

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 237758
Document Type	: DEED
Recorded Date	: October 29, 2021
Recorded Time	: 01:51:26 PM
Recorded Book and Page	: 79030 / 454
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2739381
Recording Fee (including excise)	: \$1,418.12

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/29/2021 01:51 PM
Ctrl# 348850 16213 Doc# 00237758
Fee: \$1,263.12 Cons: \$277,000.00

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

QUITCLAIM DEED

I, Janet E. Deshaies, ("Grantor"), a married woman, of Reading, Massachusetts for consideration paid of TWO HUNDRED AND SEVENTY SEVEN THOUSAND and 00/100 (\$277,000.00) DOLLARS, grant to Joseph Greer, hereinafter of Unit C8, **241 Main Street, Reading, MA 01867**

WITH QUITCLAIM COVENANTS

Unit C8
241 Main Street, Reading, Massachusetts
Percentage of Interest: 1.95%
Area: 632 Square Feet
Parking Space: 36

The Unit described above in the Belmont Arms Condominium created by Master Deed (the "Master Deed") dated January 20, 1982, recorded with the Middlesex South Registry of Deeds at **Book 14518 Page 401**, as amended from time to time of record, said unit having a post office address of 241 Main Street, Unit C8, Reading, MA, in accordance with the provisions of Massachusetts General Laws Chapter 183A. The unit contains the area listed above and is laid out as shown on a plan recorded at **Book 15160, Page 535**, which is a copy of a portion of the plans recorded with the Master Deed and to which is affixed a verified statement in the form provided for in Massachusetts General Laws, Chapter 183A, Section 9 as amended by first amendment to Master Deed dated April 8, 1982 and recorded in Book 14581, Page 119. The Unit is conveyed together with the above listed percentage interest (A) in common areas and facilities of the condominium, as described in the Master Deed, and (B) in the beneficial interest in Belmont Arms Condominium Trust, recorded with said Registry of Deeds with the said Master Deed. The Unit is conveyed together with an exclusive easement appurtenant to said unit by virtue of provisions of (A) Section 5 of the Master Deed; and (B) any appurtenances to the unit above described. The unit is to be used for such purposes as are permitted in the Master Deed. The Grantor acquired the unit with the benefit of, and subject to, provisions of the Massachusetts General Laws, Chapter 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and Condominium Trust referred to above and By-Laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein.

As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former spouse, or any

other person resides in the home, and (iii) at the time of the delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

At the time of this conveyance, Grantor is married to Brian Deshaies.

For title, see my deed dated December 13, 2010 and recorded in said registry of deeds at Book 56079, Page 523.

Witness my hand and seal this 25 day of October, 2021.


Janet E. Deshaies

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 25 day of October, 2021, before me the undersigned notary public, personally appeared **Janet E. Deshaies** and proved to me through satisfactory evidence of identification, which consisted of a Massachusetts Motor Vehicle drivers license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



ALLANAH ATYLOR , Notary Public

My commission expires: April 20, 2023

