

**Lili Early**

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10/15/2012 (20)

**Subject:** FW: Quarry Road, Acton Gift  
**Attachments:** Executed Deed. Quarry Road (A0168089).pdf; ATT00001.htm; Executed HUD by Grantors. Quarry Road (A0168090).pdf; ATT00002.htm; Quarry Road BOS Vote (A0165300).DOC; ATT00003.htm

Begin forwarded message:

**From:** "Deb Andrews" <[dandrews@AndersonKreiger.com](mailto:dandrews@AndersonKreiger.com)>  
**To:** "Steve Ledoux" <[sledoux@acton-ma.gov](mailto:sledoux@acton-ma.gov)>  
**Subject:** Quarry Road, Acton Gift

Good afternoon, Steve. I am writing regarding the grant of land on Quarry Road (1.5 acres / Map B-5, Parcel 13) from Mary Gustin (et al) to the Town of Acton.

The grantors have executed the deed and settlement statement (copies of which are attached).

I am attaching to this e-mail the BOS Vote to be signed at the next meeting on October 15th. I am also coordinating with Tom Tidman to get the Con Comm's signature on the acceptance of deed.

Once the BOS Vote has been executed, and you have signed the Settlement Statement, could you please return the originals to my attention? I would suggest that you date the Settlement Statement as of October 15th (unless the meeting changes).

If you have any questions, please let me know.

Thanks!  
Deb

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Property Location: Vacant land located on Quarry Road, Acton, Massachusetts

## QUITCLAIM DEED

**Mary Gustin**, being unmarried, of Hingham, Massachusetts, **David Flavin**, being married to Sharon Flavin, of Glenelg, Maryland, **Maureen Sloan**, being married to Robert Sloan, of Nashua, New Hampshire, **Margaret Doran**, being married to Edward Doran, of Hingham, Massachusetts and **Richard Flavin**, being married to Ryoko Flavin, of Ogawamachi, Japan,

for consideration paid and in full consideration of One (\$1.00) Dollar,

grant to the **Town of Acton**, a municipal corporation, acting by and through its Conservation Commission, having a principal place of business at 472 Main Street, Acton, Middlesex County, Massachusetts,

with *quitclaim covenants*,

A certain parcel of land in the northerly part of Acton, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner of the premises at a bound now or formerly of Louis and Louise Burness and land now or formerly of Charles G. Crowley and Mildred V. Crowley;

Thence northwesterly in a straight line by said Crowley land to a stone bound by a tree three feet easterly from a roadway and at land of Estelle T. Davis;

Thence northeasterly by said Davis land about 140 (one hundred forty) paces to land of above mentioned Burness;

Thence southwesterly by said Burness land through one bound about five hundred feet to the point of beginning and the bound first mentioned.

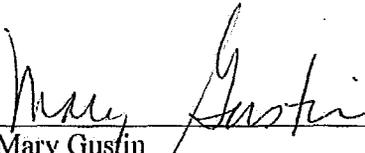
Being the northerly part of the parcel of land described in a deed of Estelle T. Davis to Charles G. Crowley, et als. dated June 30, 1949 and recorded with Middlesex South District Registry of Deeds at Book 7451, Page 203.

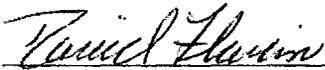
The undersigned Mary Gustin certifies that she is unmarried and has no former spouse or civil union partner who occupies or intends to occupy the land as a principal residence or who is entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

For title reference, see Deed from Dorothy Flavin to Mary Gustin, David Flavin, Maureen Sloan, Margaret Doran and Richard Flavin dated May 4, 1989 and recorded with said Registry of Deeds at Book 19913, Page 577.

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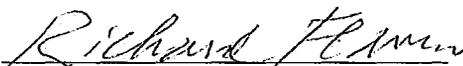
EXECUTED under seal this \_\_\_\_ day of \_\_\_\_\_, 2012.

  
Mary Gusfin

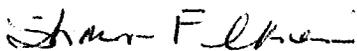
  
David Flavin

  
Maureen Sloan

  
Margaret Doran

  
Richard Flavin

The undersigned Sharon Flavin, spouse of David Flavin, joins in this deed for the purpose of releasing any rights in homestead in the property.

