courtyard at Wilmington Commons Condominium a Condominium (hereinafter called the "Condominium") established by Master Deed (hereinafter called the "Master Deed"), dated March 26, 2009, filed with the Middlesex North District Registry of Deeds at Book 22856, Page 233, and further as the same may be amended of record.

The post office address of the Condominium Unit is 36 Middlesex Avenue, Unit 5, Wilmington, Middlesex County, Massachusetts 01887. This Deed, and the Subject Unit, and the Condominium are subject to the provisions of Chapter 183A,

The Subject Unit is shown on the Master Site Plan of the Condominium filed in the Middlesex North District Registry of Deeds in Plan Book 228, Plan 100, with the Master Deed as set forth above, and the verified statement of a registered architect in the form required by Chapter 183A, Sections 8 and 9, is affixed to said Master Plans.

The Subject Unit is hereby conveyed together with:

1. An undivided percent interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit, as may be amended from time to time by the addition of subsequent phases of the Condominium as set forth in the Master Deed, and as more specifically set forth in the First Amendment to Master Deed to add all remaining Phases and Subphases which Amendment is dated April 7, 2010 and is recorded at the Middlesex North District Registry of Deeds at Book 23864, Page 264, and which Master Deed was further amended to reference an outstanding Order of Conditions concerning the subject premises by an Amendment dated March 16, 2011 and recorded at the Middlesex North District Registry of Deeds at Book 24846, Page 38; and

Property Address: 36 Middlesex Avenue, Unit 5, Wilmington, MA 01887

2. The right to use the Limited Common Areas and/or Exclusive Use Areas set forth in the Master Deed; and

The Subject Unit is hereby conveyed subject to:

1. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust, the By-Laws and Rules and Regulations thereto, as the same may be further amended from time to time by instruments recorded with said Deeds, 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 or estate in the Subject Unit; and

2. Easements, rights, obligations, provisions, agreements, restrictions, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and

3. Provisions of the Master Deed, the Declaration of Trust and By-Laws creating or reserving certain easements and rights in favor of the Grantor, specifically including, but not limited to the Declarant's rights as set forth in the Master Deed, including without limitation easements and rights to construct additional Buildings and other structures and improvements, and to add same to the Condominium from time to time by unilateral amendment to the Master Deed; and

4. The provisions of Chapter 183A.

The Grantee understands that the Condominium is intended to be a phased condominium, and that if and when additional phases are added from time to time, the undivided interest in the Common Areas and Facilities of the Condominium appurtenant to the Subject Unit will decrease as provided in the Master Deed, and the Grantee, by accepting delivery of this deed, assents to said decreases, and assents to the easements and rights reserved to the Grantor in the Master Deed.

The Subject Unit shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the Declaration of Trust, the By-Laws and rules and regulations thereto, as the same may from time to time be amended.

**THIS CONVEYANCE IS MADE SUBJECT TO AN ORDER OF CONDITIONS FROM THE TOWN OF WILMINGTON CONSERVATION COMMISSION DATED APRIL 5, 2006 AND RECORDED AT THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS AT BOOK 20026, PAGE 169. SPECIFIC**

**REFERENCE IS MADE RELATIVE TO CERTAIN ONGOING CONDITIONS IN SAID ORDER WHICH SHALL EXTEND BEYOND ISSUANCE OF A CERTIFICATE OF COMPLIANCE, IN PERPETUITY. SAID ORDER ALSO REQUIRES THAT THESE SPECIAL CONDITIONS BE REFERRED TO IN ALL FUTURE DEEDS TO THIS PROPERTY. THE CONDITIONS THAT EXTEND INTO PERPETUITY ARE AS FOLLOWS:**

**QUITCLAIM DEED**

1. CONDITION NO. 44 RELATIVE TO ROOFTOP RUNOFF INFILTRATION.
2. CONDITION NO. 46 REGARDING TRANSFER OF OWNERSHIP. ALL FUTURE DEEDS TO THIS PROPERTY SHALL REFERENCE THE ABOVE ORDER OF CONDITIONS.
3. CONDITION NO. 47 RELATIVE TO PROHIBITION OF SODIUM CHLORIDE FOR DEICING.
4. CONDITION NO. 48 REGARDING LIMITATIONS ON THE USE OF FERTILIZERS, HERBICIDES AND PESTICIDES ON THE SUBJECT PREMISES.
5. CONDITION NO. 49 REGARDING PROHIBITION OF UNDERGROUND FUEL STORAGE.
6. CONDITION NO. 50 RELATIVE To NOTIFICATION RELATIVE TO MAINTENANCE.
7. CONDITION No. 51 RELATIVE TO THE OPERATIONS AND MAINTENANCE PLAN.

PROPERTY AND GRANTEE ADDRESS: 36 MIDDLESEX AVE., UNIT 5, WILMINGTON, MA 01887

For grantor's title, see deed dated September 25, 2016 and recorded on September 27, 2013 in the Middlesex Northern Registry of Deeds at Book 27708, Page 278.

I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

Executed under seal this 20<sup>th</sup> day of September, 2016.

Judith M. Towlson  
Judith M. Towlson

Commonwealth of Massachusetts

County of ESSEX

On this 20<sup>th</sup> day of September 2016, before me, the undersigned notary public, personally appeared the above-named Judith M. Towlson, proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Emily M. Heffernan  
Notary Public Signature

My Commission Expires: \_\_\_\_\_



**EMILY M. HEFFERNAN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 1, 2022