

Suffolk County Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 06/03/2021 03:52 PM
Ctrl# 210633 12853 Doc# 00062399
Fee: \$2,197.92 Cons: \$482,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

MASSACHUSETTS QUITCLAIM DEED

We, **TIMOTHY F. DURKIN and JENNIFER C. SULLIVAN**, Husband and Wife, of Roslindale, Massachusetts,

for consideration paid and in full consideration of **FOUR HUNDRED EIGHTY-TWO THOUSAND AND 00/100 (\$482,000.00) Dollars**,

grant to **DANIELLE LAVIERI and JENNIFER PARISI**, Joint Tenants with Rights of Survivorship, hereinafter of 4295-4297 Washington Street, Unit 4, Boston, Suffolk County, MA 02131

with ***QUITCLAIM COVENANTS***

Unit No. 4 of 4295-4297 Washington Street Condominium, created by Master Deed dated July 22, 2005, recorded with Suffolk County Registry of Deeds in Book 37701, Page 230.

The Post Office address of the Condominium is:

4295-4297 Washington Street
Boston, Massachusetts 02131

The unit conveyed is laid out as shown on a plan recorded with said Master deed and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183A, s. 9. It is subject to and with the benefit and obligations, restrictions, rights, and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units is intended for residential purposes and other used permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of then unit conveyed hereunder in the common areas and facilities is 30.3%, together with exclusive use of parking spaces C and D.

Said premises are conveyed subject to and with the benefits of easements and restrictions of record, if any insofar as the same may now be in force and applicable

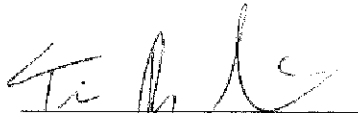
Property Address: 4295-4297 Washington Street, Unit 4, Boston, MA

The Grantors herein, hereby voluntarily releases all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and acknowledge that there is no other person or persons entitled to any homestead rights.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed dated June 28th, 2019 and recorded with the Suffolk Registry of Deeds in Book 61347, Page 150.

[SIGNATURES TO FOLLOW]

WITNESS my hand and seal this 2 day of June, 2021.

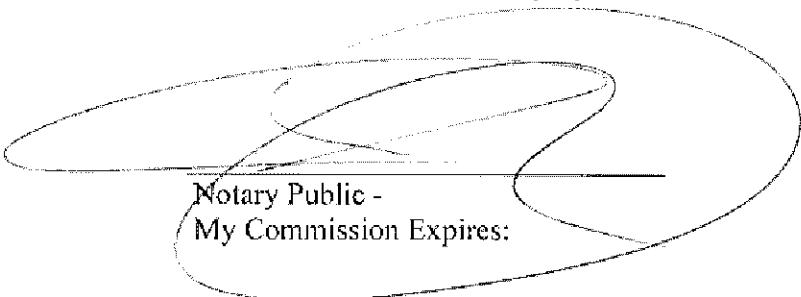

TIMOTHY F. DURKIN

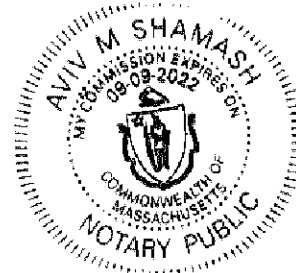
STATE/Commonwealth of Mass

North County, ss.

On this 2nd day of June, 2021, before me, the undersigned notary public, personally appeared **TIMOTHY F. DURKIN**, proved to me through satisfactory evidence of identification which was MA DL 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.

(Seal)


Notary Public -
My Commission Expires:



WITNESS my hand and seal this 2nd day of June, 2021.

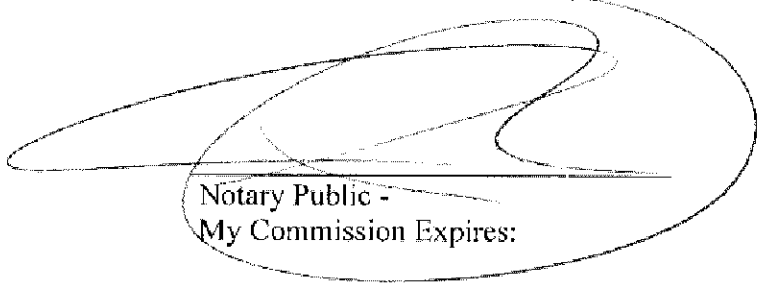

JENNIFER C. SULLIVAN

STATE/Commonwealth of Mass

Notre County, ss.

On this 2nd day of June, 2021, before me, the undersigned notary public, personally appeared **JENNIFER C. SULLIVAN**, proved to me through satisfactory evidence of identification which was MARA 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.

(Seal)


Notary Public -
My Commission Expires:

