

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 06/15/2018 12:49 PM  
Ctrl# 282925 1504 Doc# 01789958  
Fee: \$1,639.32 Cons: \$359,100.00

*Deed U*  
**QUITCLAIM DEED**



2018 01789958  
Bk: 149 Pg: 145 Cert#: U26533  
Doc: DEED 06/15/2018 12:49 PM

We, **JAMES GHIKAS and TINA E. GHIKAS**, married of Malden, Massachusetts, in consideration paid and in full consideration of Three Hundred Fifty-Nine Thousand One Hundred and 00/100 (\$359,100.00) dollars grant to, **MELISSA RICKER**, of 44 Loomis Street, Unit 309-A, Malden, Massachusetts, *, unmarried*.

**with QUITCLAIM COVENANTS**

Condominium Unit No. 309-A in the condominium known as Briar Hill Condominium created by Master Deed dated September 17, 1986 and filed with the Land Registration Office of the Middlesex South Registry of Deeds as Document Number 724630, as the same may be amended.

The Post Office address of the unit is 44 Loomis Street, Unit 309-A, Malden, Massachusetts 02148.

The Unit is shown on a plan recorded with the first deed of this Unit, to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record.

Each of the units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

The undivided percentage interest of the unit in the common areas and facilities is .736%.

Said Unit is conveyed with the exclusive use and easement for Parking Space P-100 as cited within the Deed dated February 5, 1989 and filed with the Land Registration Office of said Deeds as Document No. 735764.

For title reference, see deed dated November 20, 2013 and registered on November 22, 2013 with the Land Registration Office at the Middlesex South Registry of Deeds as Document Number 01659705 on Certificate of Title Number U23297.

We, the Grantors herein, do hereby voluntarily release all of our rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and certify under the pains and penalties of perjury that there is no other person or persons, either individually or as trustee, entitled to any homestead rights other than those executing this Deed.

Property Address: 44 Loomis Street, Unit 309-A, Malden, MA 02148

*U23297*

*MS*

Executed as a sealed instrument this 13<sup>th</sup> day of June, 2018.

JAMES GHIKAS  
JAMES GHIKAS

TINA E. GHIKAS  
TINA E. GHIKAS

COMMONWEALTH OF MASSACHUSETTS

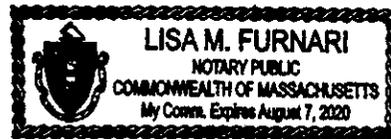
Essex, ss.

On this 13<sup>th</sup> day of June, 2018, before me, the undersigned notary public, personally appeared **James Ghikas and Tina E. Ghikas**, the above-named, and proved to me through satisfactory evidence of identification, MA D/KS, to be the persons whose names are signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore and affirmed that the certification contained therein is truthful and accurate.

Lisa M. Furnari

Notary Public:  
My Commission Expires:

[notary seal]



DOCUMENT 01789958

Southern Middlesex Land Court  
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Jun 15, 2018 at 12:49P

Document Fee: 125.00  
Receipt Total: \$2,114.32

NEW: CERT U 26333 BK 00149 PG 145

OLD: CERT U23297 BK 128 PG 82

