

FARRWOOD GREEN CONDOMINIUM II

UNIT DEED

Roy R. Farr, Trustee of Farrwood Realty Trust u/d/t dated April 28, 1978, recorded with the Essex South District Registry of Deeds in Book 6466 Page 782, ("Grantor") for consideration of \$                      paid, grants to

("Grantee"), with quitclaim covenants, the unit ("Unit") known as No.                      in Farrwood Green Condominium II, Haverhill, Essex County, Massachusetts, a condominium established by the Grantor pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated                      , 1978, ("Master Deed") which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed and on the copy of the relevant portion of said plans attached, made a part, and filed herewith.

The Unit is conveyed together with:

1. An undivided                      per cent interest in the common areas and facilities of the Property;
2. A right to use two of the parking spaces shown on the plans filed with the Master Deed in common with other Unit owners;
3. An exclusive right to use the balcony and terrace immediately adjacent to the Unit as shown on the plans filed with the Master Deed;
4. 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 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 Board of Managers;
5. 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 on the Property, and serving the Unit.

The Unit is conveyed subject to:

6. Easements in favor of adjoining Units and in favor of the Common Elements for the continuance of all encroachments of such adjoining Units or Common Elements on the Unit, now 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 any adjoining Unit or of the Common Elements 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 Board of Managers.

7. Easements in favor of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit and serving such other Units.

8. Non-exclusive rights in favor of the owner of any Unit to use parking spaces, and exclusive rights to use appropriate terraces and balconies.

9. The provisions of Chapter 183A, the Master Deed, By-Laws and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instrument recorded in Essex 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.

The Unit is intended only for residential purposes.

The Unit is conveyed subject to such further easements and restrictions of record, if any, as may be in force and applicable.

Executed as a sealed instrument this

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Roy R. Farr, Trustee