

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/21/2016 11:49 AM
Ctrl# 250834 27645 Doc# 00166728
Fee: \$1,935.72 Cons: \$424,500.00

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

QUITCLAIM DEED

We, ROBERT J. FINNEGAN and DEBORAH L. FINNEGAN, being ~~married to each other~~^{UN}, of 12 Hartland Way, Acton, Massachusetts,

For consideration paid and in full consideration of FOUR HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 (\$424,500.00) DOLLARS,

Grant to RICHARD E. WRIGHT and KATHERINE L. WRIGHT, husband and wife as tenants by the entirety, of 12 Hartland Way, Acton, Massachusetts 01720,

with **QUITCLAIM COVENANTS**,

Condominium Unit No. 18 (the "Unit"), located at 12 Hartland Way, Acton, Middlesex County, Massachusetts, in the condominium known as ROBBINS BROOK CONDOMINIUM (the "Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated January 23, 2002, and recorded with the Middlesex South District Registry of Deeds in Book 34644, Page 063, 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 percentage interest in the common areas and facilities of the Condominium and the same percentage interest in the Organization of Unit Owners known as Condominium Trust (the Unit Owners Organization), as that percentage is set forth in the Master Deed, as amended of record.

Property Address: 12 Hartland Way, Acton, MA 01720

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 recorded with said Deeds.

The Condominium and each of the Units are intended to be used and restrictions on the use of each Unit are as follows:

- (a) Each Unit shall be used only for residential dwelling purposes;
- (b) At least one person fifty-five (55) years of age or older must reside in each Unit;
- (c) A Unit may not be occupied by more than four (4) persons; and
- (d) No person under the age of twenty-one (21) may reside in a Unit for more than three (3) consecutive months in any calendar year.

The Condominium and each of the Units is intended for residential purposes as set forth in the Master Deed and other uses as may from time to time be permitted by the applicable Zoning Ordinances of the Town of Acton.

Subject to easements, rights, 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.

Grantor hereby releases any and all rights of homestead in said premises and certifies under the pains and penalties of perjury that there were no other persons entitled to protection of the Homestead Act.

Meaning and intending to convey the same premises conveyed to Grantor by Deed recorded with Middlesex South District Registry of Deeds, at Book 53393, Page 460.

WITNESS my hand and seal this 21st day of SEPTEMBER, 2016.


 ROBERT J. FINNEGAN


 DEBORAH L. FINNEGAN

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21st day of SEPTEMBER, 2016, before me, the undersigned notary public, personally appeared ROBERT J. FINNEGAN, proved to me through satisfactory evidence of identification, which was ☒ driver's license, ☐ employee ID card, ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




 Notary Public
 My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21st day of SEPTEMBER, 2016, before me, the undersigned notary public, personally appeared DEBORAH L. FINNEGAN, proved to me through satisfactory evidence of identification, which was ☒ driver's license, ☐ employee ID card, ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




 Notary Public
 My Commission Expires: