

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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 MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 01/22/2016 12:15 PM  
 Ctrl# 237221 18533 Doc# 00011831  
 Fee: \$1,057.92 Cons: \$232,000.00  
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**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
 208 Cambridge Street  
 Cambridge, MA 02141  
 617-679-6300  
[www.cambridgedeeds.com](http://www.cambridgedeeds.com)

153 Butternut Hollow, Unit 18, Bldg 5, Acton, MA

DEED

Beverly A. Beust, an unmarried person, of Acton, Middlesex County, Massachusetts

for consideration paid, and in full consideration of Two Hundred Thirty-Two Thousand (\$232,000) Dollars

grants to Jianhua Tan and Liyun Gao, *husband + wife as tenants in the entirety*

of 153 Butternut Hollow, Acton, Massachusetts

with quitclaim covenants

the dwelling unit (the "Unit") located at the Village of Nagog Woods in Acton, Middlesex County, Massachusetts known as Unit No. 18 in Building 5 (the "Building") of a Condominium known as Nagog Woods Condominium I created pursuant to a Master Deed dated September 18, 1972, recorded with the Middlesex South District Registry of Deeds in Book 12293, Page 27, as amended, and in accordance with and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts.

The Unit is conveyed together with a 1.916% undivided interest in the common areas and facilities (the "Common Elements") of said Condominium as described in said Master Deed and the same interest in the Organization of Unit Owners known as Nagog Woods Association I (the "Association").

The Condominium is comprised of the land 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 foot dated May 25, 1972,

prepared by R.D. Nelson, Civil Engineers, Concord, Mass., filed with said Deeds as Plan No. 1157 of 1972 in Book 12293, Page 27.

The Unit is more particularly described (1) in the Master Deed; (2) such site and floor plans as have been recorded or filed therewith; (3) in the first Unit Deed thereof; and (4) copies of portions of such site and floor plans filed therewith.

The premise 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 provision and Matters set forth and/or referred to in the Master Deed, (3) the provisions of the instrument creating the Association 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 recorded with said Deeds in Book 12345, Page 680.

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

The Grantor named herein hereby voluntarily releases all rights of homestead, if any, as set forth in M.G.L. Chapter 188 and there are no other persons so entitled to said rights.

[SIGNATURE PAGE FOLLOWS]

For Grantor's title, see deed dated August 5, 1986, recorded with the Middlesex South District Registry of Deeds in Book 17304, Page 450.

Witness my hand and seal affixed hereto under the pains and penalties of perjury on this 22<sup>nd</sup> day of January, 2015.

Beverly A. Beust  
Beverly A. Beust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 22<sup>nd</sup> day of January, 2016, before me, the undersigned notary public, personally appeared Beverly A. Beust, proved to me through satisfactory evidence of identification, which were:  
[ ] personally known to me to have the identity claimed, or  
[X] Massachusetts Driver's License, 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 purpose, and who further swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Jennifer H. Stathakis  
Notary Public Jennifer H. Stathakis

My Commission Expires

[apply seal]

