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R25

125 PLEASANT STREET CONDOMINIUM
ARLINGTON, MASSACHUSETTS

UNIT DEED

We, WALTER J. DAVIDSON, EVELYN M. DAVIDSON and WALTER J. DAVIDSON, JR., TRUSTEES OF TRAPELO REALTY TRUST under a Declaration of Trust dated September 21, 1960 recorded with Middlesex South District Registry of Deeds in Book 9680, Page 576, as amended by instruments of record (hereinafter Grantor) in consideration of $38,000.00 grant to RICHARD C. HARRINGTON of 125 Pleasant Street, Arlington, Massachusetts, with QUITCLAIM COVENANTS dwelling Unit No. 302 ("Unit") of the 125 PLEASANT STREET CONDOMINIUM, a condominium established subject to and in accordance with the provisions of Chapter 183A, General Laws, as amended, by Master Deed dated October 4, 1980 recorded with said Deeds on October 7, 1980 in Book 14091, Page 1 as amended by amendment dated February 20, 1981 recorded with said Deeds on April 21, 1981 in Book 14266, Page 487, as amended by amendment dated May 8, 1981 recorded with said Deeds on May 12, 1981 in Book 14285, Page 541 and further as amended by amendment dated December 29, 1981 recorded with said Deeds on January 11, 1982 in Book 14510, Page 463, which Unit is more particularly shown on the floor plans of the building recorded with said Master Deed as Plan 1215 of 1980 recorded with said Deeds in Book 14091, Page 1.

Said Unit is conveyed together with its .02864 appurtenant undivided interest in the common areas and facilities of the Condominium ("Common Elements") as more particularly set forth in said Master Deed; said Unit is conveyed together with the exclusive license and easement appurtenant thereto to the use of parking space No. 7 as shown on a plan entitled "Parking Plan - 125 Pleasant Street Condominium" recorded with said Deeds as Plan No. 395 of 1981 in Book 14266, Page 487.

The Condominium has a post office address of 125 Pleasant Street, Arlington, Massachusetts 02174 and is comprised of the land with the buildings and improvements thereon shown on a plan entitled, "125 Pleasant Street Condominium, Site Plan," drawn by Selwyn & Kerwin Associates, R.L.S. dated July 21, 1980 recorded with said Deeds with said Master Deed.

The Unit is conveyed together with the right to use the Common Elements in common with the owners of other units, as provided in the Master Deed, as amended, including the right to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving the Unit and all other rights and easements, set forth or referred to in the Master Deed, as it may be amended from time to time.

The Unit is conveyed subject to and with the benefit of an easement of encroachment in the event that said Unit encroaches upon any other Unit or upon any portion of the Common Elements

or in the event that any other Unit or the Common Elements encroach upon said Unit, as a result of the construction, alteration or repair of a Unit or of the Building or as a result of the settling or shifting of the Building to the extent of said encroachment. The Unit is subject to an easement for the benefit of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit and serving other Units or Common Elements.

The Unit is further subject to the provisions of said Chapter 183A as it may be amended from time to time; the restrictions and easements set forth or referred to in the Master Deed, as amended; the provisions of the Master Deed and By-laws of the 125 Pleasant Street Condominium Association recorded with said Deeds in Book 14091, Page 16, as the same has been amended by instruments duly 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 Unit, his family, servants and visitors as though such provisions were recited and stipulated in full herein; any and all rules and regulations adopted under or pursuant to the foregoing document and such taxes attributable to the Unit and Common Elements for the current year as are not due and payable on the date of delivery hereof.

Said Unit is intended only for residential purposes and no use may be made of the Unit except as a residence for the owner thereof or his permitted lessee; the maximum residential occupancy of the Unit shall be two (2) persons. Said Unit may be leased by the owner thereof subject to the provisions and limitations set forth in Paragraph 7(b) of said Master Deed; further the sale of said Unit is subject to a right of first refusal as more particularly set forth in Paragraph 14 of said Master Deed.

There is excluded from said Unit so much of the Common Elements as are located within said Unit.

WITNESS our hands and seals this 1st day of September, 198 2

Commonwealth of Massachusetts

Walter J. Davidson, Trustee

Evelyn M. Davidson, Trustee

Walter J. Davidson, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss: September 1, 1982

Then personally appeared the above-named Walter J. Davidson, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me,

Theodore L. Tillotson

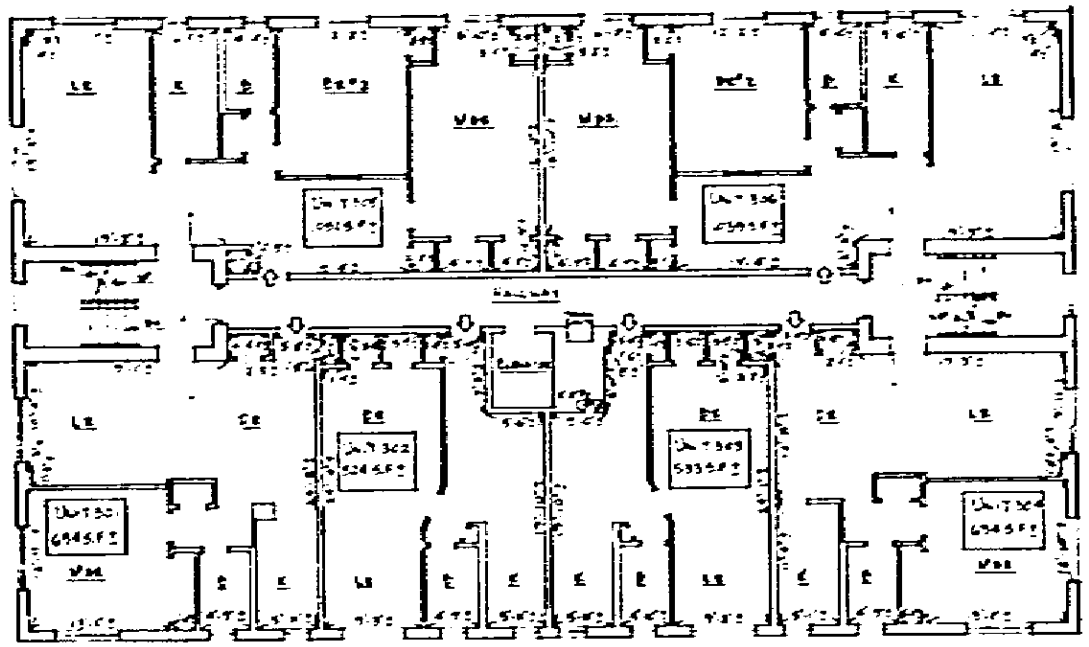
Notary Public Theodore L. Tillotson

My Commission Expires: Nov. 26, 1982

THIRD FLOOR PLAN

SCALE

MAIN (UNIT) ENTRANCE



125 PLEASANT STREET CONDOMINIUM

125 PLEASANT STREET, ARLINGTON, MASS

I CERTIFY THAT

1. THIS PLAN CONFORMS WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
2. THE WITHIN PLAN OF THE 125 PLEASANT STREET CONDOMINIUM, FULLY & ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER & DIMENSIONS OF THE UNITS AS BUILT

I CERTIFY THAT THIS PLAN SHOWS UNIT 3 BEING CONSTRUCTED AND THAT IMMEDIATELY ADJOINING UNITS AND THAT IS FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND ANY OPEN SPACE TO WHICH IT HAS ACCESS, AS BUILT.

DATE 5/11/01

SIGNED C. Jerry Steyi

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