

Middlesex South Registry of Deeds

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Recording Information

Document Number	: 132379
Document Type	: DEED
Recorded Date	: June 11, 2021
Recorded Time	: 11:23:33 AM
Recorded Book and Page	: 77992 / 1
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2673230
Recording Fee (including excise)	: \$3,962.60

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 06/11/2021 11:23 AM
 Ctrl# 339471 01282 Doc# 00132379
 Fee: \$3,807.60 Cons: \$835,000.00

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

Property Address: 182 Maplewood Street, Unit 2, Watertown, MA 02472

QUITCLAIM DEED

GRANTORS: Boaz Wasserman and Sivanne Pearl-Wasserman, a married couple of Watertown, Massachusetts

GRANTEE: Matthew White and Amanda Arrigotti-White, Husband and Wife, as Tenants by the Entirety, now of 182 Maplewood Street, Unit 2, Watertown, Massachusetts 02472

UNIT: 2

PERCENTAGE INTEREST: 60%

UNIT POST OFFICE ADDRESS: 182 Maplewood Street, Unit 2, Watertown, Massachusetts 02472

CONSIDERATION: Eight Hundred Thirty-Five Thousand and 00/100 (\$835,000.00) Dollars

GRANTOR, owner of the UNIT described above in the 182 Maplewood Street Condominium created by Master Deed dated December 18, 2013 and recorded with Middlesex South Registry of Deeds in Book 63081, Page 241, as amended of record, in accordance with the provisions of Massachusetts General Laws Chapter 183A, grant the said UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION stated above.

The UNIT is laid out as shown on a plan recorded with the first Unit Deed in said Deeds and on a plan recorded with the Master Deed and to which is affixed a verified statement in the form provided for in G.L.c.183A, Section 9.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium as described in said Master Deed, and (b) in the 182 Maplewood Street Condominium Trust, recorded with said Master Deed in said Registry of Deeds, as such may be amended by instruments of record, and with any exclusive easements specified in said Master Deed.

The UNIT is to be used only for residential purposes and for no other purpose, except as may be expressly permitted by the Trustees in accordance with the provisions of the 182 Maplewood Street Condominium Trust, as amended.

The GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of Massachusetts General Laws Chapter 183A, related to condominiums as that statute is written as of the date thereof, the Master Deed and the Condominium Trust referred to above, and any 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 amended, as completely as if each were fully set forth herein and subject to real estate taxes attributable to the Unit which are not yet due and payable.

The Grantors hereby release any and all rights of homestead and certify that no other are entitled to this benefit.

For Grantor's Title see Unit Deed recorded with Middlesex County Registry of Deeds in Book 63158, Page 463.

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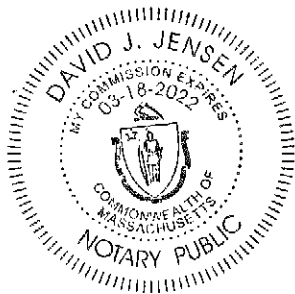
Witness my hand and seal this // day of June, 2021.

Sivanne
Sivanne Pearl-Waserman

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

On this // day of June, 2021, before me, the undersigned notary public, personally appeared Sivanne Pearl-Waserman, proved to me through satisfactory evidence of identification, which was Driver's License; State ID; Passport; Personally known to me; or Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public

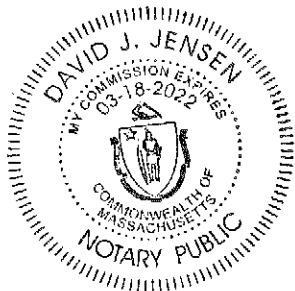
Witness my hand and seal this 11 day of June, 2021.

Boaz Waserman
Boaz Waserman

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

On this 11 day of June, 2021, before me, the undersigned notary public, personally appeared Boaz Waserman, proved to me through satisfactory evidence of identification, which was Driver's License; State ID; Passport; Personally known to me; or Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public