



TRIAL COURT OF MASSACHUSETTS

COMPLAINT FOR VOLUNTARY WITHDRAWAL OF LAND FROM THE REGISTRATION SYSTEM (G.L. c. 185, § 52)

COURT USE ONLY

COURT DEPARTMENT

LAND COURT

COUNTY

CASE NAME

[In the matter of]

DOCKET NUMBER

-SBQ-

1. Plaintiffs are all of the owners of the fee simple estate in all of a parcel of land that has been registered and seek to withdraw the land from the provisions of that chapter pursuant to G.L. c. 185, § 52.
2. Plaintiffs submit with this Complaint their executed Notice of Voluntary Withdrawal. The land to be withdrawn is described on Certificate of Title No. _____, in Book _____, at Page _____, issued from the _____ Land Registration District and is shown on Land Court Plan No. _____ as follows:
 All the land described in the Certificate of Title **-or-** Part of the land described in the Certificate of Title, namely:
(Include the Land Court designation by which the land is described, e.g., "Lot 4 on Land Court Plan 12345D," and specify the particular parcel designated on the certificate (if any) if withdrawal is sought as to less than all the land in the certificate.)



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3. Plaintiffs seek endorsement of the Court approving the withdrawal pursuant to G.L. 185, § 52 because:
- (i) The registered land constitutes less than all of the total area of a single parcel or of two or more contiguous parcels in common ownership.
 - (ii) The registered land consists of less than 10 per cent of the portion of the land area to which an original certificate of title pertains, the rest of the land area to which such certificate pertains having been conveyed since the original registration under Chapter 185.
 - (iii) The owners of the registered land have submitted the land or satisfy the Court that the owners shall submit the land to Chapter 183A or 183B or shall create interests in the land to which said Chapter 183B is applicable under Section 3 of Chapter 760 of the acts of 1987 or satisfy the Court that the owners shall create those interests.
 - (iv) The registered land is improved with an occupied building **not** used or occupied as or in connection with, and **not** designed or intended for use or occupancy as or in connection with, a 1-to-4 family residential dwelling.
 - (v) Other good cause for withdrawal exists, as follows (**must specify, attach additional pages if necessary**):

NOTE: Filers must include supporting documentation showing that they are entitled to withdraw land from Registration under clauses (i) – (iv) or state specifically in the Complaint why good cause exists under clause (v).

NAME (ATTORNEY OR OWNER(S))			B.B.O. NUMBER (IF APPLICABLE)	
FIRM OR AGENCY NAME (IF APPLICABLE)			OFFICE OR HOME PHONE NUMBER	
			MOBILE PHONE NUMBER	
STREET ADDRESS		APT/UNIT #	FAX NUMBER	
CITY/TOWN		STATE	ZIP CODE	E-MAIL ADDRESS
DATED		SIGNED UNDER PENALTY OF PERJURY		
		X		