

Property: 45 Meetinghouse Rd, Unit 15, Norfolk, MA 02056

MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 12-04-2009 @ 03:37pm
Ct1#: 1773 Doc#: 01129795
Fee: \$1,459.20 Cons: \$319,900.00

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O F F I C I A L O F F I C I A L
C O P Y C O P Y
CONDOMINIUM UNIT DEED

GRANTOR: Norfolk Town Center LLC of 284 Main Street, Norfolk, Massachusetts
For consideration of Three Hundred Nineteen Thousand Nine Hundred Dollars (\$319,900.00).

GRANTS TO: Carmen J. Plantedosi and Dorothy E. Plantedosi of 45 Meetinghouse Road, Norfolk, Commonwealth of Massachusetts, Husband and Wife as Tenants By Entirety, with **Quitclaim Covenants**, Unit No. 15 of Norfolk Town Center Condominium Building 3 created by Master Deed dated October 13, 2006 and filed on November 6, 2006 with Dedham Registry District of Norfolk County of the Land Court as Document No. 1115443 noted on Certificate of Title No. C333 as amended

The Post Office Address of the Condominium is: 45 Meetinghouse Road, Norfolk, Massachusetts 02056

The unit conveyed is laid out as shown on a plan filed herewith, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in G.L. c. 183A, §9. It is 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, along with the Deed Rider attached herewith, as a Restriction to this Deed.

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 3.5 %

GRANTEES BY RECORDING OF THIS DEED ACKNOWLEDGE THAT THEIR UNIT IN THE NORFOLK TOWN CENTER CONDOMINIUM IS A SENIOR UNIT FOR PERSONS 55 YEARS OF AGE AND OLDER AND AGREE TO COMPLY WITH THE RESTRICTIONS AND REQUIREMENTS CONTAINED IN THE MASTER DEED, INCLUDING, BUT NOT LIMITED TO, SECTION 12A, SECTION 13, AND EXHIBIT D OF SAID MASTER DEED AS AMENDED.

Witness my hand and seal this 2nd day of December, 2009.

Paul D. Borrelli
Paul D. Borrelli, Manager
Norfolk Town Center, LLC

LLC w/ 1187885

