

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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MASSACHUSETTS EXCISE TAX  
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**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)

Total Pages = 2

## Unit Deed

I, **BRENDA L. FERRIERO**, being unmarried, of Acton, Middlesex County, Massachusetts

for consideration paid and in full consideration of less than **ONE HUNDRED AND NO/100 (\$100.00) DOLLARS**

grant to **BRENDA FERRIERO, AS TRUSTEE OF THE 2015 BRENDA FERRIERO TRUST**, under Declaration of Trust dated May 5, 2015, as evidenced by a certificate recorded herewith, of 402 Great Elm Way, Acton, Middlesex County, Massachusetts

*with Quitclaim covenants*

*[Description and encumbrances, if any]*

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 Deed sin 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 and with the benefit of 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.

**Scheier Katin & Epstein, P.C.**  
**103 Great Road**  
**Acton, MA 01720**


Grantor hereby revokes, rescinds and terminates any and all homestead rights in the herein property and I/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.

Meaning and intending to convey the same premises as conveyed by virtue of deed of John A. MacDonald and Linda A. MacDonald dated April 29, 1985 and recorded with the Middlesex South District Registry of Deeds in Book 16131, Page 43.

No Massachusetts Deed Excise Stamps are affixed hereto as the consideration is such that none are required by law.

*No title search was requested and none was performed.*


Witness my hand and seal this 5 day of May, 2015.

  
Brenda L. Ferriero

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 5<sup>th</sup> day of May, 2015, before me, the undersigned notary public, personally appeared Brenda L. Ferriero, proved to me through satisfactory evidence of identification, which was a ☐ driver's license, ☐ passport, ☐ employee ID card, ☒ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public: Barbara J. Epstein  
My Commission Expires: December 30, 2016

