

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
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Fee: \$2,097.60 Cons: \$460,000.00

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

(Space Above this Line Reserved for Registry of Deeds)

UNIT DEED

THE PAVILION AT CAMBRIDGE CONDOMINIUM

PREMISES: Unit 113, 170 GORE STREET, CAMBRIDGE, MA

I, **James M. Stanger, being unmarried**, of Cambridge, Middlesex South County, Massachusetts (the "Grantor") for consideration of Four Hundred Sixty Thousand (\$460,000) Dollars paid, grant to

JING FENG HUANG AND JING YAO ZHANG,

Husband and wife as tenants by the entirety, of Unit 113, 170 Gore Street, Cambridge, Massachusetts,

The **Unit 113** at 170 Gore Street, Cambridge, Massachusetts 02141 ("Unit") of the condominium known as The Pavilion at Cambridge Condominium ("Condominium"), Cambridge, Middlesex County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 8, 1988 and recorded on June 24, 1988 with Middlesex South District Registry of Deeds in Book 19144, Page 458, as amended by Amendment to Master Deed Creating Phase 2 dated June 8, 1988 and recorded with said Deeds on June 24, 1988 in Book 19144, Page 521 (as amended, the "Master Deed"), which Unit is shown on floor plans recorded simultaneously with the Maser Deed, to which is affixed the verified statement by Section 9 of said Chapter 183A.

The Condominium consists of the land with the buildings, improvements, and structures thereon shown on a plan entitled "Site Plan, The Pavilion at Cambridge Condominium, Cambridge, Massachusetts" dated April 27, 1988 prepared by Harry R. Feldman, Inc., recorded with said Master Deed, together with such other buildings, improvements and structures shown on said Site Plan as may be from time to time added to the Condominium in accordance with the Master Deed.

Said Unit is conveyed together with:

1. An undivided **0.0078** percentage interest in the common areas and facilities of the condominium as defined and described in said Master Deed, attributable to the Unit as that undivided interest may change upon amendment of said Master Deed pursuant to Section 18 and 19 and Schedule B thereof.
2. An easement for the continuance of all encroachments by the unit on any other units or common areas and facilities now existing or if any such encroachment shall occur hereafter as a result of (a) settling, shifting or movement of the building, or (b) alteration or repair to the common areas and facilities by or with the consent of the Managing Board of the Condominium ("Managing Board"), or (c) as a result of repairs or restoration of the building or unit after damage by fire or other casualty, or (d) as the result of condemnation or eminent domain proceedings.
3. The right to use the common areas in common with the owners of other units, as provided in the Master Deed, including an easement in common to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common facilities located in any of the other units or elsewhere on the property and servicing the Unit.
4. The right to use, in common with others entitled thereto, the limited Common Areas and Facilities, as provided in the Master Deed.
5. The exclusive right and easement to use the terrace to which the unit has direct doorway access, subject to the maintenance requirements set forth in the By-Laws (hereinafter defined).
6. The exclusive right to occupy, subject to such reasonable rules and regulations as may be established by the Managing Board, **parking space number 18**, as shown on the Site Plan. Said exclusive right may be transferred by the Grantee to the owner of any other unit in the Condominium by instrument duly recorded with the Middlesex south District Registry of Deeds.

Said Unit is conveyed subject to:

1. Easements in favor of all other units and in favor of the common areas and facilities for the continuance of all encroachments of such other units or common areas and facilities now existing or which shall occur hereafter as a result of (a) settling, shifting or movement of the building, or (b) alteration or repair to the common areas and facilities b or with the consent of the Managing Board, or (c) as the result of the repair or restoration of the building or a unit after damage by fire or other casualty, or (d) as the result of condemnation or eminent domain proceedings.

2. An easement in favor of all other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common facilities located in the Unit or elsewhere on the property and servicing such other units and the exclusive right to use common areas as granted to such other units and fully set forth in the Master Deed.
3. An easement in favor of all other units to permit maintenance of such common facilities as are located therein. The Managing Board has a right of access to each unit at reasonable times and in such manner as not unreasonably to interfere with other use of said unit to inspect the same, to remove violations therefrom, and to maintain, repair, and replace the common areas and facilities contained therein.
4. The exclusive duty to maintain, repair, and replace the Unit Heat Pump and hot water heater located within and exclusively serving the Unit.
5. The responsibility, together with the other Unit owners in the Main Building, to pay all expenses associated with the operation, maintenance, repair and replacement of the Main Building Hot Water System.
6. The exclusive right to other unit owners to use parking spaces, terraces, Unit Heat Pumps and pipes leading thereto, all as provided in the Master Deed.
7. The provisions of the Master Deed and the By-Laws of The Pavilion at Cambridge Condominium Association recorded therewith ("By-Laws") and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instrument recorded with said Deeds, which provisions, together with an amendments thereto and the rules and regulations from time to time adopted thereunder, 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 at length herein.
8. The right of the Developer (as that term is defined in the Master Deed) to amend the Master Deed in accordance with the provisions of Section 19 of the Master Deed.
9. The provisions of said Chapter 183A as it may be amended from time to time.

No use may be made of the Unit except as for residential purposes and as permitted by the Master Deed and By-Laws of the Condominium. The Unit may not be used for any purpose prohibited by any laws, rules, regulation or government authority or by any agency having jurisdiction over the land or the Condominium to permit any nuisance, offensive odor or fumes or hazards to health, or to keep any inflammable, combustible or explosive fluid, material, chemical or substance therein. No structural alteration or addition to the Unit shall be made without the prior written permission of the Managing Board of the Condominium.

The unit owner will manage and regulate the Condominium through an association to be known as The Pavilion at Cambridge Condominium Association which has been enacted, and is to be governed by the By-Laws, adopted pursuant to Chapter 183A.

The Grantor, JAMES M. STANGER, hereby declares under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the premises; and he is presently unmarried as aforesaid and hereby release and discharge any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE TO DEED

Unit 113, 170 Gore Street, Cambridge, MA

EXECUTED UNDER SEAL on this 19 day of May, 2015.

James M. Stanger
 JAMES M. STANGER

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Suffolk SS.

On this 19 day of May, 2015 before me, the undersigned notary public, personally appeared **JAMES M. STANGER** as aforesaid, proved to me through satisfactory evidence of identification, which was ☒ 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 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, and it is his/her/their free act and deed, before me.

S. Bailey

Notary Public

My Commission Expires: Sept 24, 2021

AFFIX SEAL HERE

