

(Space Above this Line Reserved for Registry of Deeds)

**CONDOMINIUM QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that New Joint Realty, LLC, a Massachusetts Limited Liability Company with an address of 140 Haverhill Street, Andover, Massachusetts,

for consideration paid, in the amount of \$669,600.00

grants to Medico 140 LLC, a Massachusetts Limited Liability Company, with an address of 355 Middlesex Avenue, Suite 7, Wilmington, Massachusetts

*with Quitclaim Covenants*

Unit No. 1, Building I, of the Doctors Park I Condominium (the "condominium") created pursuant to Master Deed dated September 10, 1996 and recorded with the North Essex County Registry of Deeds at Book 4589, Page 291, which said Unit is shown on the floor plans filed with said Master Deed and a copy of a portion of said plan is affixed hereto with a verified statement in the form required by Chapter 183A, Section 9 of the General Laws.

Said Unit is conveyed together with an undivided 22.32 percentage interest in the common areas and facilities described in said Master Deed and in Doctors Park I Condominium Association, the organization of unit owners through which said Condominium is managed and regulated.

Said Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, easements, agreements, restrictions, and covenants of said Condominium, as set forth in said Master Deed and floor plans; the ByLaws of Doctors Park I Condominium Association recorded with the Master Deed; and real estate taxes not yet due and payable as of the date hereof.

Grantor grants to Grantee and its successors, assigns, licensees, invitees and business invitees an easement of access for purposes of maintenance to Unit No. 4, Building I of the Doctors Park I Condominium and an Easement of Access to the lobby area of Unit No. 6 of Doctors Park I Condominium. The Grantor shall be responsible for maintenance and upkeep of the easement

Unit 1, Doctors Park I Condominium, 140 Haverhill Street, Andover, MA

The Post Office address of said Condominium is 140 Haverhill Street, Andover, Massachusetts.

The Unit does not constitute a sale of all or substantially all of the Massachusetts assets of the Grantor.

The undersigned hereby certifies that he has been authorized on behalf of the limited liability company to convey Unit 1 of Doctors Park I Condominium located at 140 Haverhill Street, Andover, Massachusetts, and he has been authorized by the limited liability company to execute any and all documents necessary to effectuate said sale.

By executing this Certificate, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to sell the premises described above on the terms and conditions contained in the deed recorded herewith; and that no member of New Joint Realty LLC has filed for bankruptcy protection.

Being the same premises conveyed to New Joint Realty, LLC by deed of LGH Health Enterprises, Inc. dated October 8, 1996 and recorded in the Essex North County Registry of Deeds at Book 4608, Page 281.

Signed as a seal instrument as of this 28 day of February, 2020.

New Joint Realty, LLC

Thomas E Hoener  
Common Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 28<sup>th</sup> day of February, 2020, before me, the undersigned Notary Public, personally appeared Thomas E Hoener as Manager of New Joint Realty, LLC, who proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

Ellen M Melvin  
Notary Public Ellen M Melvin  
My Commission Expires: 10-



Signed as a seal instrument as of this 28<sup>th</sup> day of February, 2020.

New Joint Realty, LLC

ERIC B. ARVIDSON, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 28<sup>th</sup> day of February, 2020, before me, the undersigned Notary Public, personally appeared ERIC B. ARVIDSON as \_\_\_\_\_ of New Joint Realty, LLC, who proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

Notary Public

My Commission Expires: 5-27-2022