  
Sharon Flavin

The undersigned Robert Sloan, spouse of Maureen Sloan, joins in this deed for the purpose of releasing any rights in homestead in the property.

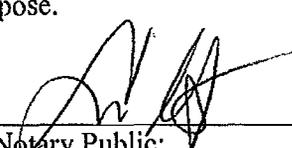
  
Robert Sloan

The undersigned Edward Doran, spouse of Margaret Doran, joins in this deed for the purpose of releasing any rights in homestead in the property.

  
Edward Doran

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Plymouth

On this 28<sup>th</sup> day of June, 2012, before me, the undersigned notary public, personally appeared Mary Gustin, proved to me through satisfactory evidence of identification, which was MADL, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public:

My Commission Expires: March 28, 2019

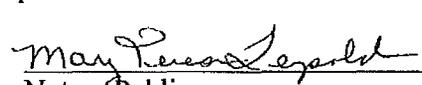


SEANNA GRANT  
Notary Public

Commonwealth of Massachusetts  
My Commission Expires March 28, 2019

STATE OF MD  
COUNTY OF CARROLL

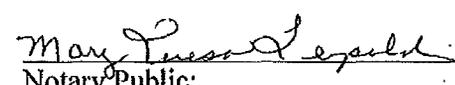
On this 2 day of JULY, 2012, before me, the undersigned notary public, personally appeared David Flavin, proved to me through satisfactory evidence of identification, which was MD DR LICENSE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public:

My Commission Expires: 8/2/2013

STATE OF MD  
COUNTY OF CARROLL

On this 2 day of JULY, 2012, before me, the undersigned notary public, personally appeared Sharon Flavin, proved to me through satisfactory evidence of identification, which was MD DR LICENSE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public:

My Commission Expires: 8/2/2013

New Hampshire  
COUNTY OF Hillsborough

On this 10<sup>th</sup> day of July, 2012, before me, the undersigned notary public, personally appeared Maureen Sloan, proved to me through satisfactory evidence of identification, which was NH Drivers License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

Laura D. Klaff

Notary Public:  
My Commission Expires:

LAURA KLAFF  
NOTARY PUBLIC  
STATE OF NEW HAMPSHIRE  
HILLSBOROUGH COUNTY SOUTH  
MY COMMISSION EXPIRES MAY 12, 2015

New Hampshire  
COUNTY OF Hillsborough

On this 10<sup>th</sup> day of July, 2012, before me, the undersigned notary public, personally appeared Robert Sloan, proved to me through satisfactory evidence of identification, which was NH 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.

Laura D. Klaff

Notary Public:  
My Commission Expires:

LAURA KLAFF  
NOTARY PUBLIC  
STATE OF NEW HAMPSHIRE  
HILLSBOROUGH COUNTY SOUTH  
MY COMMISSION EXPIRES MAY 12, 2015

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Plymouth

On this 24 day of July, 2012, before me, the undersigned notary public, personally appeared Margaret Doran, proved to me through satisfactory evidence of identification, which was MADL, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.



ELISABETH CHRISTING  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires October 26, 2015

Elisabeth Christing

Notary Public:  
My Commission Expires:

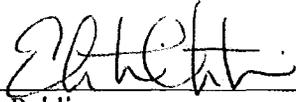
October 26, 2015

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Plymouth

On this 24 day of July, 2012, before me, the undersigned notary public, personally appeared Edward Doran, proved to me through satisfactory evidence of identification, which was WDL, 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.



ELISABETH CHRISTINO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires October 26, 2018

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:  
October 26, 2018

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Plymouth

On this 28<sup>th</sup> day of June, 2012, before me, the undersigned notary public, personally appeared Richard Flavin, proved to me through satisfactory evidence of identification, which was MA US Passport, 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.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:  
March 28, 2019



SEANNA GRANT  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 28, 2019

The undersigned Ryoko Flavin, spouse of Richard Flavin, joins in this deed for the purpose of releasing any rights in homestead in the property.

