

Middlesex South Registry of Deeds

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 05/25/2018 08:19 AM
 Ctrl# 281534 24497 Doc# 00073655
 Fee: \$1,632.48 Cons: \$357,888.00

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

Quitclaim Deed

We, Xin Zhang and Xianyi Ye, husband and wife, of 17 Grasshopper Lane, Acton, MA, in consideration of Three Hundred Fifty-Seven Thousand Eight Hundred Eighty-Eight (\$ 357,888.00) Dollars

GRANT TO Ameet D. Pawar and Swati A. Pawar, husband and wife, as tenants by the entirety, of. —> *170 Split Rock Dr., Unit 26, Village of Nagog Woods, Acton, MA*

With QUITCLAIM COVENANTS

The dwelling unit ("the Unit") located at 170 Split Rock, Acton, Middlesex County, Massachusetts, known as Unit No. 26 in Building No. 7 ("the Building") of a Condominium known as Nagog Woods Condominium I, created pursuant to a Master Deed dated September 18, 1972, recorded with the Middlesex South District Registry of Deeds in Book 12293, Page 27, as amended of record, in accordance with and subject to the provisions of the General Laws of the Commonwealth of Massachusetts Chapter 183A.

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 2.334% percent interest in the common areas and facilities of the Condominium and the same 2.334 percent interest in the Organization of Unit Owners known as Nagog Woods Association 1 (the "Association").

The premises are conveyed subject to and together with the benefit of (1) the provisions of Chapter 183A of the General Laws (Ter Ed.) of the Commonwealth of Massachusetts (2) the provision and matters set forth and/or referred to in the Master Deed (3) the provisions of the instrument creating the Association and the By-laws thereunder as recorded or filed with the

Property Address: 170 Split Rock Drive, Unit 26, Village of Nagog Woods Acton, Massachusetts 01718

Master Deed and such Rules and Regulations as may be promulgated thereunder and (4) the provisions set forth and referred to in the original Unit Deed.

Subject to easements, 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.

The Grantors hereby release any and all homestead rights they may have in the said property and do hereby affirm and state that no other individual has homestead rights in the said property.

Meaning and intending to convey and hereby conveying the same premises conveyed to me by deed recorded with said Deeds in Book 40520, Page 325.

Executed as a sealed instrument this 23rd day of May 2018.

Xin Zhang
Xin Zhang

Xianyí Ye
Xianyí Ye

Commonwealth of Massachusetts

Middlesex, ss.

On 23rd day of May, 2018, before me, the undersigned notary public, personally appeared Xin Zhang and Xianyí Ye, the above-named, and proved to me through satisfactory evidence of identification being drivers license, to be the person(s) whose names is/are signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

Notary Public: [Signature]
My Commission Expires:

