

Middlesex South Registry of Deeds

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Recording Information

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| Document Number | : 202301 |
| Document Type | : DEED |
| Recorded Date | : December 20, 2019 |
| Recorded Time | : 08:28:20 AM |
| Recorded Book and Page | : 73861 / 290 |
| Number of Pages(including cover sheet) | : 3 |
| Receipt Number | : 2408073 |
| Recording Fee (including excise) | : \$1,798.52 |

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/20/2019 08:28 AM
Ctrl# 312502 13348 Doc# 00202301
Fee: \$1,673.52 Cons: \$367,000.00

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

CONDOMINIUM UNIT DEED

I, **Daniel J. Motha**, an unmarried individual of 59 Alder Street, Waltham, Massachusetts, for consideration paid of Three Hundred Sixty-Seven Thousand Dollars (\$367,000.00), grant to **Megan Ray**, individually, hereinafter of 61 Alder Street, Unit 2 Waltham, Massachusetts,

with *Quitclaim Covenants*

the following property in Waltham, Middlesex County, Massachusetts:

Unit 2 in the condominium known as the 61 Alder Street Condominium on 61 Alder Street, Waltham, Middlesex County, Commonwealth of Massachusetts, created by Master Deed dated December 11, 2019 and recorded in the Middlesex South District Registry of Deeds in Book 73850, Page 456, as amended of record, which unit is shown on the floor plans recorded simultaneously with said Master Deed in Plan 1029 of 2019. The unit is shown on a plan recorded herewith to which is affixed a verified statement in the form provided by G.L. C. 183A s.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.

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

The Post Office Address of the unit is 61 Alder Street, Unit 2, Waltham, MA 02453.

Said Unit is conveyed together with a 21.32% undivided interest in the common areas and facilities described in the Deed conveying said Unit and in said Master Deed and SUBJECT TO and TOGETHER WITH the benefit of any rights, rights of way, easements, reservations, restrictions of other conditions of record, if any, there be as set forth in said deeds. Said Unit is conveyed with the exclusive right to use one basement storage unit depicted on said Unit Plans, and one parking space depicted on the plan entitled "61 Alder Street Condominium, Units 1, 2, 3 and 4, 61 Alder Street, Waltham, Massachusetts, Scale 1"=10' Dated December 18, 2019 Prepared by Robert J. Bibbo, P.L.S."; and recorded as Plan number 1029 of 2019.

Grantor certifies that he is not married, and that neither he nor any other individual reside in the subject property, and state under the pains and penalties of perjury that there are no other persons entitled to any homestead rights in the subject property.

Being a portion of the premises conveyed to Grantor by Deed dated August 3, 2015 and recorded in said Registry of Deeds in Book 65873, Page 47.

61 Alder Street, Unit 2, Waltham, MA

WITNESS my hand and seal this 11 day of December, 2019



Daniel J. Motha

STATE OF FLORIDA

Miami-Dade (county), ss

On this 11 day of December, 2019, before me, the undersigned notary public, personally appeared Daniel J. Motha, proved to me through satisfactory evidence of identification, which were Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Notary Public:
My Commission Expires:



Raymond Gonzalez
Commission # GG073844
Expires: Feb. 15, 2021
Bonded thru Aaron Notary