



Bk: 48033 Pg: 222 Doc: DEED
Page: 1 of 2 08/23/2008 10:41 AM

QUITCLAIM DEED

I, JOAN M. SHERIDAN, of 38-F Jacqueline Road, Waltham, Middlesex County, Massachusetts 02452

for consideration paid and in full consideration of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars

grant to JOHN J. PERNA, of 79C Lionel Avenue, Waltham, Massachusetts

with QUITCLAIM COVENANTS

Condominium Unit No. 38-F (the Unit) in the Condominium known as Northgate Gardens Condominiums (the Condominium) situated at 38-F Jacqueline Road, Waltham, Massachusetts, created by a Master Deed (the Master Deed) dated June 21, 1979, and recorded on June 21, 1979 with Middlesex South District Registry of Deeds, Book 13718, Page 514, as amended 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 .31256% interest in the common areas and facilities of the Condominium and the same .31256% interest in the organization of Unit owners known as Northgate Gardens Condominiums Trust (the Unit Owners Organization) created by instrument dated June 21, 1979, recorded with Middlesex South District Registry of Deeds in Book 13718, Page 552, as amended of record.

The Unit is also conveyed with:

1. the exclusive right to use the storage area designated "Storage - Bldg. 38-F" in Building No. 38 Jacqueline Road shown on the aforementioned floor plans; and
2. The exclusive right and easement to use one parking space within the outdoor parking area as set forth in the Master Deed and subject to the provisions and limitations set forth in the Master Deed.

Said Unit is conveyed subject to and with the benefit of:

1. The provisions of said 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;

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/23/2008 10:41 AM
Ctrl# 079133 00531 Doc# 00160188
Fee: \$1,231.20 Cons: \$270,000.00

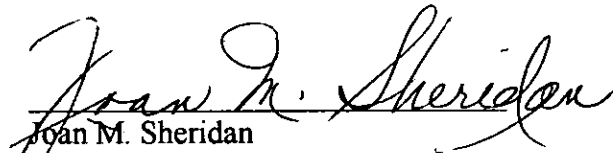
Placed return to:
Stephen Duggs
123 Newbury Ave Boston MA
02465

Grantor + property Address: 38-F Jacqueline Road Waltham.

3. The provisions of the instrument creating the Unit Owners Organization and the by-laws thereunder; and
4. The provisions set forth and referred to in the Unit Deed dated November 27, 1984 and recorded with the Middlesex South District Registry of Deeds in Book 15899, Page 181.

Meaning and intending to convey, and hereby conveying all the same premises deeded to John P. Sheridan and myself by deed dated November 27, 1984 and recorded with Middlesex South District Registry of Deeds in Book 15899, Page 181.

Witness my hand and seal this 23rd day of August, 2006.

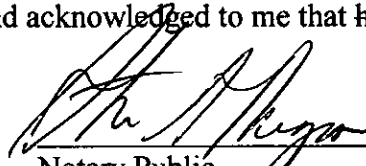

Joan M. Sheridan

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 23, 2006

On this 23rd day of August, 2006, before me, the undersigned notary public, personally appeared Joan M. Sheridan, proved to me through satisfactory evidence of identification, which was MA Drivers Lic. to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:

Stephen A. Dugas

12/22/11


Notary Public

