

CONDOMINIUM UNIT DEED

We, Mark Edward Mazak and Mahnaz Zartash Mazak, married to each other of McLean, VA. ("GRANTOR")

For consideration paid and in full consideration of Five Hundred Fifty-Five Thousand and 00/100 (\$316,500.00) Dollars

Grant to Peder Hals and Danielle Le Hal, husband and wife as tenants by the entirety now of 48 Robinwood Avenue, Unit 7, Jamaica Plain, MA 02130 ("GRANTEE")

UNIT: No. 7 PERCENTAGE INTEREST: 7.76%

With QUITCLAIM COVENANTS

GRANTOR, owners of the above-referenced UNIT (No. 7) in the Robinwood Knoll Condominium (the "Condominium") a condominium established pursuant to Chapter 183A of the Massachusetts General Laws ("Chapter 183A") by Master Deed (the "Master Deed"), dated June 25, 1982 recorded with the Suffolk County Registry of Deeds at Book 9977, Page 190, as amended. The Unit is shown on the floor plans ("Floor Plans") of the Building recorded with the Master Deed to which is affixed the verified statement of a registered architect in the form required by Section 8 of Chapter 183A.

The post office address of the Condominium is 48 Robinwood Avenue, Unit 7, Jamaica Plan, Massachusetts. 02130.

The Unit is conveyed together with an undivided 7.76% interest in the common areas and facilities of the Condominium described in the Master Deed, attributable to the Unit.

The Unit is also conveyed with the exclusive right and easement to use Parking Space No.; P-3 as shown on the Site Plan recorded with the Master Deed.

The Unit is subject to and has the benefit of all rights, easements, agreements, interest and provisions contained in the Master Deed and the Condominium Trust and By-Laws recorded therewith, as any of the same may be amended from time to time pursuant to the provisions thereof, as well as the provisions of Chapter 183A of the Massachusetts General Laws as the same may be amended from time to time.

The Unit is to be used for residential purposes and for such other uses as are set forth in the Master Deed.



2016 00099777

Bk: 56986 Pg: 151 Page: 1 of 2

Recorded: 10/21/2016 03:06 PM

ATTEST: Thomas M Ryan, Temp Register  
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 10/21/2016 03:06 PM  
Ctrl# 164363 23477 Bk# 00099777  
Fee: \$1,443.24 Cons: \$316,500.00

**CANCELLED**

**INAL REFERENCE**  
**53238 PAGE 263**

The Grantors hereby release any and all homestead right in the property and hereby declare under the pains and penalties of perjury that no other person is entitled to protection under Massachusetts General Laws Chapter 188.

Executed under the pains and penalties of perjury this 20<sup>TH</sup> day of OCTOBER, 2016.

Mark Edward Mazak  
Mark Edward Mazak

Mahnaz Sartash Mazak  
Mahnaz Sartash Mazak

COMMONWEALTH OF VIRGINIA

Fairfax  
County, ss:

October 20<sup>th</sup>, 2016

Before me, the undersigned notary public, personally appeared the above-named Mark Edward Mazak and proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and belief and acknowledged to me that he signed it voluntarily for that purpose.

DANIEL PADILLA  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DEC. 31, 2019  
COMMISSION # 7071748

[Signature]  
Notary Public Daniel Padilla  
My commission expires: 12/31/19

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