

Middlesex South Registry of Deeds  
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Recording Information

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Recording Fee (including excise)	: \$1,483.88

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MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 06/30/2016 09:10 AM  
Ctrl# 245225 09804 Doc# 00107701  
Fee: \$1,358.88 Cons: \$298,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

## UNIT DEED

Sarah D. Daniello, a single woman, of Acton, Massachusetts, Grantor

for consideration paid and in full consideration of Two Hundred Ninety Eight Thousand and 00/100 (\$298,000.00) Dollars, hereby

## GRANTS TO

Manjanath Naik, a married man, individually, now of 559 Great Elm Way, Unit 115, Acton, Massachusetts 01720, Grantee

with quitclaim covenants,

Unit No. 115, Building 18, of the Nagog Woods Condominium III located in Acton, Middlesex County, Massachusetts, created pursuant to M.G.L. Chapter 183A by Master Deed dated May 15, 1973, recorded with the Middlesex South District Registry of Deeds in Book 12439, Page 542, as amended of record.

The unit is shown on a plan recorded with the first deed of this unit, to which is affixed a verified statement in the form provided by G.L. c. 183A §9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-laws as amended of record.

The Condominium is comprised of the land with the buildings, improvements, and structures thereon, shown on sheets 1 and 2 of a plan entitled "Plan of Condominium III, Village of Nagog Woods, Town of Acton, Mass., Middlesex County," scale 1"=20' dated April 30, 1973, prepared by W.A. Corsano, Jr., Registered Land Surveyor, filed with said Deeds as Plan No. 599 of 1973, recorded with said Deeds in Book 12439, Page 542.

The post office address of the unit is: 559 Great Elm Way, Nagog Woods, Massachusetts 01718.

Each of the units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.


The undivided percentage interest of the unit in the common areas and facilities is 0.9034%.

The Grantor hereby voluntarily releases all rights of homestead as set forth in MGL Chapter 188 and affirms under the pains and penalties of perjury that there are no other person or persons entitled to homestead rights in the subject property.

Meaning and intending to convey the same premises conveyed by deed to Sarah D. Daniello dated December 21, 1998 and recorded with the Southern Middlesex Registry of Deeds in Book 29556, Page 238.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**  
**SIGNATURE PAGE TO FOLLOW**

WITNESS my hand and seal this 29 day of June, 2016.

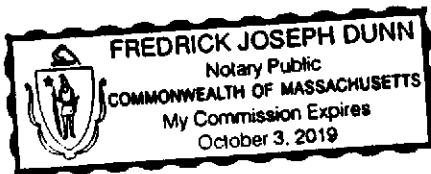
  
\_\_\_\_\_  
Sarah D. Daniello

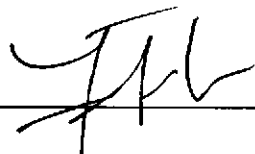
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

June 29, 2016

On this 29 day of June, 2016, before me, the undersigned notary public, personally appeared, Sarah D., Daniello, proved to me through satisfactory evidence of identification, which was Valid Photo ID, 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.



  
\_\_\_\_\_  
My commission expires: \_\_\_\_\_, Notary Public