

CONDOMINIUM UNIT DEED

GRANTOR: CARLO E. BORTONE, an individual residing at 93 Chapel Street, Newton, Massachusetts 02458,

for consideration of THREE HUNDRED FIVE THOUSAND (\$305,000.00) DOLLARS,

GRANTS TO: ROBERT J. GREGORY, TRUSTEE OF 63-75 HANCOCK STREET REALTY TRUST u/d/t recorded herewith, having an address of 84 Caldwell Farm Road, Byfield, Massachusetts 01922,

with quitclaim covenants, seven (7) units, being Units No. 63, 65, 67, 69, 71, 73, and 75 of the Walnut-Hancock Condominium created by Master Deed dated March 10, 2005 and recorded with Middlesex South District Registry of Deeds on March 29, 2005 at Book 44894, Page 226, as amended by the First Amendment to Master Deed recorded with the Middlesex South District Registry of Deeds on April 28, 2005 at Book 45075, Page 29, and the Walnut-Hancock Condominium Trust dated March 10, 2005 recorded with said Deeds March 29, 2005 at Book 44894, Page 242 (the "Units").

The Post Office Addresses of the Condominium Units are: 63, 65, 67, 69, 71, 73 and 75 Hancock Street, Everett, MA 02149.

The Units conveyed are laid out as shown on the plans recorded with Grantor's title, which plans are copies of a portion of the plans recorded with said Master Deed and to which is affixed a verified statement in the form provided in G.L. c. 183A, §9. They are subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the Condominium Trust and the By-Laws recorded therewith.

The Condominium and each of the Units is intended for the uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interests of the Units conveyed hereunder in the common areas and facilities are as follows:

Unit 63	4.51%
Unit 65	0.83%
Unit 67	1.95%
Unit 69	1.69%
Unit 71	1.60%
Unit 73	1.00%
Unit 75	1.09%

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 11/29/2010 09:22 PM  
CIN# 147541 10756 Doc# 00217604  
Fee: \$1,390.80 Com: \$305,000.00

For Grantor's title, see Deed dated July 27, 2005 and recorded at the Middlesex South District Registry of Deeds in Book 45822, Page 280.

WITNESS my hand and seal this 29<sup>th</sup> day of November, 2010.

Carlo E. Bortone  
an individual

ADDRESS: 63, 65, 67, 69, 71, 73 and 75 Hancock Street, Everett, Massachusetts 02149

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Essex ) ss.

On this 29<sup>th</sup> day of November, 2010, before me, the undersigned Notary Public, personally appeared CARLO E. BORTONE, an individual, proved to me through satisfactory evidence of identification, such identification being personally known to me, to be the person whose name is signed on the preceding or attached Deed, and acknowledged to me that he signed it voluntarily for its stated purpose.

Attach official seal here

