

Middlesex South Registry of Deeds
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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/15/2022 02:13 PM
Ctrl# 364242 32633 Doc# 00125105
Fee: \$1,254.00 Cons: \$275,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Total Pages = 2

Unit Deed

I, Brenda Ferriero, Trustee of The 2015 Brenda Ferriero Trust u/d/t dated May 5, 2015, as evidenced by a Certificate recorded in Middlesex South District Registry of Deeds at Book 65420, Page 337, of Acton, Middlesex County, Massachusetts

for consideration paid and in full consideration of
**TWO HUNDRED SEVENTY-FIVE THOUSAND AND
 00/100 (\$275,000.00) DOLLARS**

For Registry Use

grant to Leo Bertolami and Jane A Bertolami, Trustee of the Nagog 402 Trust u/d/t dated August 15, 2022, as evidenced by a Certificate recorded with the Middlesex South District Registry of Deeds herewith, of 6 Proctor Street, Acton, Middlesex County, Massachusetts 01720

with Quitclaim covenants

Condominium Unit No. 402 (the Unit) in Building 40 (the Building) in the Condominium known as Nagog Woods Condominium IV, Phase II (the Condominium), situated at 402 Great Elm Way, Village of Nagog Woods, Acton, Massachusetts, created by a Master Deed (the Master Deed) dated May 28, 1974, recorded with the Middlesex South District Registry of Deeds in Book 12686, Page 27, as amended.

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 .01170% interest in the common areas and facilities in the Condominium and the same .01170% interest in the Organization of Unit Owners known as Nagog Woods Community Corporation (the Unit Owners Organization).

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

Grantor hereby revokes, rescinds and terminates any and all homestead rights in the herein property and we do under oath depose and say that there are no other individuals entitled to claim the benefit of the existing estate of homestead in and to the property.

For title see deed of Brenda L. Ferriero to Brenda Ferriero, Trustee of The 2015 Brenda Ferriero Trust dated May 5, 2015 and recorded with the Middlesex South District Registry of Deeds at Book 65420, Page 339. The Unit hereby conveyed being conveyed subject to and with the benefit of all matters set forth or referred to therein as if fully set forth herein.

PROPERTY LOCATION: 402 GREAT ELM WAY, UNIT 402, ACTON, MA 01718

Witness my hand and seal this 12th day of August, 2022.

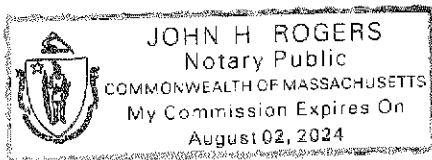
The 2015 Brenda Ferriero Trust

By: Brenda Ferriero, Trustee
Brenda Ferriero, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 12th day of August, 2022, before me, the undersigned notary public, personally appeared Brenda Ferriero, proved to me through satisfactory evidence of identification, which was [X] driver's license, [] passport, [] personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as Trustee of The 2015 Brenda Ferriero Trust for its stated purpose.



[Signature]
Notary public:

My commission expires: 8/2/24