

TRUSTEE'S CERTIFICATE

The undersigned, Linda S. Kostinden, Trustee of LTK Realty Trust, U/D/T dated January 16, 1985, and filed with Middlesex South District Registry of Deeds as Document No. 849788, hereby certifies to the following:

1. That I am the sole Trustee of said Trust;
2. That said Trust is in full force and effect with no changes or amendments thereto;
3. That all of the beneficiaries of said Trust are of legal age, and under no incapacity; and
4. That all of the beneficiaries of said Trust has authorized me to convey the Trust's interest in and to 235 Winthrop Street, Unit 6612, Medford, MA to Thomas Kostinden, William Kostinden, Christie Kostinden and George Kostinden, as joint tenants for the consideration of One Dollar, reserving a life estate for Angelina Yanakopoulos who is a joint tenant (grantor) on this real estate.

Witness my hand and seal this 27th day of March, 2003.

LTK REALTY TRUST

Linda S. Kostinden trustee
Linda S. Kostinden, Trustee

HERMAN & PENNER PC
ATTORNEYS AT LAW
COMMONWEALTH OF MASSACHUSETTS
100 STATE STREET, SUITE 1000
CAMBRIDGE, MA 02142

Essex, ss

March 27, 2003

Then personally appeared the above-named Linda S. Kostinden, Trustee as aforesaid, and acknowledged the foregoing instrument to be her free act and deed, before me.

Robert W. Herman
Robert W. Herman- Notary Public
My Commission Expires: December 19, 2008

CONDOMINIUM UNIT DEED

We, Angelina Yanakopoulos, individually, of Medford, Middlesex County, MA, and Linda S. Kostinden, Trustee of LTK Realty Trust, U/D/T dated January 16, 1985, and filed with Middlesex South District Registry of Deeds as Document No. 849788

of Lynnfield, Essex

County, Massachusetts

in consideration of \$1.00

grant to Thomas Kostinden, William Kostinden, Christie Kostinden and George Kostinden, as joint tenants *

of 235 Winthrop Street, Unit 6612, Medford, MA 02155 with quitclaim covenants

Unit No. 6612 as described in Master Condominium Certificate of Title C-23, in Book C10, Page 14, originally registered December 29, 1978, and in the Master Deed, Document No. 579663, and indicated on Condominium Plan No. 18830E-1, together with an undivided fractional interest in the common areas as set forth in the Master Condominium Certificate and Master Deed, and as they may be or have been lawfully amended under the provisions of Chapter 183A of the General Laws of Massachusetts.

Subject to and with the benefit of all easements as set forth in said Master Condominium Certificate and Master Deed.

Subject to and with the benefit of Grants of Easements filed with said Registry as Documents No's. 775219 and 849786.

For title see Certificate of Title No. U9419.

No title search performed or Certification of Title rendered at Grantor's request.

* however, reserving a life estate for the co-grantor, Angelina Yanakopoulos.

Unit is for Residential Purposes only
.1456490 Interest

Re: 235 Winthrop Street, Unit 6612, Medford, MA

Executed as a sealed instrument this 27th day of March, 2003

LTK REALTY TRUST

Angelina Yanakopoulos
Angelina Yanakopoulos

Linda S. Kostinden, Trustee
Linda S. Kostinden, Trustee

The Commonwealth of Massachusetts

Essex

ss.

March 27, 2003

Then personally appeared the above named Angelina Yanakopoulos, individually, and Linda S. Kostinden, Trustee as aforesaid,

and acknowledged the foregoing instrument to be their free act and deed,

Before me,

ROBERT W. HERMAN

Notary Public

My commission expires December 19, 2008

Disclaimer Book

STATUTE FORM

DOCUMENT 1262756

①

TO

Dated, _____

at _____ o'clock and _____ minutes _____ in.

Received and entered with _____

Book _____ Page _____ Deeds _____

Attest _____ Registrar

TITLEAARC REGISTERED U.S. PATENT OFFICE
10000 WASHINGTON BLVD., SUITE 1000
FARMERSBURGH, NY 11731
FORM 281 Rev. 4/2000

SG. MIDDLESEX LAND COURT
REGISTRY DISTRICT
RECEIVED FOR REGISTRATION

ON 03/28/03 AT 12:46:02 290.00 FE.

NOTED ON:

CERT 08089419 BK U 48 PG 19

NEW UNIT MEMORANDUM(S) CREATED:

CERT 08015485 BK U 78 PG 35

*OK to
proceed*

HERMAN & PENNER, P.C.
ATTORNEYS AT LAW
FIVE ESSEX GREEN DRIVE
PEABODY, MA 01960