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10/08/2010 10:02 DEED Pg 1/2

**QUITCLAIM DEED**

I, **Kimberly D. Adams** of Salisbury, Massachusetts, for the amount of One Dollar (\$1.00), grant to **Kimberly D. Adams and Michael J. Sielicki**, as Tenants by the Entirety with **QUITCLAIM COVENANTS**:

SEE EXHIBIT A

Being the same premises conveyed to **Kimberly D. Adams**, dated June 27, 2007 and recorded with the Essex County Registry of Deeds in Book 26964 at Page 512.

Witness my hand this 1<sup>st</sup> day of October, 2010

[Signature]  
Witness

[Signature: Kimberly D. Adams]  
Kimberly D. Adams

27 True Road, Unit 2, Salisbury, MA

Commonwealth of Massachusetts  
County of Essex

On this 1<sup>st</sup> day of October, 2010, before me, the undersigned notary public, personally appeared **Kimberly D. Adams** proved to me through satisfactory evidence of identification, which were to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that ~~they~~ she signed it voluntarily for its stated purpose.



[Signature]  
Notary Public Thomas C. Sweeney R  
My Comm Exp: Dec 1, 2011

Grantees Address: 27 True Road, Unit 2, Salisbury, MA 01952

## Exhibit A

The unit (Unit) known as Unit 2, of the 27 True Road Condominium (Condominium), established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated February 5, 2007, recorded with Essex County Registry of Deeds in Book 26632, Page 003, (Master Deed), as amended, which Unit is shown on the floor plans (Plan) of the Condominium recorded simultaneously with the Master Deed, and is shown on the copy of a portion of the Plans affixed to the deed of the grantor, to which is affixed the verified statement of a registered architect in the form required by Section 9 of Chapter 183A. Said Unit had an address of 27 True Road, Unit 2, Salisbury, Massachusetts.

The Unit is conveyed together with:

1. An undivided interest of 59% in the common areas and facilities ("Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.
2. A license to use designated parking as shown on the Condominium Plan.
3. An exclusive license to use any balcony or balconies extending from the exterior walls of the Unit as shown on the Plans, subject to the rights of other Unit Owners to use said balcony or balconies as an alternate means of egress in the case of fire.
4. An exclusive license to use the Limited Common Areas otherwise known as Exclusive Use Areas appurtenant to this Unit, including yard area as shown on the Plan.
5. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of the Unit after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Association.
6. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in any of the other units or elsewhere in the Condominium and serving the Unit.
7. Rights and easements in common with other Unit Owners as described in the Master Deed, Deed, the Declaration of Association, and the Plans, as the same may be amended from time to time by instrument recorded in Essex 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 any interest or estate in the Unit, his family, servants, and visitors, as though such provisions were recited and stipulated at length herein.
8. All easements, agreements, restrictions and conditions of record, insofar as the same are now in force and applicable.

The Unit is intended only for residential purposes, and no other use may be made of the Unit.

Being the same premises conveyed to Kimberly D. Adams by Deed dated June 27, 2007 and recorded June 27, 2007 at the Essex County Registry of Deeds in Book 26964 at Page 512.

Property Address: 27 True Road, Unit No. 2, Salisbury, MA 01952

Tax ID# 17-110B