

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
50569	AFFIDAVIT		52423/142	06/12/2014	
Property-Street Address and/or Description					
Grantors					
PINECREST PROPERTY OWNERS ASSOCIATION INC, BREKKA CLARE FRAIN					
Grantees					
References-Book/Pg Description Recorded Year					
16490/283 EXT 1994					
Registered Land Certificate(s)-Cert# Book/Pg					



AFFIDAVIT RELATING TO TITLE
PURSUANT TO M.G.L. ch. 183, Sec. 5(b)

County of Worcester, ss:

June 3, 2014

The undersigned Pinecrest Property Owners Association, Inc., of Hubbardston, Massachusetts being duly sworn, deposes and says that:

1. An Extension of Covenants pertaining to the Pinecrest Subdivision, Hubbardston, Massachusetts dated June 23, 1994 and recorded with the Worcester District Registry of Deeds in Book 16490, Page 283, (hereinafter "Extension") contained errors in the identification of two of the plans depicting lots in the subdivision which are subject to the restrictions. Said errors are as follows:

- (a) The plan described in paragraph 3 of said Extension contained the correct Book number, but omitted the plan number. The correct plan reference is: Plan Book 295, Plan 83;
- (b) The Extension inadvertently and completely omitted a plan reference for those lots in the Abenaki section of the subdivision. An additional paragraph should have been added which included the following plan reference: The plan entitled: Plan of Land in Hubbardston, Mass. made for American Central Company dated January 1976 and prepared by Charles A. Perkins Co., Inc., Civil Engineers & Surveyors, Clinton, Mass. and recorded in the Worcester County Registry of Deeds in Plan Book, 423, Plan 115.

2. The plans described in paragraphs 1 and 2 of said Extension were correctly identified as Plan Book 282, Plan 122, and Plan Book 292, Plan 42.

3. It was the intention and understanding of the Pinecrest Property Owners Association that all the lots in the Pinecrest Subdivision were to be included in the above referenced Extension of Covenants dated June 23, 1994 and that no lots were to be omitted therefrom. We believe that the aforesaid errors and omissions in identifying the plans was solely due to inadvertence and mistake.

Property address: Pinecrest Subdivision/Wachusett Shores, Hubbardston, MA 01452

3

4. The Extension of Covenants and Restrictions dated June 3, 2014 and recorded in the Worcester District Registry of Deeds in Book 52423, Page 145, contains the correct plan references for all lots in the Pinecrest Subdivision subject to said Covenants and Restrictitons.

See Attorney's Certificate attached hereto as Exhibit A.
Signed under the pains and penalties of perjury this 3rd day of June, 2014.

PINECREST PROPERTY OWNERS ASSOCIATION, INC.
By its Board of Directors,

William J. Homans
William J. Homans

Gail M. Orsiuch
Gail M. Orsiuch

Eric Goodhart
Eric Goodhart

David Blad
David Blad

Robert J. Brooks, Jr.
Robert J. Brooks, Jr.

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.
On this 3rd day of June, 2014, before me, the undersigned Notary Public, personally appeared , proved to me through satisfactory evidence of identification which was

personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.

* WILLIAM HOMANS
GAIL ORSIUCH
ERIC GOODHART
DAVID BLAD
ROBERT BROOKS JR.

MADLINE AZARIAN
Notary Public
My commission expires: 11-18-16



MADLINE AZARIAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
November 18, 2016

EXHIBIT A

ATTORNEY'S CERTIFICATE
PURSUANT TO M.G.L. ch. 183, sec. 5(b)

I, Clare Frain Brekka, hereby certify that I am an attorney at law with offices at 2 Worcester Road, Hubbardston, Massachusetts, and that the facts stated in the foregoing affidavit are relevant to the title to the premises therein described and will be of benefit and assistance in clarifying the chain of title thereto.

Dated: June 10, 2014

A handwritten signature in cursive script, appearing to read "Clare Frain Brekka".

CLARE FRAIN BREKKA, Attorney At Law