



Bk: 3978 Pg: 138 Doc: DEED
Page: 1 of 3 01/25/2008 03:53 PM

KNOW ALL MEN BY THESE PRESENTS

Locus: Unit 3, The Gables Condominiums, 81 Walker Street, Lenox, MA

We, **Francis G. Newton** and **Mary Newton**, of 17 Main Street, Lenox, MA 01240 for full consideration paid in the amount of **SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00)**, grant to **Harvey Siegel** and **Christine Hoppus**, whose residence and post office address is 3243 County Route 9, East Chatham, NY 12060, husband and wife, as Tenants by the Entirety, with **QUITCLAIM COVENANTS**, the unit ("Unit") known as Unit 3, THE GABLES CONDOMINIUMS, at 81 Walker Street, Lenox, Berkshire County, Massachusetts. Said unit is a Condominium established by Francis G. Newton and Mary Newton pursuant to M.G.L. c. 183A by Master Deed dated December 18, 2007 and recorded in the Berkshire Middle District Registry of Deeds in Book 3956, Page 116&c ("Master Deed"), which Unit is shown on the floor plans (the "Floor Plans") of the Building filed with the Master Deed in said Registry, to which is affixed the verified statement of a registered land architect in the form required by Section 9 of Chapter 183A, and by Declaration of Trust dated December 18, 2007 and recorded in said Registry in Book 3956, Page 135&c, along with its associated Bylaws.

Said Unit consists of 1,857 square feet, and is conveyed together with an undivided sixteen (16.00) percent interest in the common areas and facilities of the Property described in said Master Deed ("common elements") attributable to the Unit, and together with the exclusive right to use parking spaces numbered **3** and **4** on the Site Plan recorded in The Berkshire Middle District Registry of Deeds in **PLAT H-348**.

Said Unit is subject to the Rights and Easements for Phasing of the Gables Condominiums, as set forth in the Master Deed, and the restrictions on use as set forth in said Master Deed, Declaration of Trust, and Bylaws.

The Unit is shown on the floor plan attached hereto, to which is affixed the verified statement of a registered land architect in the form required by Section 9 of Chapter 183A.

Law Office of
Roscoe N. Sandlin
25 B Main Street
Lenox, MA 01240

745387

MICHAEL J CONSIDINE ESQUIRE

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 01/25/2008 03:53 PM
Cit# 010762-2003/ Doc# 00745387
Fee: \$3,420.00 Cons: \$750,000.00

WITNESS our hands and seals this 10th day of December 2007.

[Signature of Francis G. Newton]

Francis G. Newton

[Signature of Mary Newton]

Mary Newton

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 19th day of December, 2007, before me, the undersigned notary public, personally appeared Francis G. Newton, as principal, proved to me through satisfactory evidence of identification, Picture ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



[Signature of Roscoe N. Sandlin]

Roscoe N. Sandlin, Notary Public
My Commission Expires: 2/21/2014

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

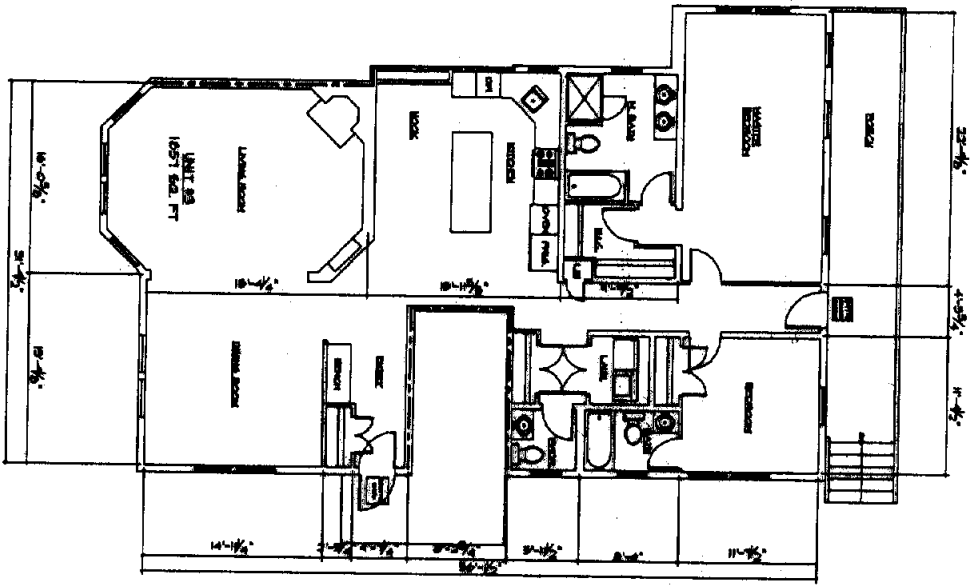
On this 19th day of December, 2007, before me, the undersigned notary public, personally appeared Mary Newton, as principal, proved to me through satisfactory evidence of identification, Picture ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature of Karen A. Vincent]

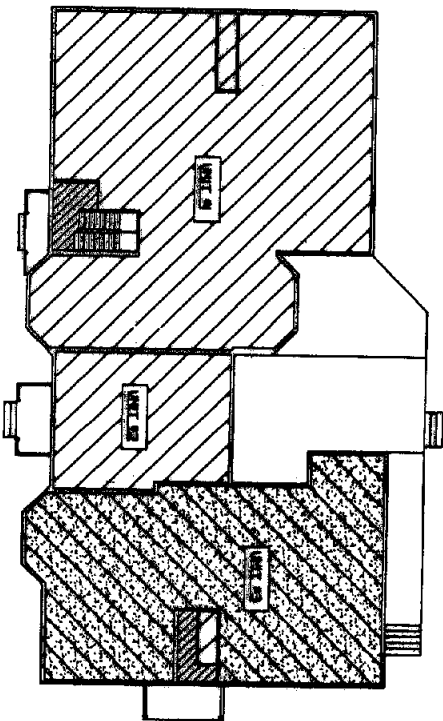
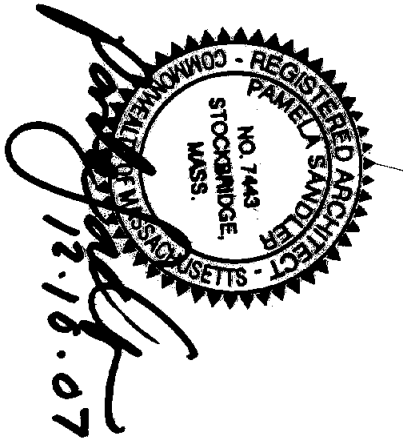
KAREN A. VINCENT, Notary Public

My Commission Expires: 10/14/13





SCALE: 1/16" = 1'-0"




UNIT KEY PLAN - FIRST FLOOR
SCALE: 1/32" = 1'-0"

I CERTIFY THAT THIS DRAWING SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVERTED AND OF IMMEDIATELY ADJOINING UNITS AND AREAS AND THAT THE DRAWING RELY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATIONS, DIMENSIONS, APPROXIMATE AREA, ENTRANCES, AND COTTON AREAS AS BUILT, AS OF DECEMBER 10, 2007.

THIS DRAWING HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THE KEY PLAN REPRESENTS THE FLOOR CONTAINING THE UNIT AND DEPICTS COTTON AREAS, STAIRS, AS WELL AS THE OTHER UNITS ON THE FLOOR. THE DARKER CROSS HATCHED AREA IS THE UNIT BEING CONVERTED.

3	THE GABLES CONDOMINIUMS		 PAMELA SANDLER AIA <i>architect</i> 31 Main Street Stockbridge Massachusetts 01262 413 288-4827
	81 WALKER STREET LENOX, MA 01240		
Date:	12.10.07		
Drawn:	AW		
Appr:			
Rev.:			