

## DEED

I, Kathryn G. Roberts f/k/a Kathryn G. Somerville, of Chelmsford, Middlesex County, Massachusetts

for consideration paid, and in full consideration of One Hundred Forty Five Thousand (\$145,000) Dollars

grant to Carolyn R. Goblick, Individually,

of 172 Split Rock, Nagog Woods, Acton, Massachusetts

with quitclaim covenants

Unit No. 28 in Building 7, the address of which is Village of Nagog Woods, 172 Split Rock, Acton, Middlesex County, Massachusetts, a Unit of the Condominium known as Nagog Woods Condominium I, established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated September 18, 1972 and recorded with Middlesex South District Registry of Deeds in Book 12293, Page 027, as it has been or may be amended, together with a 2.334% undivided interest in the common areas and facilities (the Common Elements) as described in said Master Deed, as amended. The Condominium is comprised of the land in Acton with the buildings, improvements and structures thereon, shown on a plan entitled "Plan of Condominium I, Village of Nagog Woods, Town of Acton, Mass. Middlesex County," Scale 1/16 inch equals 1' dated May 25, 1972, prepared by R.D. Nelson, Civil Engineers, filed with said Deeds at Plan No. 1157 of 1972, in Book 12293, Page 27.

The Unit is conveyed subject to and with the benefit of all appurtenances, rights, easements and restrictions set forth or referred to in said Master Deed and in a Unit Deed from Nagog Community Developers, Inc. to William J. Gallagher and Marlis C. Gallagher recorded with said Deeds in Book 12544, Page 702.

Grantee by accepting this deed shall be deemed to be a member of the Nagog Woods Community Corporation (the Corporation), a non-profit corporation organized under Massachusetts General Laws, Chapter 180, to own the recreational facilities serving Nagog Woods, Condominium I and the other condominiums created or to be created in The Village of Nagog Woods Restrictions, all as set forth in said Restrictions, as amended. Membership in the Corporation shall be appurtenant to this Unit and shall not be transferred, pledged or alienated in any way except upon the transfer of title to this Unit and then only to the transferee of title to the Unit.

There is excluded from said Unit so much of the Common Elements as are located within said Unit.

25.00

382

43

11:48

MSD 07/14/95

661.20

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MASS. EXCISE TAX:

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Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

For title, see deed to the Grantor recorded with said Deeds in Book 16303, Page 468.

Witness my hand and seal this <sup>7<sup>th</sup></sup> day of July, 1995.

*Kathryn G. Roberts and Kathryn G. Somerville*

Kathryn G. Roberts f/k/a/  
Kathryn G. Somerville

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

July 7, 1995

Then personally appeared before me the above named Kathryn G. Roberts f/k/a/ Kathryn G. Somerville and acknowledged the foregoing to be her free act and deed.

*Jean Doyle*  
Jean Doyle, Notary Public  
My Commission Expires: 9/12/2000

TAX 661.20  
CASH 661.20

8491A015 13:00  
EXCISE TAX

**CANCELLED**  
DEEDS REC 15  
MIDDLESEX  
07/14/95