

Middlesex South Registry of Deeds

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Recording Information

Document Number	: 111591
Document Type	: DEED
Recorded Date	: May 28, 2013
Recorded Time	: 12:34:45 PM
Recorded Book and Page	: 61879 / 9
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1576079
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/28/2013 12:34 PM
Ctrl# Doc# 00111591
Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

I, **LEO F. BERTOLAMI**, of Acton, Massachusetts

in consideration of less than One Hundred and 00/100 (\$100.00) Dollars

grant to **LEO BERTOLAMI AND JANE A. BERTOLAMI, TRUSTEES OF NAGOG 295 TRUST** u/d/t dated May 10, 2013 of 6 Proctor Street, Acton, Massachusetts

with Quitclaim Covenants

Condominium Unit No.295 (the "Unit") in Building No. 29 (the "Building") in the condominium located at 295 Old Beaverbrook, Acton, Massachusetts, known as Nagog Woods Condominium IV, Phase I (the "Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated May 28, 1974 and recorded with the Middlesex South District Registry of Deeds in Book 12686, 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 Unit is conveyed together with an undivided .01262 percent interest in the common areas and facilities of the Condominium and the same .01262 percent interest in the Organization of Unit Owners known as Nagog Woods Association IV (the "Association"), as amended.

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 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 Unit Deed dated September 30, 1976 and recorded with said Deeds in Book 13069, Page 165..

295 Old Beaverbrook, #295, Acton, MA

Said premises are conveyed subject to easements, restrictions and agreements of record, if any there be, insofar as they are now in force and applicable.

For title see Deed dated April 26, 2013 and recorded with the Middlesex South Registry of Deeds at Book _____, Page _____.

Witness my hand and seal this 28TH day of May, 2013.

Leo F. Bertolami
Leo F. Bertolami

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 28, 2013

On this 28TH day of May, 2013, before me, the undersigned notary public, personally appeared Leo F. Bertolami, proved to me through satisfactory evidence of identification, which was a driver's license, a passport, employee I.D. card or _____, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]

Notary Public –
My Commission Expires:

