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Bk 14247 Pg 148 #12829
06-01-2015 @ 01:38p

MASSACHUSETTS STATE EXCISE TAX
Essex North Registry
Date: 06-01-2015 @ 01:38pm
Ct1#: 144 Doc#: 12829
Fee: \$3,784.80 Cons: \$830,000.00

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

We, **Craig D. Traub and Cathy M. Traub, Trustees of the Traub Realty Trust I**, u/d/t dated December 16, 2008, a certificate for which is recorded in Book 11407, Page 324,

for consideration paid, and in full consideration of EIGHT HUNDRED THIRTY THOUSAND AND 00/100 Dollars (\$830,000.00)

grant to James G. Angelakis and Elizabeth Angelakis, Husband and Wife, as Tenants by the Entirety of 18 Wright Farm Road, Concord, MA

with *quitclaim covenants*

The Unit known as Unit 4-1 in Building 4 (the "Building") of Eagles Place (the "Condominium"), a Condominium situated in Andover, Essex County, Massachusetts, and established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated February 25, 2000 and recorded with the Essex North District Registry of Deeds March 14, 2000 in Book 5699, Page 138 (the "Master Deed"), as the same may be amended.

The Unit is shown on the Floor Plans (the "Plans") filed simultaneously with the Master Deed and on the copy of the portion of the Plans attached to the First Unit Deed, to which is affixed the verified statement required by Section 9 of said Chapter 183A.

The post office address of the Unit is 20 Bobby Jones Drive, Andover, Massachusetts 01810.

The Unit is conveyed together with:

1. An undivided percent interest in the Common Areas and Facilities of the Condominium described in the Master Deed, as amended.
2. The exclusive right and easement to use the attic space(s) and eave spaces and the decks, to which there is direct access from the interior of the unit and the stairs, steps, terraces, and landings, if any, leading to the front and rear of the unit.

3. The exclusive right and easement to use the driveway to the unit as shown on the Site Plan recorded with the Master Deed as amended.
4. All other easements as contained in the deed recorded in the Essex North District Registry of Deeds in Book 7030, Page 252.

Subject to the terms of the Master Deed, Eagles Place Condominium Trust, and its By-Laws, rules and regulations as emended from time to time together with the other provisions as contained in the above-referenced to deed recorded in Book 7030, Page 252.

The Trustees hereby release any and all homestead rights in the property and state no other person is entitled to any homestead rights herein.

For title see deed from Craig D. Traub and Cathy M. Traub dated December 16, 2008 and recorded on December 22, 2008 with said Deeds at Book 11407, Page 326.

Witness our hands and seal this 15 day of May, 2015.

Traub Realty Trust I

Craig D. Traub
Craig D. Traub, Trustee

Cathy M. Traub
Cathy M. Traub, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 15th day of May, 2015, before me, the undersigned notary public, personally appeared Craig D. Traub and Cathy M. Traub, Trustees as aforesaid, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, for its stated purpose, and that they have the capacity to act in that capacity on behalf of the trust.

[Signature]
Notary Public:
My Commission Expires: 8/31/18

