

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/01/2019 11:58 AM
Ctrl# 297822 26302 Doc# 00040079
Fee: \$1,322.40 Cons: \$290,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

We, Rolf Wetzell, and Geraldine Wetzell, Trustees of the 271 Brown Bear Crossing Realty Trust, u/d/t dated April 20, 2006, and recorded with the Middlesex South District Registry of Deeds in Book 48139, Page 436 (the "Grantor") in consideration of Two Hundred Ninety Thousand, and 00/100 (\$290,000.00) Dollars grant to Vicente Sarquella and Cristina Comes, husband and wife, as tenants by the entirety, hereinafter of 271 Brown Bear Crossing, Acton, Middlesex County, Massachusetts

With QUITCLAIM COVENANTS

Condominium Unit No. 271 (the Unit), Building No. 27 (the Building) in the Condominium known as Nagog Woods Condominium IV, Phase 1 (the Condominium), situated at 271 Brown Bear Crossing, Acton, Massachusetts, created by a Master Deed (the Master Deed) dated May 28, 1974, recorded with Middlesex South Registry of Deeds in Book 12686, Page 27.

The Unit is more particularly describe (1) in the Master Deed (2) such site and floor plans as have been recorded or filed therewith. The Unit is conveyed together with an undivided .01170% percent interest in the common areas and facilities of the Condominium and the same .01170% percent interest in the Organization of Unit Owners known as Nagog Woods Association IV (the Unit Owners Organization).

The Premises are conveyed subject to and together with the benefit of (1) the provisions of Chapter 183A of the General Laws (Ter. Ed.) of the Commonwealth of Massachusetts, (2) the provisions and matters set forth and/or referred to in the Master Deed, (3) the provisions of the instrument creating the Unit Owners Organization and the By-Laws thereunder as recorded or filed with the Master Deed and such Rules and Regulations as may be promulgated thereunder and (4) the provisions set forth and referred to in the original Unit Deed

Grantor hereby releases any and all rights of homestead and warrants and represents that no spouse or other persons are entitled to claim the benefit of an existing estate of homestead in the premises.


Property Address: 271 Brown Bear Crossing, Acton, MA

For title see Deed dated April 20, 2006 and recorded in the Middlesex South Registry of Deeds, in Book 48139, Page 447.

Property Address: 271 Brown Bear Crossing, Acton, Massachusetts

Executed as a sealed instrument under the penalties of perjury this 26th day of March, 2019.


Rolf Wetzell


Geraldine Wetzell

STATE OF FLORIDA

County of Palm Beach

March 26th, 2019

On this date, before me, the undersigned notary public, personally appeared the above-named Rolf Wetzell and Geraldine Wetzell, proved to me through satisfactory evidence of identification, being (check whichever applies): (✓) driver's license or other state or federal government document bearing a photographic image, () oath or affirmation of a credible witness known to me who knows the above signatory, or () my own personal knowledge of the identity of the signatory, to be the persons who signed the preceding or attached document in my presence, who acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the homestead certification contained therein is truthful and accurate to the best of their knowledge and belief.


Notary Public

My Commission Expires: 09/24/2022



ALEX PARUS
Commission # GG 221785
Expires September 24, 2022
Bonded Thru Budget Notary Services