

2017 00078574
 Bk: 58474 Pg: 40 Page: 1 of 4
 Recorded: 09/01/2017 12:04 PM
 ATTEST: Stephen J. Murphy, Register
 Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
 Suffolk County District ROD # 001
 Date: 09/01/2017 12:04 PM

Ctrl# 173412 21022 Doc# 00078574
 Fee \$ 15.20 Const \$ 420,000.00
CANCELLED

UNIT DEED

GRANTOR: Braulio Manals and Rosa Manals, a married couple of Boston, Suffolk County, Massachusetts and Rosa Manals, as Guardian for Braulio Manals, Suffolk Probate Court, Docket No. SU17P1221,

GRANTEE: Francis C. Stone of Shanghai, China and Lingkan Huang of Shanghai, China, as Joint Tenants with the Right of Survivorship

RESIDENTIAL UNIT: 6
PERCENTAGE INTEREST: 3.994 %

UNIT ADDRESS: 343 South Huntington Avenue, Unit 6, Boston, Massachusetts 02130
CONSIDERATION: Four Hundred Twenty Thousand and NO/100 Dollars (\$ 420,000.00)

GRANTOR, owner of the UNIT described above in the Castle Condominium, created by Master Deed dated October 12, 1983 and recorded with the Suffolk County Registry of Deeds at Book 10585, Page 61, as amended of record, in accordance with the provisions of Massachusetts General Laws, Chapter 183A grant the UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION stated above.

The RESIDENTIAL UNIT is laid out as shown on a plan recorded the Master Deed and to which is affixed a verified statement in the form provided for in Massachusetts General Law, Chapter 183A, Section 9.

The UNIT is conveyed together with the above listed PERCENTAGE INTERESTS (a) in the common areas and facilities of the Condominium as described in the Master Deed, and (b) in the Castle Condominium By-Laws, recorded with said Registry of Deeds at Book 10585, Page 78, as amended of record.

The RESIDENTIAL 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 Condominium Trust.

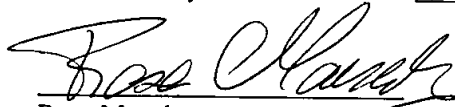
The GRANTEE acquires the Unit with the benefit of and subject to, the provisions of Massachusetts General Laws, Chapter 183A relating to condominiums, as that statute is written as of the date hereof, the Master Deed and Condominium Trust, referred to above and any bylaws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed 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.

Grantors hereby release any estate of homestead in the premises hereby conveyed.

For grantor's title, see deed of Michael G. Smith, dated July 24, 1997 recorded with said Registry in Book 21632, Page 260.

Property Address: 343 South Huntington Avenue, Unit 6, Boston, Massachusetts 02130

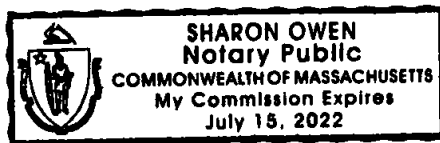
WITNESS my hand and seal this _____ day of 8/18, 2017.

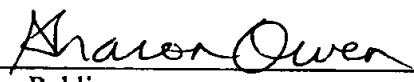

Rosa Manals

COMMONWEALTH OF MASSACHUSETTS

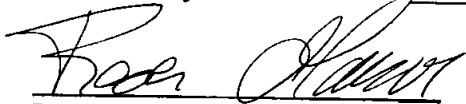
Suffolk County

On this 18th day of August, 2017, before me, the undersigned notary public, personally appeared Rosa Manals proved to me through satisfactory evidence of identification, which was MA state ID to be the person whose name is signed on the preceding or attached document, and acknowledged it to be her free act and deed, and that they signed it voluntarily for its stated purpose.




Notary Public
My Commission Expires 07/15/2022

WITNESS my hand and seal this _____ day of 8/18, 2017.

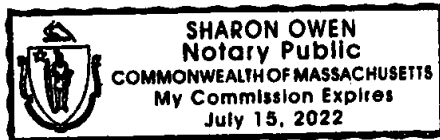


Rosa Manals, as Guardian for
Braulio Manals, Suffolk Probate Court,
Docket No. SU17P1221

COMMONWEALTH OF MASSACHUSETTS

Suffolk County

On this 18th day of August, 2017, before me, the undersigned notary public, personally appeared Rosa Manals, as Guardian for Braulio Manals, Suffolk Probate Court, Docket No. SU17P1221, proved to me through satisfactory evidence of identification, which was MA State ID to be the person whose name is signed on the preceding or attached document, and acknowledged it to be her free act and deed, and that they signed it voluntarily for its stated purpose.




Notary Public
My Commission Expires 07/15/2022

WITNESS my hand and seal this 18 day of August, 2017.

Braulio Manals
Braulio Manals
Braulio Manals

COMMONWEALTH OF MASSACHUSETTS

Suffolk County

On this 18th day of August, 2017, before me, the undersigned notary public, personally appeared Braulio Manals proved to me through satisfactory evidence of identification, which was MA License to be the person whose name is signed on the preceding or attached document, and acknowledged it to be his free act and deed, and that they signed it voluntarily for its stated purpose.

Colleen FitzPatrick
Notary Public
My Commission Expires

