

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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 MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 12/17/2019 11:58 AM  
 Ctrl# 312298 12239 Doc# 00199708  
 Fee: \$1,431.84 Cons: \$314,000.00  
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**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)

Total Pages = 4

For Registry Use

# Unit Deed

PROPERTY LOCATION: 528 GREAT ELM WAY, UNIT 141, ACTON, MA 017720

I, Jennie S. Sandberg, being unmarried of Kittery Point, York County, Maine

for consideration paid and in full consideration of  
**THREE HUNDRED FOURTEEN THOUSAND AND 00/100**  
**(\$314,000.00) DOLLARS**

grant to Frederick Osei-Yeboah, Individually,

now of 528 Great Elm Way, Unit 141, Acton, Middlesex County,  
Massachusetts 01720

*with Quitclaim covenants*

The dwelling unit (the Unit) located at the Village of Nagog Woods in Acton, Middlesex County, Massachusetts, known as Unit No. 141 in Building 20 (the Building) of a Condominium known as Nagog Woods Condominium III, Phase II, created pursuant to a Master Deed dated May 16, 1973, recorded with Middlesex District Registry of Deeds on May 24, 1973 in Book 12439, Page 542, as amended of record, in accordance with and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, together with an undivided interest in the common areas and facilities (the Common Elements) as described in said Master Deed, as amended of record. The Unit is shown on the floor plans of the Building filed simultaneously with Amendment Number 2 to the Master Deed.

The Condominium is comprised of the land with the buildings, improvements, and structures thereon, shown on sheets 1, 2 and 3 of a plan entitled "Plan of Condominium III, Village of Nagog Woods, Town of Acton, Mass., Middlesex County," scale 1" equals 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 Unit is conveyed together with the right to use the Common Elements in common with the owners of the other Units, as provided in the Master Deed, as amended, including the right to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving the Unit, and together with an exclusive right to use such parking space or spaces as may be designated in writing by the Board of Managers of Nagog Woods Association III (the Association), the stoop adjacent to the front door of the Unit and the walks leading thereto, and the patios and/or wooden decks adjacent to the Unit. And the exclusive right to maintain, use, repair and replace the air conditioning condenser and its concrete pad serving the Unit. The Unit is conveyed with the benefit of all rights and easements set forth or in the Master Deed, as amended of record.

There is appurtenant to the Unit the exclusive right and easement to maintain and use the chimney affixed to the roof of the Unit.

The Unit is conveyed subject to and with the benefit of an easement of encroachment in the event that said Unit encroaches upon any other Unit or upon any portion of the Common Elements or in the event that any other Unit or the Common Elements encroach upon said Unit, as a result of the Construction of the Building or as a result of the settling or shifting of the Building to the extent of said encroachment. The Unit is subject to an easement for the benefit of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit and serving other Units or Common Elements.

The Unit is further subject to the provisions of said Chapter 183A as it may be amended from time to time; to the restrictions and easements set forth or referred to in the Master Deed and to the provisions of said Master Deed and the by-Laws of the Association recorded therewith, as amended by said Amendments 1, 2, 3 and 4 thereto, as the same may be further amended from time to time by instrument duly recorded with said Deeds, and the Nagog Woods Restrictions as defined in said Master Deed, recorded with said Deeds in Book 12293, Page 1, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants and visitors as though such provisions were recited and stipulated in full herein; any and all rules and regulations adopted under or pursuant to the foregoing documents and such taxes attributable to the Unit and Common Elements for the current year as are not due and payable on the date of delivery hereof.

Grantee by accepting this deed shall be deemed to be a member of the Nagog Woods Community Corporation (the Corporation), a nonprofit corporation organized under Massachusetts General Laws, Chapter 180, to own the recreational facilities serving Nagog Woods Condominium III and other condominiums existing or to be created in the Village of Nagog Woods, to perform certain community functions, and to enforce the Nagog Woods Restrictions, 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.

Unless otherwise permitted by instrument in writing duly executed in accordance with the By-Laws of the Association or the Nagog Woods Restrictions, no use may be made of the Unit except as a residence for the owner thereof or his lessees and the members of their immediate families and the Unit or any portion thereof may not be used as a professional office. No structural alteration or addition to such Unit shall be made without the prior written permission of the Board of Directors of the Corporation.

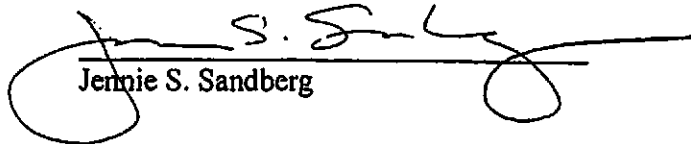
There is excluded from said Unit so much of the Common Elements as are located within said Unit.

Subject to easements, rights, 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.

Grantor hereby revokes, rescinds and terminates any and all homestead rights in the herein property and we do under oath depose and say that there are no other individuals entitled to claim the benefit of the existing estate of homestead in and to the property.

For title see deed of Wendy F. Wolff to Jennie S. Sandberg dated April 30, 2007 and recorded with the Middlesex South District Registry of Deeds at Book 49376, Page 448. The Unit hereby conveyed being conveyed subject to and with the benefit of all matters set forth or referred to therein as if fully set forth herein.

Witness my hand and seal this 7<sup>th</sup> day of December, 2019.


  
Jennie S. Sandberg

STATE OF MAINE

York County, ss:

On this 7<sup>th</sup> day of December, 2019, before me, the undersigned notary public, personally appeared Jennie S. Sandberg, proved to me through satisfactory evidence of identification, which was  driver's license,  passport,  personally known to me, 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.

**CAITLIN M. DYNARSKI**  
Notary Public  
New Hampshire  
My Commission Expires  
April 8, 2020

  
Notary public: Caitlin M. Dynarski  
My commission expires: 04/08/2020