



2020 00122577

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UNIT DEED

We, James C. Fraser and Diana K. Fraser, husband and wife, as tenants by the entirety
of Acton, Middlesex County, Massachusetts

for consideration paid and in full consideration of less than one hundred dollars (\$100.00)

grant to James C. Fraser and Diana K. Fraser, as Trustees of The 159-7 Prospect Street Nominee Realty Trust, a Massachusetts trust instrument dated July 23, 2020, as described more fully in the Trustee's Certificate pursuant to M.G. L. c. 184, §35 herewith

of 159 Prospect Street, Unit 7, Acton, Middlesex County, Massachusetts 01720

with quitclaim covenants

A Condominium Unit known as Unit No. 7 in Building No. 3 ("Unit") in a Condominium known as the Davis Place Condominium (the "Condominium") situated in Acton, Middlesex County, Massachusetts, established pursuant to Massachusetts General Laws, Chapter 183A, as amended by a Master Deed (the "Master Deed") dated July 30, 2007, and recorded with the Middlesex South District Registry of Deeds (the "Registry") in Book 49868, Page 463, as it has been or may be amended from time to time, together with an undivided 16.04% interest in the common areas and facilities of said Condominium.

The Unit has an address of 159-7 Prospect Street, Acton, Middlesex County, Massachusetts.

The Unit is more particularly described (1) in the Master Deed, (2) such site and floor plans as have been recorded therewith (3) in this Unit Deed; and (4) copies of portions of such site and floor plans recorded Middlesex South District Registry of Deeds at Book 50086, Page 105.

The Unit is conveyed for residential use in accordance with the Master Deed, together with such rights as set forth in the Master Deed.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of Massachusetts General Laws, Chapter 183A as the same may now or hereafter be amended; (2) the Master Deed and amendments thereto; (3) the By-Laws of the Davis Place Condominium Association, Inc., and any amendments thereto; (4) the Rules and Regulations adopted by the Board of Governors

of the Association of the Condominium, and any amendments thereto; (5) all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth therein; and (6) further subject to real estate taxes and betterments attributable to said Unit for the current year as they become due and payable.

This Unit is conveyed subject and with the benefit of easements, rights, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

For our title see deed dated September 10, 2007 and recorded with Middlesex South District Registry of Deeds at Book 50086, Page 102.

[Signatures appear on the next page.]

Witness our hands and seals this 23rd day of July, 2020.

James C. Fraser
James C. Fraser

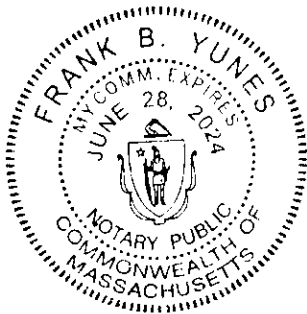
Diana K. Fraser
Diana K. Fraser

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 23, 2020

On this 23rd day of July, 2020, before me, the undersigned notary public, personally appeared James C. Fraser and Diana K. Fraser, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for the stated purpose.



[Signature]
Notary Public
My Commission Expires: _____

This deed was prepared by:

Frank B. Yunes
Betcher & Yunes LLP
70 Westview St., Suite 220
Lexington, MA 02421

The preparer has not been engaged to examine or to certify title to the property transferred herein.