

Middlesex South Registry of Deeds

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Recording Information

Document Number	: 168553
Document Type	: DEED
Recorded Date	: November 01, 2018
Recorded Time	: 11:25:43 AM
Recorded Book and Page	: 71830 / 476
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2265179
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/01/2018 11:25 AM
Ctrl# Doc# 00168553
Fee: \$.00 Cons: \$1.00

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

Return to: Thomas P. O'Neill, III
 Baker, Braverman & Barbadoro
 300 Crown Colony Drive, Suite 500
 Quincy, MA 02169

QUITCLAIM DEED

We, **Daniel P. Tarola** and **Faina V. Tarola**, as husband and wife as tenants by the entirety, of Acton, Middlesex County, Massachusetts, for consideration of less than one hundred (\$100.00) dollars paid, do hereby grant to **Daniel P. Tarola** and **Faina V. Tarola**, as Trustees of **Tarola Family Revocable Trust** u/d/t dated October 26, 2018, for which a Trustees' Certificate, pursuant to M. G. L. c. 184 § 35, is recorded herewith,

of 539 Old Stone Brook, Acton, MA 01718

with **QUITCLAIM COVENANTS**,

The dwelling unit (the Unit) located at The Village of Nagog Woods in Acton, Middlesex County, Massachusetts, known as the Unit No. 89 in Building 15 (the Building), street address 539 Old Stone Brook of a condominium known as Nagog Woods Condominium III, Phase I, created pursuant to a Master Deed dated May 16, 1973, recorded with Middlesex South District Registry of Deeds on May 24, 1972 in Book 12439, page 542, as amended by Amendment Number 1 dated June 19, 1973, recorded with said Deeds in Book 12471, Page 449, by Amendment Number 2 dated July 10, 1973, recorded with said Deeds in Book 12481, Page 347, by Amendment Number 3 dated July 19, 1973, recorded with said Deeds in Book 12481, Page 363, and by Amendment Number 4 dated September 27, 1973, recorded with said Deeds in Book 12542, Page 42, in accordance with and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts together with a .6874% undivided interest in the common areas and facilities (the Common Elements) as described in said Master Deed as amended.

The Unit is conveyed subject to and with the benefits of all appurtenances, rights, easements and restrictions set forth or referred to in said Master Deed and in a Unit Deed from Nagog Community Developers, Inc., to William J. Parker, dated June 6, 1973, recorded with said Deeds in Book 12450, Page 252.

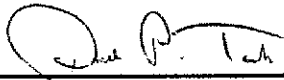
Grantees accepting this deed shall be deemed to be a member of the Nagog Woods Community Corporation (the Corporation), a non-profit corporation organized under Massachusetts General Laws, Chapter 180, to own the recreational facilities serving Nagog Woods Condominium III and the other condominiums to be created in the Village of Nagog Woods, to perform certain community functions, and to enforce Nagog Woods Restriction, all as set forth in said Restrictions. Membership in the Corporation shall be appurtenant to this Unit and shall not be transferred, pledged, or alienated in any way except upon the transfer of title to this Unit, and then only to the transferee of title to the Unit.

There is excluded from said Unit so much of the Common Elements as are located within said Unit. Being the same premises described in a deed to Grantors from C. & B. Shea dated 25 January 2005 and recorded with said Deeds in Book 44546, Page 131.

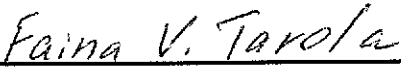
Property Address: 539 Old Stone Brook, Acton, MA 01718

TITLE NOT EXAMINED BY PREPARER OF DEED

WITNESS our hands and seals this 26th day of October, 2018.



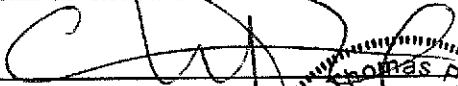
Daniel P. Tarola

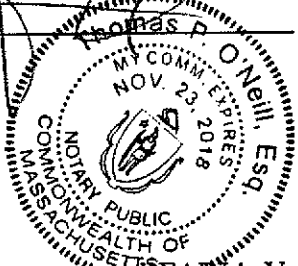


Faina V. Tarola

COMMONWEALTH OF MASSACHUSETTS
NORFOLK COUNTY, ss.

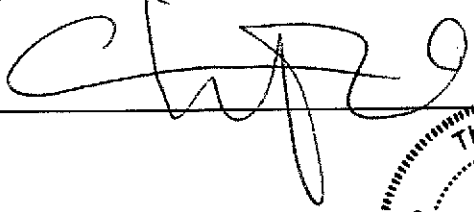
On this 26th day of October, 2018, before me personally appeared the above-named DANIEL P. TAROLA, proved to me through satisfactory evidence of identification, which was ☒ STATE
PHOTO ID or ☐ known to me to be the person executing the foregoing instrument, and he acknowledged said instrument by him so executed to be his free act and deed and he signed voluntarily for its stated purpose.



Thomas P. O'Neill, Esq.


COMMONWEALTH OF MASSACHUSETTS
NORFOLK COUNTY, ss.

On this 26th day of October, 2018, before me personally appeared the above-named FAINA V. TAROLA, proved to me through satisfactory evidence of identification, which was ☒ STATE
PHOTO ID or ☐ known to me to be the person executing the foregoing instrument, and she acknowledged said instrument by her so executed to be her free act and deed and she signed voluntarily for its stated purpose.



Thomas P. O'Neill, Esq.
