

# Suffolk County Registry of Deeds

## Electronically Recorded Document

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### Recording Information

|                                        |                |
|----------------------------------------|----------------|
| Document Number                        | : 58778        |
| Document Type                          | : DED          |
| Recorded Date                          | : May 26, 2021 |
| Recorded Time                          | : 02:33:17 PM  |
| Recorded Book and Page                 | : 65549 / 129  |
| Number of Pages(including cover sheet) | : 5            |
| Receipt Number                         | : 902077       |
| Recording Fee (including excise)       | : \$2,799.80   |

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MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 05/26/2021 02:33 PM  
Ctrl# 210255 03949 Doc# 00058778  
Fee: \$2,644.80 Cons: \$580,000.00

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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**

PROPERTY ADDRESS: 16 Westminster Avenue, Unit B2, Roxbury, Massachusetts 02119

### Quitclaim Deed

I, **Lauren Delgado**, formerly known as **Lauren E. Cirillio**, a married woman, of Roxbury, Massachusetts for consideration paid and in full consideration of **FIVE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$580,000.00)** paid grant to **Jennifer Anne Gubitz and Matan BenYishay**, tenants by the entirety, now of 16 Westminster Avenue, Unit B2, Roxbury, Massachusetts 02119

with *QUITCLAIM COVENANTS*

the following property in Suffolk County, Massachusetts

Condominium Unit No. B2 (the "UNIT") in the Condominium known as the WESTMINSTER AVENUE CONDOMINIUM (the "CONDOMINIUM") situated at 16 Westminster Street, Roxbury, County of Suffolk, Commonwealth of Massachusetts, created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by a Master Deed (the "MASTER DEED") dated July 17, 2007 and recorded on July 18, 207 with the Suffolk County Registry of Deeds in Book 42162, Page 136.

The Unit is shown on the Floor Plans ("Floor Plans") of the building recorded as part of the Master Deed, to which is affixed the verified statement of the registered architect in the form required by Section 9 of the Condominium Law.

The Post Office address of the unit is 16 Westminster Avenue, Unit B2  
Roxbury, MA 02119

Said Unit is conveyed together with:

- 1) An undivided 15.20% percent interest appertained to said Unit in the common areas and facilities of said Condominium.
- 2) The exclusive use areas including, parking space No. 11, ground floor storage area, second floor rear deck and stairs; rear stairs to be shared with Unit C3; all as designated on either the Condominium Site Plan or the Condominium Building Plan, and as set forth in the Master Deed.

3) The rights and easements appurtenant to the Unit as set forth in the Master Deed.

Said Unit is more particularly described in (1) the Master Deed and amendments of record thereto and (2) such site and floor plans as have been recorded or filed therewith.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of Massachusetts General Laws, Chapter 183A, as amended, (2) the provisions and matters set forth in the Master Deed, as may from time to time be amended by instrument duly recorded with the Suffolk County Registry of Deeds, (3) the Declaration of Trust of the **Westminster Avenue Condominium Trust** dated July 17, 2009, recorded with the Suffolk County Registry of Deeds on July 18, 2007 in Book 42162, Page 177 as may from time to time be amended by instrument duly recorded with said Registry of Deeds.

The Unit may be used for residential purposes only.

Grantor hereby waives any and all homestead rights she has or may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantor also hereby certifies, under the pains and penalties of perjury, that no other persons, **except her spouse, Oswaldo Enrique Delgado**, are entitled to any benefits of an existing Estate of Homestead.

Meaning and intending to convey the same premises conveyed to the Grantors by Deed dated August 24, 2016 and recorded with the Suffolk County Registry of Deeds in Book 56667, Page 50.

[signature pages to follow]

Executed as a sealed instrument this 21 day of May, 2021.

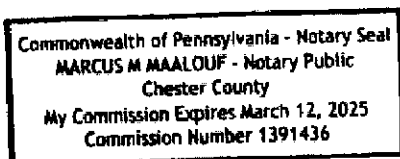


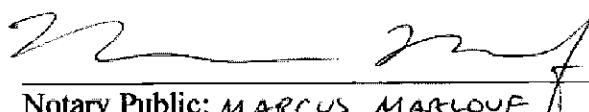
**Lauren Delgado, formerly known as Lauren E. Cirillio**

STATE/ COMMONWEALTH OF Pennsylvania

Chester County, ss.

On this 21<sup>st</sup> day of May, 2021, before me, the undersigned notary public, personally appeared, **Lauren Delgado, formerly known as Lauren E. Cirillio**, who proved to me through satisfactory evidence of identification, which was ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who acknowledged, swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of her knowledge and belief, and that she signed it voluntarily for its stated purpose as her free act and deed.



  
 Notary Public: MARCUS MAALOUF  
 My Commission Expires  
MARCH 12, 2025

I, **Oswaldo Enrique Delgado**, being married to **Lauren Delgado**, formerly known as **Lauren E. Cirillo**, certifies and states that by joining in this Deed I hereby release any and all homestead rights I may have in the premises under the Homestead Law.

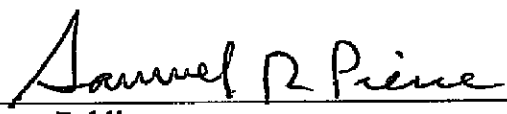
Executed as a sealed instrument this 20<sup>th</sup> day of MAY, 2021.

  
 \_\_\_\_\_  
**Oswaldo Enrique Delgado**

STATE/ COMMONWEALTH OF Massachusetts

Suffolk County, ss.

On this 20<sup>th</sup> day of May, 2021, before me, the undersigned notary public, personally appeared, **Oswaldo Enrique Delgado**, who proved to me through satisfactory evidence of identification, which was ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who acknowledged, swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose as his free act and deed..

  
 \_\_\_\_\_  
 Notary Public:  
 My Commission Expires 12/2/22

 **SAMUEL R. PIERCE**  
 Notary Public  
 Commonwealth of Massachusetts  
 My Commission Expires  
 December 2, 2022