

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/24/2023 11:32 AM
Ctrl# 252484 26764 Doc# 00069976
Fee: \$319.20 Cons: \$70,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Property Address: Units 3W 314, and 3W 315, 10 Winthrop St., Worcester, MA

CONDOMINIUM UNIT DEED

CATHERINE SINGH RAO a/k/a CATHERINE S. RAO, as Trustee of the VERNON MEDICAL TRUST, u/d/t dated October 31, 1986 and recorded with the Worcester District Registry of Deeds in Book 9948, Page 82, with a mailing address of 10 Winthrop Street, Worcester, MA, for consideration paid, and in full consideration of SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS

grants to CAREBARN, LLC, a Massachusetts limited liability company of 13 Jennings Street, Worcester, MA 01604

with QUITCLAIM COVENANTS

Two condominium Units known as Unit 3W 314 and 3W 315 at Vernon Medical Center, Worcester, Worcester County, Massachusetts described as follows:

Unit 3 W 314 of the Vernon Medical Center, a Massachusetts Condominium project located at 10 Winthrop Street, Worcester, Worcester County, Massachusetts, said condominium project having been created under Massachusetts General Laws, Chapter 183A by the filing of a Master Deed dated May 24, 1976 and recorded in Worcester District Registry of Deeds Book 5972, Page 192. Said Unit is bounded and described as follows:

That Unit located on the north side of the west wing of the third floor of the building, including all interior rooms contained therein and all access thereto, as shown on the plans referred to above as recorded herewith, bounded and described as follows:

Southerly by:	frame line D
Northerly by:	frame line E
Easterly by:	frame line 13.5
Westerly by:	frame line 16
On the bottom by:	the mid point of the concrete floor
On the top by:	the top side of the suspended ceiling

Said Unit being shown on a set of Condominium floor plans referred to in the Master Deed for Vernon Medical Center., a Condominium, filed therewith, said plans being recorded in said Deeds.

Said Unit is conveyed together with an undivided 3.60% interest in the common areas and facilities of said Condominium, as described in said Master Deed, 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 Condominium By-laws and the Condominium Rules and Regulations.

Said Unit is further conveyed subject to, and with the benefit of, the covenants and restrictions contained in a deed of The Saint Vincent Hospital of Worcester dated April 1, 1974 and recorded in said Deeds Book 5595, Page 7.

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

Unit 3 W 315 of the Vernon Medical Center, a Massachusetts Condominium project located at 10 Winthrop Street, Worcester, Worcester County, Massachusetts, said condominium project having been created under Massachusetts General Laws, Chapter 183A by the filing of a Master Deed dated May 24, 1976 and recorded in the Worcester District Registry of Deeds Book 5972, Page 193. Said Unit is bounded and described as follows:

That Unit located on the north side of the west wing of the third floor of the building, including all interior rooms contained therein and all access thereto, as shown on the plans referred to as recorded herewith, bounded and described as follows:

Southerly by:	frame line D
Northerly by:	frame line E
Easterly by:	frame line 12.5
Westerly by:	frame line 13.5
On the bottom by:	the mid-point of the concrete floor
On the top by:	the top side of the suspended ceiling

Said Unit being shown on a set of Condominium floor plans referred to in the Master Deed for Vernon Medical Center, a Condominium, as filed therewith, said plans being recorded in said Deeds Plan Book 426, Plan 54.

Said Unit is conveyed together with an undivided 1.44% interest in the common areas and facilities of said Condominium, as described in said Master Deed, 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 Condominium By-laws and the Condominium Rules and Regulations.

Said Unit is further conveyed subject to, and with the benefit of, the covenants and restrictions contained in a deed of The Saint Vincent Hospital of Worcester dated April 1, 1974 and recorded in said Deeds Book 5595, Page 7.

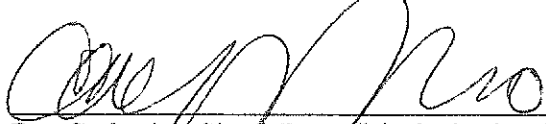
Said Unit is conveyed subject to, and with the benefit of, the provisions of said Chapter 183A, as amended, the Massachusetts condominium Law.

Both Units being the same premises conveyed to the herein named Grantor by deed dated June 27, 1989 and recorded with Worcester County Registry of Deeds in Book 12186, Page 60.

[SEE NEXT PAGE FOR SIGNATURE AND NOTARY BLOCK]

Witness my hand and seal this 17th day of August, 2023.

VERNON MEDICAL TRUST

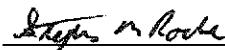
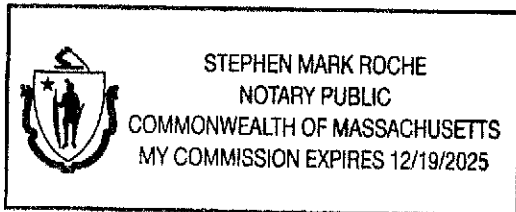


By: Catherine Singh Rao a/k/a Catherine S. Rao,
Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 17 day of August, 2023, before me, the undersigned notary public, personally appeared Catherine Singh Rao a/k/a Catherine S. Rao, in her capacity as Trustee of the Vernon Medical Trust, 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(s), and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed on behalf of the Trust.



Notary Public: Stephen M. Roche

My Commission Expires: 12/19/25