

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Massachusetts Quitclaim Deed

MAUREEN M. BURKE, a single person, of Hudson, Middlesex County, Massachusetts

for consideration paid and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

grant to Matthew T. Burke,
Thomas D. Burke,
Natalie J. Burke, and
Stephanie A. Burke Toogood,
as tenants in common

now of 315 Broad Street, Unit 1A-2, Hudson, Massachusetts 01749

WITH QUITCLAIM COVENANTS

Unit 1A-2, a unit in the condominium located on Broad Street, Hudson, Middlesex County, Massachusetts, known as Overland Park Condominium created by Master Deed dated May 17, 1988 and recorded in Middlesex South District Deeds in Book 19056, Page 177, as amended of record, and shown on the floor plans filed with said Master Deed and attached to the Unit Deed recorded in Middlesex South District Deeds in Book 19536, Page 194.

The Post Office address of the unit is:
135 Broad Street, Unit 1A-2
Hudson, Massachusetts 01749

The undivided percentage interest of the Unit in the common areas and facilities is 3.39.

The Unit is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in Massachusetts General Laws Chapter 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record.

Reserving unto the grantor a life estate in said premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors by deed of Parker, dated June 21, 1996 and recorded in Book 26411, Page 480.

By execution of this deed the undersigned hereby certify under the pains and penalties of perjury, that any and all rights of Homestead in and to the premises conveyed are hereby preserved.

Property Address: 315 Broad Street, Unit 1A-2, Hudson, Massachusetts 01749

IN WITNESS WHEREOF, this 6th day of September, 2022.

Maureen M. Burke
Maureen M. Burke

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, SS

On this 6th day of September, 2022, before me, the undersigned Notary Public personally appeared **Maureen M. Burke**, and proved to me through satisfactory evidence of identification, which was: *state issued photo identification*, to be the person whose name is signed on the preceding or attached document and who acknowledged to me that she signed it voluntarily as her free act and deed in, for its stated purpose.

William E. O'Neil, Jr.
Notary Public:
My commission expires:

