



Bk: 72618 Pg: 508 Doc: DEED
Page: 1 of 3 05/17/2019 02:02 PM

UNIT DEED

I, **JOHN MCMAHON**, being unmarried, of Boston, Massachusetts ("Grantor"), for consideration paid of **SEVEN HUNDRED SIXTY-FIVE THOUSAND AND NO CENTS (\$765,000.00)**, hereby grant to **KENDRA CUNNINGHAM AND DANIEL LETIZI**, AS JOINT TENANTS, now of 42-44 Warren Street, Unit 42, Arlington, Massachusetts ("Grantee"),

With QUITCLAIM COVENANTS,

Unit No. 42 (the "Unit") of the 42-44 Warren Street Condominium (the "Condominium") created pursuant to Chapter 183A of the Massachusetts General Laws (the "Act") by Master Deed dated May 2, 2019, recorded with the Middlesex South District Registry of Deeds (the "Master Deed") in Book 72551, Page 151, together with (a) the undivided percentage interest for the Unit as stated in the Master Deed in both the Common Areas and Facilities of the Condominium and the organization of Unit Owners through which the Condominium is managed and regulated, (b) and such other rights and easements appurtenant to the Unit as may be set forth in any document governing the operation of the Condominium, including without limitation the Master Deed, the Declaration of Trust, the By-Laws of the organization of Unit Owners, and any administrative rules and regulations adopted pursuant thereto (all of which are hereinafter referred to as the "Condominium Documents").

The Unit conveyed is laid out as shown on a plan of record, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement required by Section 9 of Massachusetts General Laws, Chapter 183A. The Unit is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in the MGL Chapter 183A, the Master Deed and the related By-Laws filed therewith.

The Condominium and each of its units may be used for residential purposes and other uses permitted by the applicable zoning ordinances and as set forth in said Master Deed.

The Unit is conveyed together with an undivided 48% interest in the Common Areas and Facilities of said Condominium.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/17/2019 02:02 PM
Ctrl# 300030 13056 Doc# 00064722
Fee: \$5,488.40 Cons: \$765,000.00

The Post Office Address of the Unit is **42-44 WARREN STREET, UNIT 42, ARLINGTON, MA 02474.**

The above referenced property is not homestead property.

The above described Premises are a portion of those conveyed to the Grantor by deed recorded with the Middlesex South Registry of Deeds in Book 67759, Page 389.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

Witness my hand and seal this 2nd day of MAY 2019.



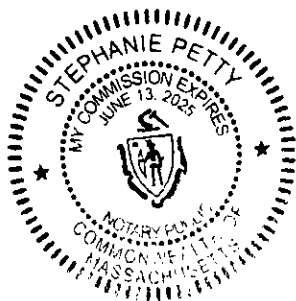
JOHN MCMAHON

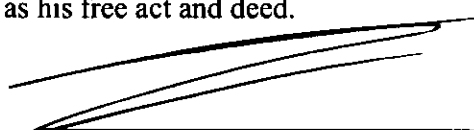
COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

MAY 2, 2019

Then personally appeared the above named **JOHN MCMAHON**, proved to me through satisfactory evidence of identification, which was MA DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.





Notary Public:

My Commission Expires: