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~~MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/19/2015 03:27 PM
Ctrl# 224200 02195 Doc# 00085336
Fee: \$838.40 Cons: \$140,000.00~~

QUITCLAIM DEED

I, Yuanyuan Wan f/k/a Vivian Yuanyuan Song, a single woman, of Acton, MA

in consideration of and in full consideration paid **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)** grant to

Gustavo Tabares and Jenniffer Sanchez, as Husband and Wife, Tenants by the Entirety, hereinafter of 386B Great Road, Unit 22, Acton, MA

with ***QUITCLAIM COVENANTS***

The Unit ("Unit) known as Unit Number 386B-22 of Great Road Condominium ("Condominium"), located in Acton, Middlesex County, Massachusetts, a Condominium established pursuant to Massachusetts General Laws, Chapter 183A, as the same may have been or may hereafter be amended, by Master Deed dated April 19, 1988, and recorded with Middlesex South District Registry of Deeds in Book 19108, Page 24, ("Master Deed"), as amended of record, said Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in the Middlesex South District Registry of Deeds, and to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, together with an undivided percentage interest appertaining to said Unit in the common areas and facilities of said Condominium and together with the rights and easements appurtenant to said Unit, as set forth in said Master Deed.

The Post Office Address of the Unit is 386B Great Road, Unit 22, Acton, Massachusetts

Said premises are hereby conveyed subject to: (a) the rights, easements, and restrictions referred to in said Master Deed, insofar as are now in force and applicable; (b) the provisions of Massachusetts General Laws Chapter 183A; (c) the By-laws and Rules and Regulations, as they now exist or as they hereafter may be amended or adopted of Great Road Condominium Trust, and the obligations thereunder to pay the proportionate share attributable to said Unit of the common expenses, all of which the Grantee by acceptance hereof agrees to perform and assume;

**Ricciardelli & Small
124 Main Street, 2nd Floor
Charlestown, MA 02129**

Property Address: 380-392 Great Road, Unit 386B-22, Acton, Massachusetts

and (d) such real estate taxes attributable to said Unit for the current year are now due and payable.

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

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

By signing below, Grantor hereby releases any and all rights to homestead in the property described herein and states that there are no other persons entitled to claim an existing benefit of homestead in the property.

Meaning and intending to convey those premises conveyed to the Grantor herein by deed from Yufang Hu and Weidong Shi dated March 8, 2012 and recorded in the Middlesex South Registry of Deeds in Book 58648 Page 316 on March 9, 2012.

Signatory and Notary Page to Follow

Executed as a sealed instrument this 18th day of June, 2015.

Yuanyuan Wan f/k/a Vivian Song
Yuanyuan Wan f/k/a Vivian Yuanyuan Song

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 18th day of June, 2015, before me, the undersigned notary public, personally appeared Yuanyuan Wan f/k/a Vivian Yuanyuan Song, and proved to me through satisfactory evidence of identification which was

MA DL

to be the person whose name is signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Meihua Tu
Notary Public My commission expires: 04/20/2018

