

Middlesex South Registry of Deeds
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Recording Information

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| Recording Fee (including excise) | : \$2,177.00 |

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/08/2017 04:01 PM
Ctrl# 269729 26651 Doc# 00146257
Fee: \$2.052.00 Cons: \$450.000.00

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

MASSACHUSETTS QUITCLAIM DEED

We, **David J. Mangels and Wendy A. Mangels**, husband and wife, of 106 Pope Road, Acton, Massachusetts, for full consideration paid of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), **grant to Brett Kratchman and Corinne Amirault**, as Husband and Wife as Tenants by the Entirety, of 90 Main Street, Acton, Massachusetts *with quitclaim covenants*

A certain parcel of land with the buildings thereon, situated in that part of Acton called South Acton, Middlesex County, Massachusetts, being bounded and described as follows:

Beginning at the Northeasterly corner thereof at the road from South Acton to Maynard, called Main Street, and at land now or formerly of Herbert A. Gray, said point being three (3) feet Southerly of the Southerly face of a stone culvert or cattle pass; thence South $3^{\circ} .07'$ West along said Main Street, seventy-five (75) feet; thence North $83^{\circ} 32'$ West by land now or formerly of Campbell, about three hundred and eighty (380) feet to the Marlboro Branch Division of the Boston and Maine Railroad; thence Northerly along the land of said Railroad, thence Northerly along the land of said Railroad, about seventy-five (75) feet; to land now or formerly of Herbert A. Gray; thence South $83^{\circ} 32'$ East by land of said Gray, about three hundred and forty-seven (347) feet, to the place of beginning; the above courses being reckoned from the true meridian.

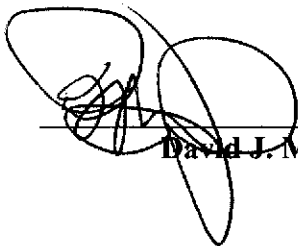
For title, see deed from Bradley C. Botkin and Renee J. Robins, dated August 21, 2002 and recorded on August 21, 2002 with the Middlesex South Registry of Deeds in Book 36190, Page 399.

We, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there is no other person entitled to such rights.

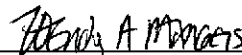
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90 Main Street, Acton, MA

Witness our hands and seals on this 15th day of August, 2017



David J. Mangels

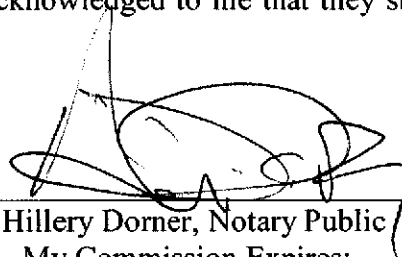
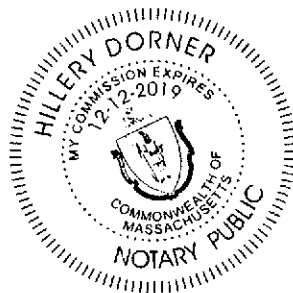


Wendy A. Mangels

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 15th day of August, 2017, before me, the undersigned notary public, personally appeared David J. Mangels and Wendy A. Mangels, proved to me through satisfactory evidence of identification, which were passports and/or drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Hillery Dorner, Notary Public
My Commission Expires:
December 12, 2019