



2017 00079184

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Quitclaim Deed

I, ROBERT J. CROTTY, of Uxbridge, Massachusetts

in consideration paid and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

Grant to ROBERT J. CROTTY as Life Tenant, with remainder interest to ROBERT A. CROTTY and DANIELLE SALGUEIRO, Trustees of THE CROTTY IRREVOCABLE TRUST, u/d/t July 20, 2017 as evidenced by an Abstract of Trust, recorded herewith, of 56 Nature View Drive, Uxbridge, Massachusetts 01569

With **QUITCLAIM COVENANTS**

A certain condominium unit known as Unit 66 in Building #15, 56 Nature View Drive of the Olde Canal Village Condominium created by Master Deed dated March 30, 2000 and filed March 31, 2000 with the Worcester County Registry of Deeds in Book 22452, Page 60, as amended.

The Post Office Address of the Unit is 56 Nature View Drive, Uxbridge, Massachusetts 01569.

Said Unit is laid out as shown on a unit plan filed with the first deed of this unit to the grantor herein which plan is a copy of portion of the plans filed with said Master Deed, as amended, in Plan Book 770, Plan 41, and to which is attached a verified statement in the form required by Massachusetts General Laws, Chapter 183A, Section 9. Said Unit is subject to and has the benefit of the obligations, restrictions, rights, easements, and liabilities contained in Massachusetts General Laws, Chapter 183A, said Master Deed and the Old Canal Village Condominium Trust and by-laws and rules and regulations recorded in Book 22452, Page 82.

The Condominium and each of the units is intended for residential purposes for persons over the age of 55 years and other uses permitted by both the applicable Zoning By-Laws of the Town of Uxbridge and said Master Deed.

The undivided percentage interest of said Unit in the common areas and facilities of Olde Canal Village Condominium is 10.76% and is subject to change as additional units are constructed and phased into the Condominium.

Being the same premises conveyed to the Grantor by Deed dated May 14, 2004 and recorded in the Worcester County Registry of Deeds at Book 33605, Page 44.

I hereby warrant to the grantee, her heirs and assigns, that, at the time of the delivery of this deed, I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the grantee to hold as aforesaid, and

Property Address: 56 Nature View Drive, Uxbridge, MA 01569

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Executed as a sealed instrument this 20th day of July, 2017.

Robert J. Crotty
Robert J. Crotty

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On 20th day of July, 2017, before me, the undersigned notary public, personally appeared Robert J. Crotty, the above-named and proved to me through satisfactory evidence of identification being John Wren, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

[Signature]

Notary Public:
My Commission Expires:

(stamp/seal)

