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Total Pages = 2

RETURN TO:
Jing Liu, et al
602 Old Stonebrook Rd.
Acton, MA 01718



ROGARIS LAW OFFICE
2464 MASS AVE, #317
CAMBRIDGE, MA. 02140

PROPERTY ADDRESS: 603 OLD STONEBROOK ROAD, ACTON, MA 01718
NAGOG WOODS CONDOMINIUM II

Unit Deed
NAGOG WOODS CONDOMINIUM II

I, **CHERYL A. HAMMAR**, of Acton, Middlesex County, Massachusetts

for consideration paid and in full consideration of **THREE HUNDRED FIFTY THOUSAND and 00/100 (\$350,000.00) DOLLARS**

grant to **JING LIU** and **GULAN ZHENG**,

of 603 Old Stonebrook Road, Unit 77, Acton, Middlesex County, Massachusetts

with Quitclaim covenants

the following property in Acton, Middlesex County, Massachusetts

Condominium Unit No. 77 in Building 12 (the "Unit"), in the condominium located at The Village of Nagog Woods, Acton, Middlesex County, Massachusetts, known as NAGOG WOODS CONDOMINIUM II (the "Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated December 4, 1972 and recorded with the District Registry of Deeds at Book 12354, Page 231, as amended from time to time, by Amendments duly recorded with said Deeds.

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 Unit is conveyed together with an undivided 3.292% percentage interest in the common areas and facilities of the Condominium and the same 3.292% percentage interest in the Organization of Unit Owners known as Condominium Trust (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.

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 of Lawrence J. Fenton and Janice Motte Fention dated August 15, 1986, recorded with the Middlesex South District Registry of Deeds at Book 17305, Page 241.

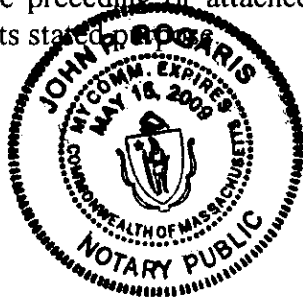
Witness my hand and seal this 2nd day of October, 2004.

Cheryl A. Hammar
Cheryl A. Hammar

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 2nd day of October, 2004, before me, the undersigned notary public, personally appeared Cheryl A. Hammar, proved to me through satisfactory evidence of identification, which was driver's license/passport/employee ID card/ _____, 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.



John Rogaris
Notary public: John Rogaris
My commission expires: 5/15/2008

603 OLD STONE BROOK ROAD, ACTON, MA 01718
NAGOG WOODS CONDOMINIUM II
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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/02/2004 11:01 AM
Ctrl# 041726 14037 Doc# 00277612
Fee: \$1,598.00 Cons: \$350,000.00

John C. Brown
Middlesex S. Register