原口良子

Ryoko Flavin

*Ryoko Flavin*

NOTARY OF JAPAN  
[APOSTILLE TO BE ATTACHED BELOW]

On this 28<sup>th</sup> day of June, 2012, before me, the undersigned notary public, personally appeared Ryoko Flavin, proved to me through satisfactory evidence of identification, which was Japanese P.P., to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

*[Handwritten Signature]*

Notary Public:

My Commission Expires: March 28, 2019



SEANNA GRANT  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 28, 2019

**CLOSING SETTLEMENT STATEMENT**

**Grantee:** Town of Acton  
**Grantor:** Mary Gustin, David Flavin, Maureen Sloan, Margaret Doran and Richard Flavin  
**Property:** Vacant Land on Quarry Road, Acton, MA  
Containing 1.5 acres, more or less, and shown on Town Map B-5, Parcel 13  
**Closing Date:** \_\_\_\_\_, 2012

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**Grantee's Closing Costs**

Purchase Price		(\$	Gift	)
<b>Additional Grantee's Closing Costs:</b>				
Recording Fees – Grantee		\$	340.00	
(Deed	\$125.00)			
(Acceptance	\$ 75.00)			
(MLC	\$ 65.00)			
(TM Vote	\$ 75.00)			
Title Examination and Issuance of Title Commitment		\$	POC	
Final Rundown and Recording		\$	POC	
<b>AMOUNT DUE FROM GRANTEE</b>		<b>\$</b>	<b>340.00</b>	

**Grantor's Closing Costs**

Purchase Price (\$ Gift )

**Additional Grantor's Closing Costs:**

Deed Stamps \$ N/A

**TOTAL AMOUNT DUE FROM GRANTOR \$ 0.00**

**TO BE PAID AS FOLLOWS:**

Check to Bloomenthal & deBastos \$ (POC)  
(Title Work, Title Policy & Final Rundown and Recording)

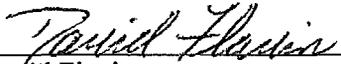
Check to Middlesex South District Registry of Deeds \$ 340.00  
(Recording BOS Vote, MLC, Deed and Acceptance)

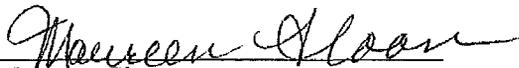
The undersigned Town of Acton ("Grantee") and Mary Gustin, David Flavin, Maureen Sloan, Margaret Doran and Richard Flavin ("Grantor") hereby agree that the foregoing Closing Settlement Statement accurately reflects the proper disbursement of the Grantee's funds in connection with the gift of said Property.

EXECUTED under seal on \_\_\_\_\_, 2012.

**Grantor:**

  
\_\_\_\_\_  
Mary Gustin

  
\_\_\_\_\_  
David Flavin

  
\_\_\_\_\_  
Maureen Sloan

  
\_\_\_\_\_  
Margaret Doran

  
\_\_\_\_\_  
Richard Flavin

**Grantee:**

Town of Acton

\_\_\_\_\_  
Name: Steve Ledoux  
Title: Town Manager

\_\_\_\_\_  
Name: Tom Tidman  
Title: Director

**RECORD OF VOTE OF THE ACTON BOARD OF SELECTMEN**  
**October 15, 2012**

At a duly called public meeting of the Acton Board of Selectmen on October 15, 2012 the Board voted as follows with respect to that certain land on Quarry Road containing approximately 1.5 acres of land more or less, shown on Town Atlas Map B-5 as Parcel 13 and identified in that certain deed to Mary Gustin, David Flavin, Maureen Sloan, Margaret Doran and Richard Flavin (collectively, the "Owners") and recorded in the South Middlesex Registry of Deeds in Book 19913, Page 577 (the "Property"):

To approve the acceptance of the title to the Property as a gift from the Owners to the Town of Acton Conservation Commission.

ACTON BOARD OF SELECTMEN

\_\_\_\_\_  
Pamela A. Harting-Barrat, Chair

\_\_\_\_\_  
Janet K. Adachi

\_\_\_\_\_  
Michael Gowing

\_\_\_\_\_  
David Clough

\_\_\_\_\_  
John Sonner