



2016 00188781

Bk: 68260 Pg: 116 Doc: DEED  
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~~MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 10/24/2016 12:49 PM  
Ctrl# 252445 29672 Doc# 00188781  
Fee: \$969.00 Cons: \$212,500.00~~

LAW OFFICE OF  
KELLY J. GALLAGHER LLC  
63 PLEASANT ST., SUITE 310  
WATERTOWN, MA 02472

### QUITCLAIM DEED

I, **Darrin A. Crowell**, being a married man, of Acton, Middlesex County, Massachusetts, for consideration paid, and in full consideration of **Two Hundred and Twelve Thousand, Five Hundred and 00/100 Dollars (U.S. \$212,500.00)** paid,

grant to **Amanda Jean Capps**, individually, hereafter of **124 Waterside Clearing, Unit 42, Acton, Middlesex County, Massachusetts**

*with QUITCLAIM COVENANTS,*

the dwelling unit (the "Unit") located at 124 Waterside Clearing, Acton, Middlesex County, Massachusetts known as Unit No. 42 in Building 2 (the "Building") of a Condominium known as Nagog Woods Condominium I created pursuant to a Master Deed dated September 18, 1972, recorded with the Middlesex South District Registry of Deeds in Book 12293, Page 27, and in accordance with and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts.

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.

Said Unit is conveyed together with an undivided 2.017% interest in the common areas and facilities of said Condominium and the same 2.017% interest in the Organization of Unit Owners known as Nagog Woods Association I (the "Association").

PROPERTY ADDRESS: 124 Waterside Clearing, Unit 42, Acton, Massachusetts

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 provision and Matters set forth and/or referred to in the Master Deed, (3) the provisions of the instrument creating the Association 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 sets forth and referred to in the original Unit Deed.

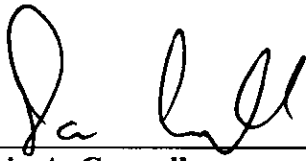
Subject to and with the benefit of any easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not meaning nor intending to extend the same in the event that they have expired by operation of law or otherwise.

Being the same premises conveyed to the Grantor by deed recorded with the Middlesex South District Registry of Deeds on January 20, 2005 in Book 44510, Page 444.

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

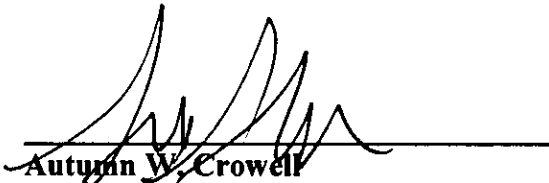
SIGNATURE ON FOLLOWING PAGE

Witness my hand and seal this 22nd day of October, 2016.



**Darrin A. Crowell**

**I, Autumn W. Crowell, being married to the Grantor, Darrin A. Crowell, hereby release any and all rights of homestead within the subject property.**



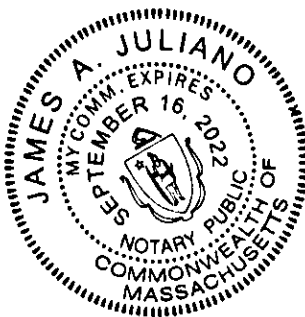
**Autumn W. Crowell**

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**COMMONWEALTH OF MASSACHUSETTS**

**MIDDLESEX, ss.**

On this 22nd day of October, 2016, before me, the undersigned notary public, personally appeared the above-named **Darrin A. Crowell and Autumn W. Crowell**, who proved to me through satisfactory evidence of identification being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, 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 and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.




Notary Public

My Commission Expires:

9/16/22