



2012 00800322

Cert#: C666-3 Bk: 666 Pg: 3

Doc: UD 02/16/2012 02:17 PM SF

**THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

CANCELLED
MASSACHUSETTS EXCISE TAX
Suffolk County Deeds ROD# 001
Date: 02/16/2012 02:17 PM
Ctrl# 116411 20448 Doc# 00800322
Fee: \$1,951.68 Cons: \$428,000.00

CONDOMINIUM UNIT DEED

GRANTOR: 39 Chappie St Development LLC, a Massachusetts limited liability company with a business address of 115 Newbury Street, Boston, Suffolk County, Massachusetts 02116

For Consideration of FOUR HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 (\$428,000.00) DOLLARS

GRANTS TO: Kimberly S. Miller, an unmarried woman, of Unit No. 2, 39 Chappie Street Condominium, 39 Chappie Street, Charlestown, Suffolk County, Massachusetts 02129

with quitclaim covenants, Unit No. 2 of 39 Chappie Street Condominium created by Master Deed dated January 3, 2012 and filed with the Land Registration Office at the Suffolk County Registry of Deeds as Document No. 799859 and noted on Certificate of Title No. 128096 in Book 636, Page 96 and Certificate of Title No. C666 in Book 666, Page 1.

The Post Office Address of the Condominium is: 39 Chappie Street Condominium, 39 Chappie Street, Charlestown, Massachusetts 02129.

PK 2
The Subject Unit is shown on the Master Plan of the Condominium filed with the Land Registration Office at the Suffolk County Registry of Deeds as Plan No. 799859 in Book 2007, Page 164, to which is affixed a verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Section 8. A Site Plan of the Condominium has also been filed with the Land Registration Office at the Suffolk County Registry of Deeds as Plan No. 799859 in Book 2007, Page 164.

The unit is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 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 and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is 33%.

The Subject Unit is hereby conveyed together with:

1. An easement, as an appurtenance to the Subject Unit, for the exclusive use of Parking Space No. 2, shown as PS-2 on the Site Plan of the Condominium, filed with the Master Deed;
2. An easement for the exclusive right to use (1) the deck off of the back hall on the second floor, and (2) Storage Unit 2 in the basement, as shown on the Master Plans.
3. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building or that may come into existence hereafter as a result of:
 - (a) settling of the Building; or
 - (b) condemnation or eminent domain proceedings; or
 - (c) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of 39 Chappie Street Condominium as the same may be from time to time amended; or
 - (e) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
4. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the commons areas and facilities located in the other units and serving the Subject Unit; and
5. All other rights, easements, and appurtenances attributable to the Unit as set forth in the Master Deed, or shown on plans of the Condominium filed with the Land Registration Office at the Suffolk County Registry of Deeds.

The Subject Unit and rights, easements and appurtenances are hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit existing as a result of construction of the Building or that may come into existence hereafter as a result of:

- (a) settling of the Building; or
 - (b) condemnation or eminent domain proceedings; or
 - (c) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of 39 Chappie Street Condominium as the same may be from time to time amended; or
 - (d) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
- 2. An easement in favor of the owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units;
 - 3. The provisions of the Master Deed and Master Plans of the Condominium filed simultaneously with and as a part of the Master Deed, and the provisions of the Condominium Trust and the Bylaws and Rules and Regulations thereto, as the same may be amended from time to time by instruments filed with the Land Registration Office at the Suffolk County Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, or parking spaces, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;
 - 4. Easements, rights, obligations, provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, to the extent the same are in force and applicable, and all other matters set forth or referred to in the Master Deed; and
 - 5. The provisions of Massachusetts General Laws, Chapter 183A.

The Subject Unit and appurtenant rights and easements, herein conveyed, shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the 39 Chappie Street Condominium Trust and Bylaws and rules and regulations thereto, as the same may from time to time be amended.

The subject unit is hereby conveyed subject to and with the benefit of the Easement for Parking dated January 3, 2012 and filed with the Land Registration Office at the Suffolk County Registry of Deeds as Document No. 799861 and noted on Certificate of Title No. 128096 in Book 636, Page 96 and Certificate of Title No. C666 in Book 666, Page 1 and the Easement for Shared Driveway and Ingress and for Ingress and

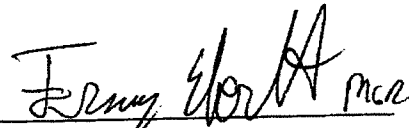
Egress dated January 3, 2012 and filed with the Land Registration Office at the Suffolk County Registry of Deeds as Document No. 799863 and noted on Certificate of Title No. 128096 in Book 636, Page 96 and Certificate of Title No. C666 in Book 666, Page 1.

This is not a transfer of all or substantially all of the assets of 39 Chappie St Development LLC.

For title of 39 Chappie St Development LLC see Certificate of Title No. C666 in Book 666, Page 1.

Witness my hand and seal this 15 day of February, 2012.

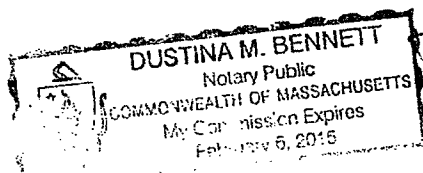
39 Chappie St Development LLC

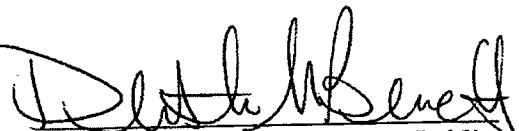

By: Franz Eberth
Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15 day of February, 2012, before me, the undersigned notary public, personally appeared Franz Eberth, as Manager of 39 Chappie St Development LLC, proved to me through satisfactory evidence of identification, which was MADL, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.




, Notary Public

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Attested hereto

Francis M. Roache

Francis M. Roache

1st Recorder of Land Court

1666-3