

Middlesex South Registry of Deeds

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 01/07/2021 10:27 AM
 Ctrl# 331525 12252 Doc# 00003697
 Fee: \$501.60 Cons: \$110.000.00

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

QUITCLAIM DEED

Mark Brooks, Trustee of N.E.D. Realty Trust u/d/t dated October 15, 2002 and recorded with Middlesex South District Registry of Deeds in Book 36719, Page 84 of 6 Lyberty Way, Suite 203, Westford, Massachusetts, for consideration paid and in full consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars grant to

Sarit Cohen Feldman, an unmarried woman, of 294 Codman Hill Road, Unit 23F, Boxborough, Middlesex County, Massachusetts

With *Quitclaim Covenants*,

the following premises in Codman Hill Condominium in Boxborough created by Master Deed dated January 30, 1986 and recorded on January 31, 1986 with said Registry of Deeds in Book 16749, Page 448 being Unit Number 23F, together with an undivided .845% interest appertaining to said Unit in the common areas and facilities of said Condominium as stated in the Master Deed and subject to and with the benefit of the provisions of said Master Deed hereinabove referred to.

The said premises are conveyed with the benefit of and subject to (a) the provisions of Massachusetts General Laws, Chapter 183A as the same may now or hereafter be amended, (b) the Master Deed and amendments thereto, (c) the By-Laws of the Codman Hill Condominium Association, Inc., any amendments to same and any rules and regulations adopted from time to time pursuant thereto, and all matters of record stated or referred to in the Master Deed, as completely as if each were fully set forth herein and (d) further subject to real estate taxes attributable to said Unit for the current year as are now due and payable.

The said Grantee(s) by the acceptance and recording of this Deed agree to assume and perform all conditions of this Deed and said Master Deed as completely as of each were fully set forth herein.

The Unit referred to above is laid out as shown on the Unit Plan annexed to the first Unit Deed, which is a copy of a portion of the plans filed with the Master Deed as amended and to which is affixed a verified statement in the form provided in Massachusetts General Laws, Chapter 183A, Section 9, and said Unit contains the area shown on the plan recorded with the first Unit Deed.

Said premises are conveyed subject to easements, rights, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

Grantor hereby states under the pains and penalties of perjury that he releases any and all rights of homestead in the above described premises and represent and warrant that there are no other person(s) entitled to claim rights of homestead therein.

For Grantor's title, see deed dated April 18, 2003 and recorded with said Registry of Deeds in Book 38867, Page 255.

Signature page follows

Property: 294 Codman Hill Road, Unit 23F, Boxborough, MA

Executed as a sealed instrument on this 5th day of January, 2021.

Mark Brooks

Mark Brooks, as Trustee of N.E.D. Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

January 5, 2021

Then personally appeared before me, the undersigned notary public, Mark Brooks, as Trustee of N.E.D. Realty Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as aforesaid, for its stated purpose.

Thomas J. Caldarone

Notary Public THOMAS J. CALDARONE

My Commission Expires: NOVEMBER 29, 2024

