

Middlesex South Registry of Deeds
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Recording Information

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Recording Fee (including excise)	: \$2,861.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/22/2016 11:18 AM
Ctrl# 239270 29760 Doc# 00043118
Fee: \$2,736.00 Cons: \$600,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

Condominium Unit Deed

GRANTOR: Robert F. Klein, Trustee of 14 Field Road Realty Trust, u/d/t dated June 30, 2015 recorded with Middlesex South District Registry of Deeds at Book 65665 Page 112

GRANTEE: Mahendra Pattni and Nita Pattni as husband and wife tenants by the entirety of 14 Field Road, Unit 16, Arlington, Massachusetts 02476,

UNIT: 16 PERCENTAGE INTEREST: 52.00%

UNIT POST OFFICE ADDRESS: 14 Field Road, Unit 16, Arlington, MA 02476

CONSIDERATION: \$600,000.00 (Six Hundred Thousand Dollars and 00/100 Cents)

GRANTOR, owner of the UNIT described above in The 14 & 16 Field Road Condominium ("the Condominium") situated at 14 Field Road, Arlington, MA created by Master Deed (the "Master Deed") dated March 21, 2016 recorded with Middlesex South District Registry of Deeds on March 21, 2016 (the "Registry") at Book 66958 Page 541, in accordance with the provisions of G.L. c. 183A, grants the UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION stated above.

The UNIT contains the AREA listed above and is laid out as shown on a Condominium Floor Plans filed with the Master Deed and to which is affixed a verified statement in the form provided for in G.L. c. 183A, Section 9.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium, as described in the Master Deed, (b) the terms and provisions of The 14&16 Field Road Condominium Trust, recorded with said Registry of Deeds at Book 66958 Page 559 and (c) General Laws, Chapter 183A.

The GRANTEE acquires the UNIT with the benefit of and subject to the provisions of G.L. c. 183A, relating to condominiums, as that statute is written as of the

14 Field Road, Unit 16, Arlington

date hereof and as it may hereafter be amended, the Master Deed and Condominium Trust referred to above and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

The UNIT is conveyed with the exclusive right :

- A. to use a storage space in the basement level of the building denoted "UNIT 16 EXCLUSIVE USE COMMON AREA" as shown on the Condominium Floor Plan recorded with the Master Deed;
- B. to use the two parking spaces denoted as "Parking #16" as shown on the Site Plan recorded with the Master Deed;

The Trustee herein certifies he is the sole Trustee of said Trust, the Trust has not been altered, amended or terminated and remains in full force and effect, that he has been directed and authorized by 100% of the Beneficiaries of the Trust to convey the property for the consideration set forth herein and that none of the beneficiaries of said Trust is a minor, an incompetent or unincorporated association.

Meaning and intending to convey a portion of the same premises as conveyed to Grantor by Deed of Sandra Sanmarco dated July 1, 2015 and recorded with Middlesex South District Registry of Deeds in Book 65665 Page 110.

EXECUTED UNDER SEAL this 21ST day of March 2016.

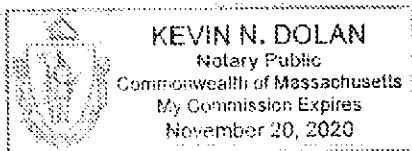

Witness Kevin Dolan



Robert F. Klein Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21ST day of March, 2016 before me the undersigned Notary Public, personally appeared Robert f. Klein, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were Massachusetts Driver Licenses, to be the persons whose names are signed on the preceding document and acknowledged they signed it voluntarily for its stated purpose.




Notary Public: Kevin Dolan
My Commission Expires: 11/20/20