Suffolk County Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 08/10/2023 12:56 PM
Ctrl# 232851 20491 Doc# 00050490
Fee: $2,667.60 Cons: $585,000.00
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Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Residential Condominium Deed

Property Address: 4 Ada Street, Unit 3, Roslindale, MA 02131
a/k/a 207 Cummins Highway, Unit 3, Roslindale, MA 02131

I, Zachary Arbit, being married , of North Easton, MA

For consideration paid and in full consideration of Five Hundred Eighty-Five Thousand and 00/100 (585,000.00)

Grant to Kristen Aldieri and Brian McQueen, as joint tenants with rights of survivorship, now of 4 Ada Street, Unit 3, Roslindale, MA 02121

With QUITCLAIM COVENANTS:

The unit ("Unit") known as No. 3 in the building known as 207 Cummins Highway Condominium, Roslindale, Massachusetts ("Building"), a condominium ("Condominium") established by Liam Lydon a/k/a Liam A. Lydon pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated October 31, 2003, recorded with Suffolk County Registry of Deeds in Book 33182, Page 95 ("Master Deed"), which Unit is shown on the floor plans ("Plans") of the Building recorded simultaneously with the Master Deed and is shown on the copy of a portion of the Plans attached to the Unit Deed of Liam Lydon a/k/a Liam A. Lydon to Sarah R. Boonin and Christine M. Sansevero dated July 22, 2004 recorded in the Suffolk Registry of Deeds in Book 35078, Page 164 (the "First Unit Deed"), to which is affixed the verified statement of a registered architect in the form required by Section 9 of Chapter 183A.

The Unit is conveyed together with:

1. An undivided interest of 25% in the common-areas and facilities ("Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.

2. a License to use two (2) outdoor parking spaces, as shown on the Plans. An exclusive license to use basement storage and attic storage as shown on the Plans.

3. The other appurtenant easements and rights recited in the First Unit Deed, all of which are herein incorporated by reference.

Said Unit is conveyed subject to those easements, rights and other matters recited in the First Unit Deed, all of which are herein incorporated by reference.

The Unit is intended only for residential purposes, and no other use may be made of the Unit.

Grantor hereby releases any and all rights of homestead that they may have in the Premises and certifies under the pains and penalties of perjury that no other party can claim the right of homestead in the subject property.

Subject to and with the benefit of all easements and restrictions of record.

Post Office Address: 4 Ada Street, Unit 3, Roslindale, MA 02131 a/k/a 207 Cummins Highway, Unit 3, Roslindale, MA 02131

For grantor's title see deed recorded with the Suffolk County Registry of Deeds in Book 58590, Page 22.

WITNESS my hand and seal this 9th day of August 2023.

By: Zachary E. Arbit
Zachary Arbit

COMMONWEALTH OF MASSACHUSETTS

NORFOLK , ss

On this 9th day of August 2023 before me, the undersigned notary public, personally appeared, Zarchary Arbit , proved to me through satisfactory evidence of identification, which was/were DL, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it freely and voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

Jaime Michelle Panaro
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 24, 2028

WITNESS my hand and seal this 9 day of August 2023.

By: _____
Angela Arbit

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 9 day of August 2023 before me, the undersigned notary public, personally appeared, Angela Arbit , proved to me through satisfactory evidence of identification, which was/were PL, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

_____
Notary Public:
My Commission Expires:

Jaime Michelle Panaro
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 24, 2028