

# Hampshire County Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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 MASSACHUSETTS EXCISE TAX  
 Hampshire District ROD #13 001  
 Date: 01/02/2020 10:20 AM  
 ctrl# 045646 02531 Doc# 00000013  
 Fee: \$877.80 Cons: \$192.500.00  
 \*\*\*\*\*

**Hampshire County Registry of Deeds**  
**Mary Olberding, Register**  
 33 King Street  
 Northampton, MA 01060  
 413-584-3637  
[www.Masslandrecords.com](http://www.Masslandrecords.com)

Property Address:  
14 North Street  
South Hadley, MA

## QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **JENNIFER EXWARE f/k/a JENNIFER SALTIS**, married of Westfield, Massachusetts, for consideration paid, and in full consideration of – **ONE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED and NO/100 (\$192,500.00) DOLLARS** – grant to **JEREMY SALTIS and CYNTHIA SALTIS**, married and **CHEHADE DIB**, individually of 363 Plain Street, Millis, Massachusetts as joint tennants

with QUITCLAIM COVENANTS

The condominium unit located on North Street, South Hadley, Hampshire County, Massachusetts, known as Unit #14 of M&J Condominiums created in accordance with Massachusetts General Laws Chapter 183A as it may be amended from time to time, by Master Deed dated March 27, 2013, recorded with Hampshire County Registry of Deeds in Book 11263, Page 34, and Declaration of Trust dated March 27, 2013 and recoded with the Hampshire County Registry of Deeds in Book 11263, Page 52.

Said Unit #14 consists of 1,565 square feet, more or less and is conveyed together with 50% undivided interest in the common areas and facilities (the Common Elements) of the M&J Condominiums as set forth in the Master Deed.

Being the same premises known as 14-18 North Street, Unit 14, South Hadley, Hampshire County, Massachusetts.

The unit is conveyed subject to and together with the benefit of an easement to use the Common Elements in common with others entitled thereto as set forth in said master Deed, whether said Common Elements are located within or outside of said Unit.

The unit is further conveyed subject to the provisions of said Chapter 183A as it may be amended from time to time; and subject to and with the benefit of the provisions, easements, and

restrictions contained in the Master Deed, recorded as aforesaid in Book 11263, Page 34, the Declaration of Trust, recorded as aforesaid in Book 11263, Page 52 which provisions together with any amendments thereto shall constitute covenants running with the land and shall be binding upon any person having at any time any interest or estate in the Unit.

As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

BEING the same premises conveyed to the grantor herein by deed of Vitaly Dzhenzherukha dated on May 2, 2013 and recorded in Hampden County Registry of Deeds Book 11303, Page 47.

-----Signature Page(s) to Follow-----

WITNESS my hand and seal this 31st day of December, 2019.


\_\_\_\_\_ Jennifer Exware 12/31/19  
 JENNIFER EXWARE f/k/a  
 JENNIFER SALTIS

COMMONWEALTH OF MASSACHUSETTS

Hampden County, ss

On this 31<sup>st</sup> day of December, 2019, before me, the undersigned notary public, personally appeared Jennifer Exware f/k/a Jennifer Saltis, proved to me through satisfactory evidence of identification, which was  with signature issued by a federal or state governmental agency, [ ] personal knowledge of the undersigned, [ ] oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she signed the document voluntarily for its stated purpose.

Ashley Crutchfield  
 Ashley Crutchfield, Notary Public  
 My commission expires: 2/17/23

 **ASHLEY C. CRUTCHFIELD**  
 Notary Public  
 Commonwealth of Massachusetts  
 My Commission Expires  
 February 17, 2023