

Middlesex South Registry of Deeds
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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/21/2016 03:48 PM
Ctrl# 252429 20766 Doc# 00188267
Fee: \$1,016.88 Cons: \$222,850.00

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

MASSACHUSETTS QUITCLAIM DEED

I, TED MAIONE, TRUSTEE OF THE TED MAIONE 2012 REVOCABLE TRUST, created under Declaration of Trust dated August 14, 2012 and a Certificate recorded with Middlesex South District Registry of Deeds, Book 63892, Page 150

For consideration paid, and in full consideration of Two Hundred Twenty-Two Thousand Eight Hundred Fifty and 00/100 (\$222,850.00) Dollars

Grants to BASKARAN GANESAN, Individually of 535 Old Stone Brook, Unit 93, Acton, Massachusetts

with quitclaim covenants

Condominium Unit No. 93 (the Unit) in the Condominium known as Nagog Woods Condominium III, Phase I (the Condominium) situated at 535 Old Stone Brook, Acton, Massachusetts, created by a Master Deed (the Master Deed) dated May 16, 1973; recorded with Middlesex South District Registry of Deeds in Book 12439, Page 542, as amended by instruments of record.

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 percentage interest in the common areas and facilities of the Condominium and the same undivided percentage interest in the Organization of Unit Owners known as Nagog Woods Condominium Association III 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 of the Commonwealth of Massachusetts, as amended, (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 Nagog Woods Community Corporation 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 to Christopher J. Sears and Scarlett S. Sears from Duncan T. MacDonald, Jr. and Sheilah M. MacDonald, recorded with said Deeds in Book 13957, Page 136, all as the same may be duly amended from time to time.

Property Address: 535 Old Stone Brook, Unit 93, Acton, MA 01718



Being the same premises conveyed to us by deed of Gerald H. Kubik and Karen E. Kubik dated July 8, 2014 and recorded with Middlesex South District Registry of Deeds, Book 63892, Page 150.

Grantor hereby release all rights of homestead in the granted premises.

Witness my hand and seal this 4th day of October, 2016.



Ted Maione, Trustee of the
Ted Maione 2012 Revocable Trust

STATE OF NEW SOUTH WALES

Cumberland ,SS: Sydney Australia

On this 4th day of October, 2016 before me, the undersigned notary public, personally appeared Ted Maione, Trustee of the Ted Maione 2012 Revocable Trust , proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public:

My Commission Expires: Does not expire

DAEMON JOHN HALL
PUBLIC NOTARY

