



2019 00069175

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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 07/18/2019 01:11 PM
 Ctrl# 198279 25853 Doc# 00069175
 Fee: \$1,527.60 Cons: \$335,000.00

MASSACHUSETTS QUITCLAIM DEED

We, **RICHARD E. JOHNSON** and **SANDRA A. JOHNSON**, being married to each other, of Leicester, Worcester County, Massachusetts, for consideration paid, and in full consideration of **Three Hundred Thirty Five Thousand and 00/100 (\$335,000.00) Dollars** grant to **THOMAS F. ARNOLD** and **LAUREN S. ARNOLD**, of 20 Victoria Drive, Unit 9, Leicester, Worcester County, Massachusetts, as Husband and Wife as Tenants by the Entirety

with Quitclaim Covenants

Unit 9 on a plan recorded in the Worcester District Registry of Deed in Plan Book 858, Plan 29, which has a street address of 20 Victoria Drive (Rochdale), Leicester, Worcester County, Massachusetts of the BRIARCLIFF ESTATES II CONDOMINIUM, a Condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed, dated June 29, 2007 and recorded with the Worcester District Registry of Deeds in Book 41466, Page 27, as may be amended, which Unit contains 4,111 square feet, more or less, and is shown on the floor plans attached hereto and made a part hereof, to which is affixed the verified statement of a registered land surveyor in the form required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with an undivided fifty (50) percent interest in the Common Areas and Facilities of said Condominium, as described in said Master Deed, as amended, which interest is to be held and enjoyed in common with all others lawfully entitled thereto and in the manner provided in the Master Deed, the Briarcliff Estates II Condominium Association, Inc., and any Condominium, Rules and Regulations duly adopted.

Said Unit and easements are conveyed subject to the covenants, agreements, and restrictions as set forth in the Master Deed, the Briarcliff Estates II Condominium, Inc., (the homeowner association established in accordance with the terms of M.G.L. c. 183A) to maintain common areas and any Condominium Rules and Regulations duly adopted, all as from time to time amended. It shall be the responsibility of the Briarcliff Estates II Condominium Association, Inc. to maintain common areas, including, without limitation, the responsibility to clean, maintain, repair and replace, as required, the Detention Basins, outlets for drainage and the entire drainage system within the perimeters of the condominium. Such maintenance costs shall be a portion of the common area charges assessed to each of the units.

20 Victoria Drive, Unit 9, Leicester, Massachusetts, 01542

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The premises shall be subject to the following restriction:

(a) **Statement of Purpose:** The Units and the common areas and facilities therein are intended to be used as follows: Briarcliff Estates I a housing community limited to occupancy, except as provided herein, by an individual fifty-five (55) years of age or older (a "Qualified Person"), and their spouses of any age, including the surviving spouse of a deceased Qualified Persons or the spouse of a Qualified Person. In the event of the death of a Qualified Person, the surviving spouse, regardless of age, shall be allowed to remain until death or remarriage to a non-qualifying individual. In addition to the foregoing, the unit may be occupied by a live-in care provider for a Qualified Person and from time to time by guests of the Qualified Person, or such a spouse, for a period of time not to exceed seven (7) days per month, but no guests may occupy the Unit unless one or more of the Qualified Persons or such spouse are then in occupancy.

Said Unit is also subject to the following:

Easements depicted on Plan Book 858, Plan 29.

By-Laws of the Briarcliff Estates Senior Village Community Corporation recorded in the Worcester District Registry of Deeds in Book 40797, Page 112, as amended.

Briarcliff Senior Village Community Declaration of Restrictions recorded in the Worcester District Registry of Deeds in Book 40797, Page 99, as amended.

Conservation Restriction recorded in the Worcester District Registry of Deeds in Book 35667, Page 34.

Said Unit is conveyed subject to, and with the benefit of, the provisions of said Chapter 183A, as amended, the Massachusetts Condominium Law.

The Unit is to be used solely for residential purposes by not more than one family unit and shall not be used for business activity of any nature whatsoever, except for the purposes set forth in the aforementioned Declaration of Restrictions recorded in Book 40797, Page 99.

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

Grantors do hereby voluntarily release all of our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under pains and penalties of perjury that there is/are no other person or persons entitled to any homestead rights other than those executing this deed.

Meaning and intending to convey the same premises conveyed to the Grantors by Deed dated June 29, 2007 and recorded with the Worcester District Registry of Deeds at Book 41475, Page 389.

(Signature Page to Follow)

Witness our hands and signed this 30 day of June, 2019.

Richard E. Johnson
RICHARD E. JOHNSON

Sandra A. Johnson
SANDRA A. JOHNSON

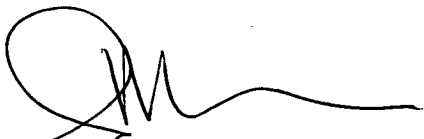
COMMONWEALTH OF MASSACHUSETTS

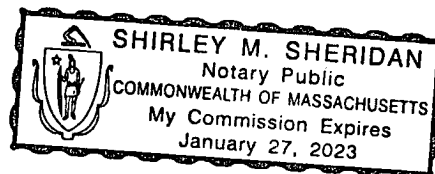
Worcester, ss,

On this 30 day of June, 2019, before me, the undersigned Notary Public, personally appeared, **RICHARD E. JOHNSON** and **SANDRA A. JOHNSON**, proved to me through satisfactory evidence of identification which were:

- ☒ Photographic identification with signature issued by a federal or state governmental agency, or
- ☐ Oath or affirmation of a credible witness, or
- ☐ Personal knowledge of the undersigned, or
- ☐ The following evidence of identification _____

to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose, under the pains and penalties of perjury.


Notary Public:
My Commission Expires:



ATTEST: WORC. Kathryn A. Toomey, Registrar