

Middlesex South Registry of Deeds
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Recording Information

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Recording Fee (including excise)	: \$3,438.20

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/28/2020 04:19 PM
Ctrl# 325551 16340 Doc# 00172718
Fee: \$3,283.20 Cons: \$720,000.00

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, **Michael A. Freeman and Nancy E. Grossman**, a married couple, of 64 Beaver Brook Road, Littleton, Massachusetts, for full consideration paid of SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (\$720,000.00) Dollars, **grant to Michael J. Gruar and Hannah G. Gruar**, a married couple, as tenants by the entirety, now of 64 Beaver Brook Road, Littleton, Massachusetts *with quitclaim covenants*

A certain parcel of land with the buildings thereon in Littleton and in Westford, Middlesex County, Commonwealth of Massachusetts, situate on the westerly side of Beaver Brook Road, being known and numbered 64 Beaver Brook Road, Littleton, and being shown as Lots numbered 34A and 34B on a Plan entitled "Land in Littleton & Westford, Mass., Surveyed for Nashoba Woodlands Development Corporation. Scale: 1" = 100', Charles A. Perkins Co., Inc., Civil Engineers & Surveyors", dated December, 1977, and recorded with Middlesex County South District Registry of Deeds as Plan number 88 of 1978 in Record Book 13382, Page 35; and recorded with Middlesex County North District Registry of Deeds in Plan Book 125, Plan 122. being together more particularly bounded and described as follows:

EASTERLY by Beaver Brook Road, as shown on said Plan(s), on two courses, a total distance of Four hundred sixty and 00/100 (460.00) feet;;

SOUTHERLY by land now or formerly of Thomas, Charles & Samuel Koulas, as shown on said Plan(s), on two courses, measuring respectively, Seventy-three and 96/100 (73.96) feet, and Nine hundred fifty and 46/100 (950.46) feet;

WESTERLY by land now or formerly of Frank W. & Eunice Matheson, as shown on said Plan(s), Four hundred sixty and 00/100 (460.00) feet; and

NORTHERLY by Lot numbered 33-A, as shown on said Plan(s), Nine hundred seventy-five and 88/100 (975.88) feet; and by Lot numbered 33-B, as shown on said Plan(s), One hundred fifty-one and 70/100 (151.70) feet.

Together with an Easement over Lots numbered 33A and 26, as shown on said Plan(s), as appurtenant to said land, as more particularly set forth in an Instrument recorded with Middlesex County South District Registry of Deeds in Record Book 13596, Page 642, across said Lots 33A and 26, to a Right of way over Lot 25, as shown on said Plan, all as set forth in a Deed from

Howard J. Hall to Max M. Curtis, etal, Trustees, dated December 1, 1980, recorded with Middlesex County South District Registry of Deeds in Record Book 14151, Page 578.


For title, see deed from Gary V. Fletcher and Jane J. Fletcher, dated May 29, 1987 and recorded on June 1, 1987 with the Middlesex South Registry of Deeds in Book 18175, Page 369, and recorded with the Middlesex North Registry of Deeds on May 29, 1987 at Book 4080, Page 323.

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 under the pains and penalties of perjury that there is no other person entitled to such rights.

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Witness our hands and seals on this 14th day of September, 2020

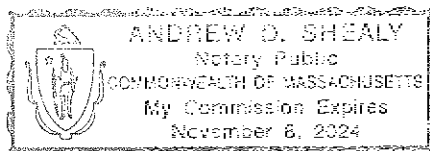

Michael A. Freeman

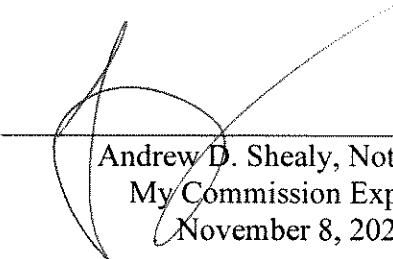

Nancy E. Grossman

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 14 day of September, 2020, before me, the undersigned notary public, personally appeared Michael A. Freeman and Nancy E. Grossman, 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, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.




Andrew D. Shealy, Notary Public
My Commission Expires:
November 8, 2024