



2012 00184930

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~~MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/29/2012 03:06 PM
Ctrl# 174077 24257 Doc# 00184930
Fee: \$1,181.04 Cons: \$259,000.00~~

17 Hartland Way, Unit 64, Acton, MA 01720

QUITCLAIM UNIT DEED

NIC Realty, LLC, a Massachusetts limited liability company with an address of 12 Parmenter Road Unit B5, Londonderry, NH , 03053, in full consideration paid of Two Hundred Fifty-Nine Thousand and No/100 Dollars (\$259,000.00) does hereby **GRANT TO**

Marcia L. Anderson, individually, of 17 Hartland Way, Acton Ma. 01720

With *Quitclaim Covenants*

Unit No. 64 (the "Unit") in the ROBBINS BROOK CONDOMINIUM, (the "Condominium") a condominium established pursuant to Massachusetts General Laws, Chapter 183A by a Master Deed dated January 23, 2002 and recorded with Middlesex South County Registry of Deeds in Book 34644, Page 63' and further defined in the Twenty-Second Amendment to the Master Deed dated December 21, 2010 and recorded with Middlesex South County Registry of Deeds in Book 56120, Page 165, all as amended of record (the "Master Deed").

✓ **The post office address of the Unit is 17 Hartland Way Unit 64, Acton, Massachusetts 01720.**

The unit is shown on the floor plans (the "Plans") filed simultaneously with the Twenty-seventh Amendment to the Master Deed in said Deeds.

The Unit is conveyed together with:

1. An undivided general percentage interest in the common areas and facilities (the "Common Elements") and an undivided interest in the group percentage interest in the common areas and facilities (the "Common Elements") described in the Master Deed in Exhibit C-1 thereto and the Twenty-Seventh Amendment to the Master Deed recorded with said Deeds in Book 59242, Page 264.

2. The rights and obligations of holding a beneficial interest in the Robbins Brook Condominium Trust u/d/t dated January 23, 2002 and recorded with said Deeds in Book 34644, Page 114, as amended of record (the "Condominium Trust").

3. An easement for the continuance of all encroachments by the Unit on and adjoining units or Common Elements existing as a result of construction of the building in which the Unit is located or which may come into existence hereafter as a result of settling or shifting of the building of which the unit is a part , or as a result of repair or restoration of said building or of the Unit after damage or destruction by fire or other casualty or after taking in condemnation or eminent domain proceedings or by reason of an alteration or repair to the Common Elements made in accordance with the Master Deed, Amendments and By-laws of the Condominium Trust (the "By-Laws"), and any amendments thereto.

4. An easement in common with the owners of other Units and the Condominium Association to use any pipes, wires, ducts, flues, cables, conduits, public utility lines.

Meaning and intending to convey, and hereby conveying, a portion of the property conveyed to Grantor by deed dated May 7, 2010 and recorded with the Middlesex South Registry of Deeds at Book 54685, Page 215, and see documents recorded herewith.

Executed as a sealed instrument this 28 day of August, 2012.

NIC Realty, LLC

Nicole Pace, manager
By: Nicole Pace, Managing Member

State of MA
County of MIDDLESEX

On this 28 day of August, 2012, before me, the undersigned notary public, personally appeared Nicole Pace, Manager of NIC Realty, LLC, proved to me through satisfactory evidence of identification, which was NH DL, 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 as Manager of NIC Realty, LLC.

[Signature]

Notary Public:
My Commission Expires:

