

# Suffolk County Registry of Deeds

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### Recording Information

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\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 02/11/2025 11:02 AM  
Ctrl# Doc# 00007370  
Fee: \$.00 Cons: \$1.00  
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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**

We, **Jeffrey R. Snyder and Elizabeth Snyder**, being married to each other of Brighton, MA,

for consideration paid and in full consideration of **One Dollar and 00/100 (\$1.00) Dollars**

grant to **Elizabeth Snyder**, individually, hereafter of 15 Oakland Street, Brighton, MA 02135 ,

#1

with **QUITCLAIM COVENANTS**,

The dwelling Unit (hereinafter referred to as "the Unit") known as and designated as 15 Oakland Street, Unit No. 1, The 15 Oakland Street Condominium., a condominium situated in the City of Boston (Brighton), Suffolk County, Massachusetts (the post office address of which is 15 Oakland Street, Unit No. 1, Brighton, Massachusetts 02135, said condominium having been created by Ari Koufos and Richard A. Berandino, pursuant to a Master Deed dated May 17, 2007, recorded with Suffolk County Registry of Deeds in Book 41819, Page 167, as the same maybe amended of record, in accordance with and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts.

Said Unit is conveyed with the right to use the exclusive use parking area and exclusive use to the basement area, all as reflected on the Plans recorded with the said Master Deed, along with 33.33 percent of the undivided interest in the in the common areas and facilities (hereinafter referred to as (the Common Elements")) as provided in said Master Deed.

Said Unit is shown on the plans of said Condominium entitled "Site and Floor Plans, The 15 Oakland Street (barring the verified statement of registered architect required by Section 9 of Chapter 183A of the General Laws of the Commonwealth of Massachusetts) is attached hereto, to which the Master Deed and Plans reference is hereby made for a further and more particular description of the Unit and the rights and interests appurtenant thereto.

PROPERTY ADDRESS: 15 OAKLAND STREET, UNIT 1, BRIGHTON, MA

The 15 Oakland Street Condominium is comprised of land with the buildings thereon, improvements and structures thereon shown on the Site Plan recorded with said Master Deed on May 18, 2007 in Book 41819, Page 167 (Plan Book 2007, Page 355) and on the plans mentioned above, the land area being the same described in Exhibit "A" of the Master Deed, to which the Plan and Master Deed reference is hereby made for a further and more particular description of said land area.

The Unit is conveyed together with the right to use all the Common Elements, including the right to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common elements located in the Unit or elsewhere in the Condominium and serving any other Unit together with the benefit of all rights and easements set forth or referred to in the Master Deed. There is excluded from the Unit so much of the Common Elements as are located within said Unit. The Unit is conveyed with an easement of encroachment in the event that said unit encroaches upon the other unit or upon any portion of the Common Elements or in the event that the other Unit or Common elements encroach upon the said Unit as a result of construction of the Building or as a result of settling of or shifting of the Building to the extent of said encroachments. Each Unit is subject to an easement for the benefit of the other unit to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common elements located in the Unit and serving the other unit or Common elements.

The Unit is further subject to the provisions of Chapter 183A as it may be amended from time to time; the restrictions, rights and easements set forth or referred to in the Master Deed; the provisions of said Master Deed and the provisions of The 15 Oakland Street Condominium Trust (being the organization of Unit Holders and containing the By-Laws thereof) dated May 17, 2007 and recorded with said Registry of Deeds in Book 41819, Page 185, which provisions (as the same may be duly amended from time to time) shall constitute covenants running with the land and binding upon any person having at any time any interest or estate in any Unit, the members of his household, guests and visitors as fully as though such provisions were entirely set forth herein, including any and all rules and regulations adopted pursuant thereto and such real estate taxes attributable to the Unit and the percentages of the Common Elements appurtenant thereto for the current year as are not due and payable on the date of delivery hereof.

The Unit is hereby conveyed subject to the restrictions set forth in Sections 9 and 10 of the Master Deed.

Said restrictions shall be for the benefit of the owners of all of the Units and the Trustees of The 15 Oakland Street Condominium and shall be enforceable solely by said Trustees and shall insofar as permitted by law, be perpetual; and to that end may be extended by said Trustees at such time or times and in such manner

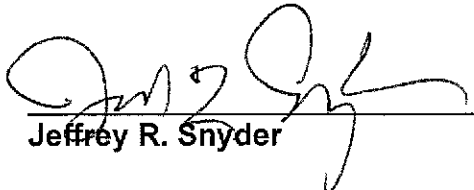
as permitted or required by law for the continued enforceability thereof.

Said premises are conveyed subject to and together with any and all easements, restrictions, reservations, agreements and rights of way of record insofar as the same are now in force and applicable.

Meaning and intending to grant the same premises conveyed to the Grantors by deed recorded with the Suffolk Registry of Deeds in **Book 62813, Page 228**.

*[Signature page to follow on next page]*

WITNESS my hand and SEAL this 6<sup>th</sup> day of February, 2025.

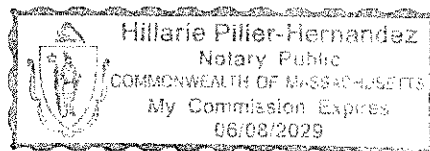
  
Jeffrey R. Snyder

**COMMONWEALTH OF MASSACHUSETTS**


Middlesex ss  
(County where executed)

On this 6 day of February 2025, before, me the undersigned notary public, personally appeared the above-named **Jeffrey R. Snyder**, and proved to me through satisfactory evidence of identification, which was  photo identification/driver's license or  personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

  
Notary Public:  
My commission expires:




WITNESS my hand and SEAL this 6 day of February, 2025

  
Elizabeth Snyder

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex ss  
(County where executed)

On this 6 day of February, 2025, before, me the undersigned notary public, personally appeared the above-named **Elizabeth Snyder**, and proved to me through satisfactory evidence of identification, which was  photo identification/driver's license or  personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

  
Notary Public:  
My commission expires:

