

UNIT DEED

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I, JONAH M. LAUFER AND PAMELA M. LAUFER, of Acton, Middlesex County, Massachusetts, for consideration paid, and in full consideration of One Hundred Eighty Two Thousand Five Hundred (\$182,500.00) Dollars, grant to RAY S. YACOUBY AND BARBARA S. YACOUBY, husband and wife, as tenants by the entirety, of 554 Great Elm Way, Acton, Massachusetts 01720, with **Quitclaim Covenants**, Condominium Unit No. 119, Building 18, of that certain condominium known as Nagog Woods Condominium III situated at 554 Great Elm Way, Acton, Middlesex County, Massachusetts, created by Master Deed dated May 16, 1973, recorded with Middlesex South District Registry of Deeds on May 24, 1973, in Book 12439, Page 542, as amended by Instrument dated June 19, 1973, recorded with said Deeds in Book 12471, Page 449, as further amended by Instrument dated July 18, 1973, recorded with said Deeds in Book 12481, Page 347, as further amended by Instrument dated July 19, 1973, recorded with said Deeds in Book 12481, Page 363, as further amended by Instrument dated September 27, 1973, recorded with said Deeds in Book 12542, Page 42, as further amended by Instrument dated August 5, 1987, recorded with said Deeds in Book 18536, Page 54, together with the percentage interest in the common areas and facilities of the said condominium appertaining to said Unit as provided for in said Master Deed, as amended.

The Condominium is comprised of the land with the buildings, improvements, and structures thereon, shown on sheet 1 of a plan entitled "Plan of Condominium III, Village of Nagog Woods, Town of Acton, Mass., Middlesex County," scale 1" equals 20' dated April 30, 1973, prepared by W. A. Corsano, Jr., Registered Land Surveyor, filed with said Deeds as Plan No. 599 of 1973, recorded with said Deeds in Book 12439, Page 542.

The Unit is conveyed together with the right to use the Common Elements in common with the owners of other Units, as provided in the Master Deed, including the right to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving the Unit, and together with an exclusive right to use such parking space or spaces as may be designated in writing by the Board of Managers of Nagog Woods Association III (the Association), the stoop adjacent to the front door of the Unit and the walls leading thereto, and the finished terraces and/or wooden decks adjacent to the Unit, and the exclusive right to maintain, use, repair and replace the air conditioning condenser and its concrete pad serving the Unit. The Unit is conveyed with the benefit of all rights and easements set forth or referred to in the Master Deed.

The Unit is conveyed subject to and with the benefit of an easement of encroachment in the event that said Unit encroaches upon any other Unit or upon any portion of the common Elements or in the event that any other Unit or the common Elements encroach upon said Unit, as a result of the construction of the Building or as a result of the settling or shifting of the Building to the extent of said encroachment. The Unit is subject to an easement for the benefit of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit and serving other Units or Common Elements.

The Unit is further subject to the provisions of said Chapter 183A as it may be amended from time to time; the restrictions and easements set forth or referred to in the Master Deed; the provisions of the Master Deed and By-Laws of the Association recorded with said Deeds as the same may be amended from time to time by instrument duly recorded with said Deeds, and the Nagog Woods Restrictions as defined in said Master Deed, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants and

The address of the granted premises is:
554 Great Elm Way, Acton, Massachusetts 01720

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visitors as though such provisions were recited and stipulated in full herein and any and all rules and regulations adopted under or pursuant to the foregoing documents.

Grantee by accepting this deed shall be deemed to be a member of the Nagog Woods Community Corporation (the Corporation), a non-profit corporation organized under Massachusetts General Laws, Chapter 180, to own the recreational facilities serving Nagog Woods Condominium III and other condominiums existing or to be created in the village of Nagog Woods, to perform certain community functions, and to enforce the Nagog Woods Restrictions, all as set forth in said Restrictions. Membership in the Corporation shall be appurtenant to this Unit and shall not be transferred, pledged or alienated in any way except upon the transfer of title to this Unit and then only to the transferee of title to the Unit.

Intending to convey and hereby conveying the premises now known as Unit 119, Building 18, Village of Nagog Woods, 554 Great Elm Way, Acton, Massachusetts 01720, however otherwise bounded, measured or described.

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

Being the same premises as described in a Unit Deed to the Grantors by Deed of John J. Stinebaugh et ux, dated October 25, 1989, and recorded with said Deeds in Book 20165, Page 306.

EXECUTED under seal this 18th day of September, 1998.

Jonah M. Laufer
Jonah M. Laufer
Pamela M. Laufer
Pamela M. Laufer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

September 18, 1998

Then personally appeared the above named Jonah M. Laufer and Pamela M. Laufer and acknowledged the foregoing instrument to be their free act and deed, before me,

Marcia L. O'Neill
Marcia L. O'Neill, Notary Public
My Comm. Expires: 10/16/98

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CASH 832.20
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PLEASE RETURN TO: