

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 08/23/2017 03:11 PM  
Ctrl# 268552 20414 Doc# 00135436  
Fee: \$1,390.80 Cons: \$305,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.cambridgedeeds.com](http://www.cambridgedeeds.com)

**QUITCLAIM DEED**

**WE, XAVIER VELASCO SUAREZ AND JANIE SHEN, HUSBAND AND WIFE,  
OF ACTON, MIDDLESEX COUNTY, MASSACHUSETTS**

For consideration paid and in consideration of **THREE HUNDRED FIVE THOUSAND  
and 00/100 (\$305,000.00) DOLLARS**

grant to **NAMRATHA KAVERIPATNAM and Srinivas Phanindra Koppula,**  
husband and wife, as tenants by the entirety

**with Quitclaim Covenants**

Unit No. 88 in Building 14, together with the undivided percentage interest appertaining thereto in the common areas and facilities of the Nagog Woods Condominium III, Phase I, created by pursuant to Massachusetts General Laws, Chapter 183A, as amended, by a Master Deed dated May 16, 1973 and recorded with the Middlesex South District Registry of Deeds, Book 12439, Page 542, as amended of record.

The Unit is shown on the floor plans of the Building filed simultaneously with the Master Deed in said Registry of Deeds and on the copy of a portion of said plans attached to the first unit deed, to which is affixed the verified statement of a registered land surveyor in the form required by Section 9 of Chapter 183A.

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" = 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.

There is appurtenant to the Unit the exclusive right and easement to maintain and use the chimney affixed to the roof of the Unit.

549 Great Elm Way, Unit 88, Acton, MA

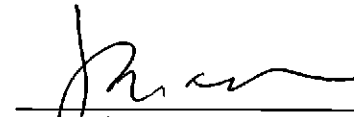
The Condominium is conveyed subject to and with the benefit of all terms and provisions of the Master Deed and the By-Laws of the Nagog Woods Association III and all terms and provisions as set forth in the Unit Deed conveying the premises to the Grantor.

For title to the Grantor, see deed of Sheila P. Spooner, Executrix of the Estate of Lois M. Parker, dated October 31, 2002 and recorded with said Deeds, Book 37078, Page 512.

The said grantors hereby release any and all homestead rights and certify under pains and penalties of perjury that there are no occupants or others with homestead rights in the premises.

Witness our hands and seals this 22 day of August, 2017

  
Xavier Velasco Suarez

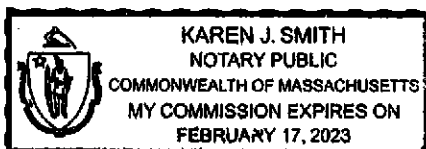
  
Janie Shen

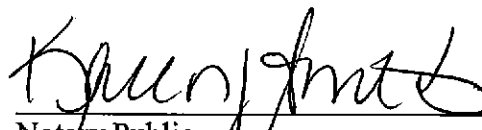
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 22 day of August, 2017, before me, the undersigned notary public, personally appeared Xavier Velasco Suarez and Janie Shen and proved to me through satisfactory evidence of identification, which was ~~X~~driver's license, passport, employee ID card, personally known to me, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

My Commission Expires:  
(Seal)



  
Notary Public