



2015 00157718

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CONDOMINIUM UNIT DEED

THE MEADOWS AT ACTON CONDOMINIUM

UNIT S, 41 GABRIEL LANE
ACTON, MASSACHUSETTS

Grantor: 263 Great Road, LLC

Grantee: Acton Housing Authority

Unit S of the Meadows at Acton Condominium

Master Deed dated February 4, 2014 recorded at the Middlesex County Registry of Deeds Southern District ("Registry") in Book 63247, Page 206, as amended (the "Master Deed").

Declaration of the Meadows at Acton Condominium Trust and Rules and Regulations dated February 4, 2014 recorded in said Deeds at Book 63247, Page 243, as amended (the "Trust").

263 Great Road, LLC, a Massachusetts limited liability company with a principal office at 69 Great Road, Acton, Massachusetts 01720 (the "Grantor"), in consideration and in full consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00) paid, grants to **Acton Housing Authority**, having a usual place of business of 68 Windsor Avenue, Acton, Massachusetts 01720 (the "Grantee") with QUITCLAIM COVENANTS,

Unit S (hereinafter called the "Subject Unit") of the Meadows at Acton Condominium established by the Master Deed (the "Condominium") and located at 41 Gabriel Lane in Acton, Massachusetts 01720.

The Subject Unit is shown on the Floor Plans of the Condominium recorded with the Master Deed. The verified statement of a registered land surveyor or engineer in the form required by Massachusetts General Laws, Chapter 183A is affixed to said plans. According to the Master Deed, the Subject Unit contains 2,410 square feet.

The Subject Unit is hereby conveyed together with:

1. an undivided **1.339 percentage interest** in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit; and
2. easements described in the Master Deed.

The Subject Unit is hereby conveyed subject to and with the benefit of:

1. easements, restrictions and title matters described in the Master Deed as if fully set forth herein, including but not limited to a Notice of Alternative Sewage Disposal System dated December 11, 2013 recorded at the Registry in Book 63247, Page 204;
2. the provisions of the Master Deed and plans of the Condominium recorded with and as part of the Master Deed, and the provisions of the Trust, as the same may be amended from time to time by instruments recorded at the Registry, which provisions, together with any amendments thereto, which shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;
3. the Unit is intended only for residential purposes, and no other use may be made of the Unit except as may be expressly permitted by the Trustees in accordance with the Master Deed or the Trust, as the same may be amended; and
4. the provisions of Massachusetts General Laws, Chapter 183A.

The Subject Unit does not constitute all or substantially all of the assets of the Grantor.

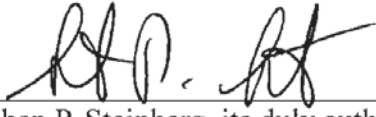
For title see the Master Deed as amended by the Fifth Phasing Amendment to Master Deed recorded at the Registry in Book 65317, Page 263. Being a portion of the premises conveyed to the Grantor by deed of Anthony J. Ruggiero, Jr. dated December 5, 2012 recorded at the Registry in Book 60658, Page 411.

[Remainder of page intentionally left blank. Signatures follow on the following page(s).]

EXECUTED as an instrument under seal this 16th day of September, 2015.

263 GREAT ROAD, LLC

By ACTON MANAGEMENT, INC., its Manager

By: 
Stephen P. Steinberg, its duly authorized
President and Treasurer

Commonwealth of Massachusetts
Middlesex County, ss.

On this 16th day of September, 2015, before me, the undersigned notary public, personally appeared Stephen P. Steinberg, proved to me through satisfactory evidence of identification, which were ☒ photographic identification with signature issued by federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person(s) whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as President and Treasurer of Acton Management, Inc., Manager of 263 Great Road, LLC for its stated purpose for its stated purpose.



Notary Public
My commission expires:

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