

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/10/2015 9:39:37 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
117275	DEED		65758/319	07/20/2015	240000.00
Property-Street Address and/or Description					
55 MAPLE ST					
Grantors					
ECKHARDT MARGARETHA M					
Grantees					
BUBIN CHIARA L					
References-Book/Pg Description Recorded Year					
65758/338 HOME 2015					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 117275
Document Type	: DEED
Recorded Date	: July 20, 2015
Recorded Time	: 02:36:05 PM
Recorded Book and Page	: 65758 / 319
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1837808
Recording Fee (including excise)	: \$1,219.40

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 07/20/2015 02:36 PM
 Ctrl# 226547 06304 Doc# 00117275
 Fee: \$1,094.40 Cons: \$240,000.00

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

Property address: 55 Maple Street; Acton, MA

I, **MARGARETHA M. ECKHARDT**, unmarried of Waltham, Middlesex County, Massachusetts, for consideration paid and in full consideration of **TWO HUNDRED FORTY THOUSAND (\$240,000.00) DOLLARS**

Grant to **CHIARA L. BUBIN** of Acton, Middlesex County Massachusetts, **WITH QUITCLAIM COVENANTS**

The land with the buildings thereon situated in Acton, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point on the Northerly side of Maple Street at land now or formerly of Charles F. and Gladys R. Foreman;

Thence running North 19 degrees, 28 minutes, 04 seconds East by land of said Foreman as shown on a plan entitled "Plan of Land in South Acton, Mass., owned by Annie A. Herrick" dated May 27, 1953, R.W. Herrick, Jr., C.E., recorded with the Middlesex South District Registry of Deeds in Book 8094, Page 206, ninety-eight and 31/100 (98.31) feet to a fieldstone retaining wall at land now or formerly of the Fitchburg Railway Co., and now or formerly of Boston & Maine Railroad;

Thence turning and running Southeasterly by said Railroad land, seventy-eight and 32/100 (78.32) feet;

Thence turning and running Southwesterly by a ditch ninety-nine (99) feet to said Maple Street;

Thence turning and running Northwesterly by said Maple Street, eighty-one and 60/100 (81.60) feet to the point of beginning.

Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending and meaning to extend the same in the event that they have expired by operation of law or otherwise.

The Grantor hereby releases any Homestead benefit in this property, and does not have any former spouse, partner, or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act, MGL, Ch. 188.

For my title, see deed of Jesse D. Crary et ux dated July 28, 2003 and recorded with Middlesex South District Deeds in Book 40171, Page 214.

EXECUTED as a sealed instrument under the penalties of perjury on this twentieth day of July, 2015.


MARGARETHA M. ECKHARDT

COMMONWEALTH OF MASSACHUSETTS

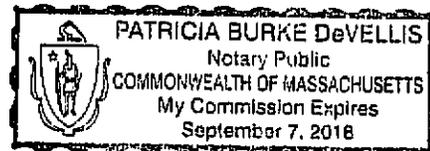
MIDDLESEX, SS.

JULY 20, 2015

On this twentieth day of July, 2015, before me, the undersigned notary public, personally appeared **MARGARETHA M. ECKHARDT**, proved to me through satisfactory evidence of identification to 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 and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of he knowledge and belief.


Patricia Burke DeVellis, Notary Public
My Commission Expires: 9/7/18

Personally Known ✓
Produced Identification _____
Type of Identification _____



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