

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/29/2021 09:16 AM
Ctrl# 340775 05637 Doc# 00146193
Fee: \$2,466.96 Cons: \$541,000.00

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

MASSACHUSETTS QUITCLAIM DEED

I, **James Streitman, being unmarried**, of Acton, Massachusetts,

For consideration paid, and in full consideration of **Five Hundred Forty-One Thousand and 00/100 (\$541,000.00) Dollars**

grant to **Chelsea Grossman and Daniel N. Dodman**, husband and wife, tenants by the entirety, now of 99 Willow Street, Acton, MA 01720,

with Quitclaim covenants

A certain parcel of land with the buildings thereon, situated in Acton, Middlesex County, Massachusetts, being shown as Lot C-3A on a plan entitled, "Plan of Land in Acton, Mass., for L & S Builder's Corporation," Scale: 1 inch= 40 feet, July 22, 1983, by Acton Survey & Engineering, Inc., 277 Central St., Acton, Mass., recorded with the Middlesex South District Registry of Deeds in Book 15191, Page End Plan No. 968 of 1983, being bounded and described as follows:

WESTERLY by the line of Kingman Road, as shown on said plan, one hundred fifty and 00/100 (150.00) feet;

NORTHEASTERLY by Lot 8A, as shown on said plan, forty-five and 11/100 (45.11) feet;

NORTHERLY by said Lot 8A, as shown on said plan, two hundred twenty and 00/100 (220.00) feet;

NORTHWESTERLY by said Lot 8A, as shown on said plan, fifty-six and 69/100 (56.69) feet;

NORTHEASTERLY by Lot 7, as shown on said plan, fifty and 97/100 (50.97) feet;

NORTHEASTERLY again by land of L. R. Chamberlain, as shown on said plan, one hundred sixteen and 01/100 (116.01) feet;

SOUTHEASTERLY by Lot C-2A, as shown on said plan, one hundred thirteen and 40/100 (113.40) feet;

99 Willow Street, Acton, MA 01720

SOUTHEASTERLY again, by lot C-1A, as shown on said plan, forty-eight and 37/100 (48.37) feet;

SOUTHWESTERLY by said Lot C-1A, as shown on said plan, seventy and 24/100 (70.24) feet;

SOUTHWESTERLY again, by Lot 9A, as shown on said plan, fifty and 00/100 (50.00) feet;

SOUTHERLY by said Lot 9A, as shown on said plan, one hundred seventy-eight and 57/100 (178.57) feet; and

SOUTHEASTERLY by said Lot 9A, as shown on said plan thirty-six and 87/100 (36.87) feet.

Said Lot C-3A containing 39,813 square feet of land, according to said plan.

Subject to and with the benefit of a right of way 20 feet wide as shown on said plan, to be used for driveway purposes.

This conveyance is made subject to and with the benefit of restrictions and easements of record so far as now in force and applicable.

Meaning and intending to convey the same premises conveyed to the herein named Grantor by deed dated August 21, 2019 and recorded with the Middlesex Registry of Deeds in Book 73151, Page 337.

The signatories to this document hereby waive and release any and all rights of homestead to the subject property and further state under the pains and penalties of perjury that there are no others entitled to the right of homestead in subject property.

Witness my hand and seal this 21st day of June, 2021.

James Streitman
James Streitman

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 21st day of June, 2021, before me, the undersigned notary public, personally appeared James Streitman, proved to me through satisfactory evidence of identification, which was a MA drivers license, 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 as his free act and deed.

Lisa M. Massaro
Notary Public: Lisa M. Massaro
My Commission Expires: 3/23/23

