

Tax Jud  
P. 17059  
P. 37  
Complaint  
B. 20897  
P. 219  
Complaint  
Bp 20461  
P. 390

UNIT DEED  
OF  
SALISBURY WEST CONDOMINIUM

PROPERTY ADDRESS: Townhouse #29, 770 Salisbury Street, Worcester, MA.

\*770 Salisbury Street,  
Townhouse 29,

Transworld Development Corp., a Massachusetts corporation with a usual place of business in Worcester, Worcester County, Massachusetts, ("Grantor"), for consideration of (\$ 189,900.00 ) One hundred eighty-nine thousand nine hundred 00/100 DOLLARS, paid, grants to Sandra L. Hersh of Worcester, Massachusetts, ("Grantee"), with QUITCLAIM COVENANTS, The Unit ("Unit") No. 29, in Phase VIII, situated on Salisbury Street, Worcester, County of Worcester, Massachusetts, a condominium established by Grantor, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated May 5, 1981, and recorded on May 21, 1981, with the Worcester District Registry of Deeds, in Book 7234, Page 186, as amended ("Master Deed"), which Unit is shown on the floor plans of the Building recorded in Plan Book 567 Plan 44 and on the copy of the portion of said plans attached hereto and made a part hereof, to which is affixed a verified statement in the form required by Section 9 of said Chapter 183A.

The post office address of the Condominium is:  
Salisbury West Condominiums  
770 Salisbury Street  
Worcester, MA 01609

The post office address of the Unit is:  
770 Salisbury Street  
Townhouse # 29  
Worcester, MA 01609

Said Unit is conveyed together with

1. An undivided . 01873 , percentage interest in the Common Elements described in the Master Deed as amended attributable to the Unit. In the event (as provided in the Master Deed) subsequent phases are added to the condominium by amendment of the Master Deed, the undivided interest of the Unit in the Common Elements shall be and become that specified in the Amendment to the Master Deed adding the subsequent phase or phases.
2. The exclusive right and easement to use one (1) indoor and one (1) outdoor parking space; and
3. The exclusive right to use the patio/<sup>Deck</sup> and bulkhead adjacent to such Unit, if any, and to which there is direct access from the interior of such Unit.

Said Unit is conveyed subject to and with the benefit of:

1. Provisions of said Chapter 183A;
2. The Provisions of the Master Deed and floor plans of the Condominium recorded simultaneously with and as a part

of the Master Deed and the Declaration of Trust, recorded with said Worcester District Registry of Deeds, in Book 7234, Page 211, as amended (the "Trust"), in each case as the same may be amended from time to time by instruments recorded in 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, tenants, invitees and visitors, as though such provisions were recited and stipulated at length herein;

- 3. Such taxes attributable to the Unit and Common Elements for the current fiscal year as are not due and payable on the date of delivery hereof, which taxes Grantee hereby assumes and agrees to pay; and
- 4. Provisions of existing building and zoning laws;
- 5. The encumbrances listed in Exhibit "A", Paragraphs (a) through (f) inclusive, to the Master Deed.

The Unit may be used only for residential purposes permitted by the zoning laws of the City of Worcester, subject in all events to the restrictions set forth in the Master Deed.

For title of Grantor, see deed recorded with said Deeds in Book 8919, Page 98.

EXECUTED UNDER SEAL THIS 2<sup>nd</sup> day of December, 1986.

TRANSWORLD DEVELOPMENT CORP.

By: [Signature]  
Mark M. Sobel, President and Treasurer

*12-18-86*  
*WCAC*  
*5877*

*TD Corp*  
*98-8-86*

COMMONWEALTH OF MASSACHUSETTS

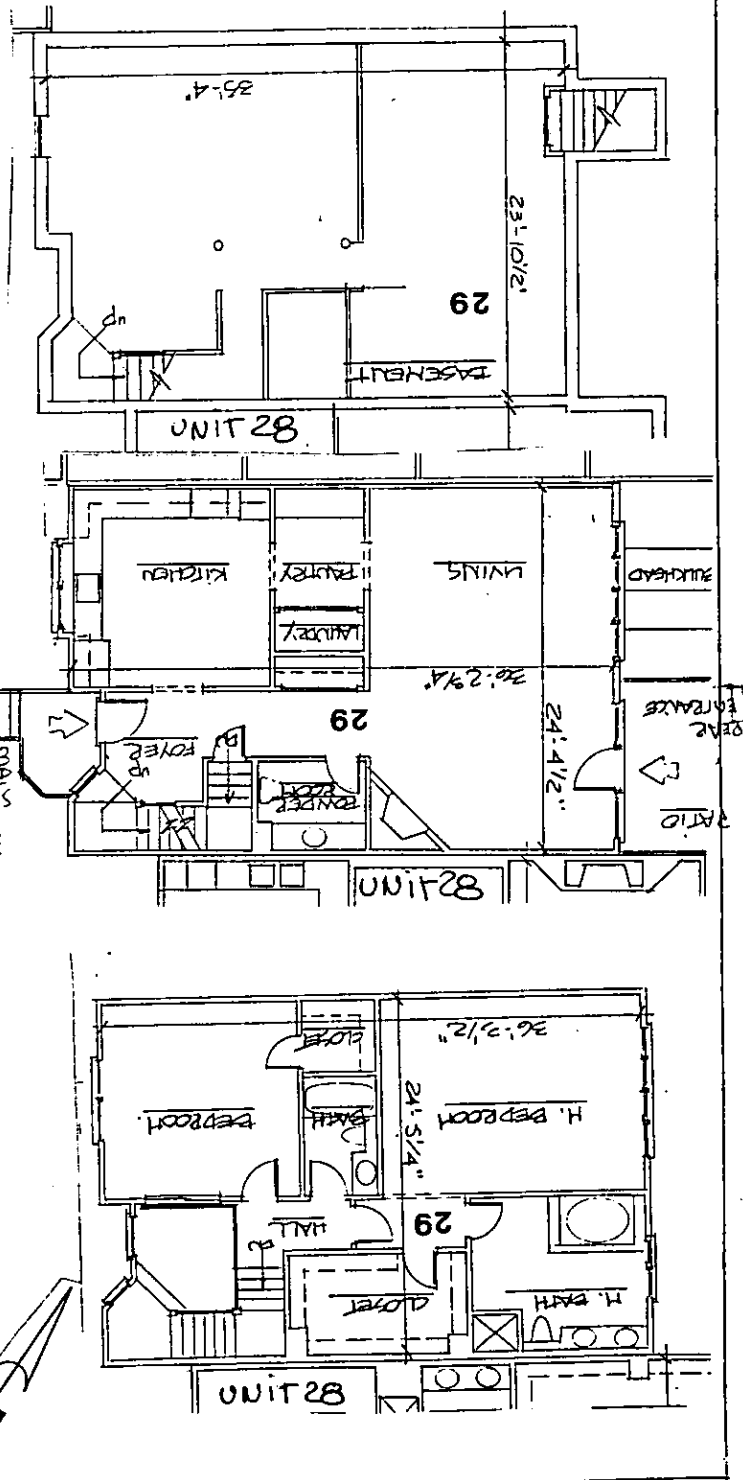
MIDDLESEX, SS.

*12-18*, 1986.

Then personally appeared the above named Mark M. Sobel, President and Treasurer of Transworld Development Corp., and acknowledged the foregoing instrument to be the free act and deed of Transworld Development Corp. before me



[Signature]  
Notary Public  
*My commission expires Oct 12, 1990*



Basement Plan

First Floor Plan

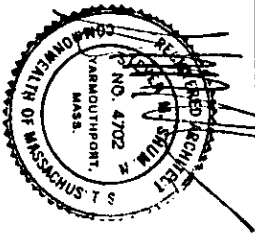
Second Floor Plan

**SALISBURY WEST CONDOMINIUM PHASE VIII**

PLAN OF UNIT 29

APPROXIMATE FLOOR AREA = 2,500 SF

Dimensions are taken from finish to finish of walls and are noted in feet. Areas are net floor areas exclusive of exterior walls, common walls & stoops.



I hereby certify that this plan shows the unit designation of unit 29 being conveyed and immediately adjoining units and that this plan fully and accurately depicts the layout of the unit, and its location, dimensions, approx. area, main entrances and immediate common area to which access, as built.

Steven M. Shuman, AIA

date 12/2/86

