

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 118493
Document Type	: DEED
Recorded Date	: July 15, 2016
Recorded Time	: 01:45:03 PM
Recorded Book and Page	: 67627 / 436
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1966705
Recording Fee (including excise)	: \$2,829.08

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 07/15/2016 01:45 PM
 Ctrl# 246385 12370 Doc# 00118493
 Fee: \$2,704.08 Cons: \$593,000.00

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

QUITCLAIM DEED

Leonard R. Novick and Phyllis E. Novick, Trustees of The Novick Family Nominee Trust Agreement under Declaration of Trust dated March 29, 2000 and recorded with the Middlesex South District Registry of Deeds, Book 31289, Page 373 of 8 Berry Lane, Acton, MA 01720

for consideration paid in the amount of FIVE HUNDRED NINETY THREE THOUSAND AND 00/100 (\$593,000.00) DOLLARS

grant to PETER J. HUNT AND KIRSTEN E. HUNT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY OF

with Quitclaim Covenants

A certain lot of land with the buildings and improvements thereon situated in the Town of Acton, Middlesex County, Massachusetts, being shown as Lot 4A on a plan entitled "Plan of Land in Acton, Mass.", owned by Sunnydale Realty Trust, R. D. Nelson, Civil Engineers, 144 Sudbury Road, Concord, Massachusetts, Scale 1" = 40', dated November 5, 1974 and recorded with the Middlesex South District Registry of Deeds in Book 13033, Page End, to which plan reference is made for a more particular description of Lot 4A.

Lot 4A containing 24,980 square feet of land and being Lot 4A as shown on said plan, however otherwise bounded, measured or described.

Subject to easements, restrictions and conditions of record if any there be, insofar as the same are now in force and applicable.

For title to the Grantors, see deed of Leonard R. Novick, et. ux., dated March 29, 2000 and recorded with said Deeds, Book 31289, Page 379.

8 Berry Lane, Acton, MA

The said grantors hereby release any and all homestead rights and certify under pains and penalties of perjury that there are no occupants or others with homestead rights in the premises.

Executed as a sealed instrument this 14 day of July, 2016

Leonard R. Novick
Leonard R. Novick, Trustee

Phyllis E. Novick
Phyllis E. Novick, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 14 day of July, 2016, before me, the undersigned notary public, personally appeared Leonard R. Novick and Phyllis E. Novick, Trustees aforesaid, proved to me through satisfactory evidence of identification, which was driver's license, passport, employee ID card, personally known to me, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

My Commission Expires:
(Seal)

5-23-2019

[Signature]
Notary Public

