Suffolk County Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 05/29/2019 02:19 PM
Ctrl# 190669 22963 Doc# 00040877
Fee: $2,416.80 Cons: $530,000.00
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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

Quitclaim Deed

I, Patricia A. Kelliher an unmarried person, of Boston, Suffolk County, Massachusetts for consideration paid, and in full consideration of Five Hundred Thirty Thousand ($530,000.00) dollars,

Grant To Xingguo Chen and Hanxi Chen, joint tenants with right of survivorship, of 45-47 Montfern Avenue, Unit 1, Brighton, Suffolk County, Commonwealth of Massachusetts,

With Quitclaim Covenants

The Unit in Brighton (Boston), Suffolk County, Massachusetts, known as Unit No. 1 in the 45-47 Montfern Condominium (the "Condominium"), with a mailing address of 45 Montfern Avenue, Unit 1, Brighton, Massachusetts 02135, created pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed dated March 3, 1987 and recorded with the Suffolk County Registry of Deeds in Book 13455, Page 19.

Together with an undivided interest of 33% in the common areas and facilities of said condominium and together with an exclusive easement for the use of an undesignated parking space on the premises, which parking space shall be used in tandem with owners of the other Units in the Condominium and Grantee agrees to cooperate with said owners to allow them access and egress.

Said Unit contains approximately 1024 square feet of living space, as shown on the plans filed with the said Master Deed and on the copy of portion of said plans attached to the first deed conveying this Unit and to which is affixed the verified

45 Montfern Ave #1 Boston

statement in the form required by Section 9 of Chapter 183A. Said Unit is conveyed with the exclusive right to use 100 square feet, more or less, of storage in the basement.

This conveyance is made subject to and with the benefit of an encroachment easement and easement for pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements and the other provisions of the Master Deed, the 45-47 Montfern Condominium Trust, By-Laws and Floor Plans of the Condominium, all recorded with the said Suffolk County Registry of Deeds, or as later amended of record, and all provisions of Chapter 183A of the Massachusetts General Laws.

The Grantor hereby releases any and all homestead rights in the property which may exists by operation of law or by the filing of a homestead declaration with the Suffolk County Registry of Deeds.

Meaning and intending to convey the premises conveyed to the Grantor by deed of dated November 22, 2013, and recorded in the Suffolk County Registry of Deeds, Book 52392, Page 241.

Property Address: 45 Montfern Avenue, Unit 1
Brighton, Massachusetts

Witness My Hand and Seal This 28th Day of May, 2019

Patricia A. Kelliher

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

On this 28th day of May, 2019, before me, the undersigned notary public, personally appeared Patricia A. Kelliher, proved to me through satisfactory evidence of identification, which was a valid MA driver's license, 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.

Notary Public
My commission expires:

GREGORY A. CONNLY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 12, 2023