

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/09/2025 08:20 AM
Ctrl# 410063 11189 Doc# 00122479
Fee: \$2,508.00 Cons: \$550,000.00

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

Property Address: 3 Manley Terrace, Malden, MA 02148

QUITCLAIM DEED

Maureen A. Furilla, Trustee of the Martin Family Trust u/d/t dated May 18, 2000 and recorded with Middlesex South District Registry of Deeds in Book 31579, Page 413, of Plymouth, Plymouth County, Massachusetts,

for consideration paid and in full consideration of Five Hundred Fifty Thousand (\$550,000.00) Dollars,

grants to the Mystic Valley Regional Charter School, a body corporate duly organized by the laws of and holder of a charter issued by the Commonwealth of Massachusetts Department of Elementary and Secondary Education pursuant to M.G.L. c. 81, §89, of 4 Laurel Street, Malden, Middlesex County, Massachusetts,

with QUITCLAIM COVENANTS

The land in Malden, Middlesex County, Commonwealth of Massachusetts, with the buildings thereon, situated on Manley Terrace, also called Manley Place, in said Malden, being shown as Lot B on a Plan of Land in Malden, dated May 15, 1945, by S. Albert Kaufmann, R.L.S., and recorded with Middlesex South District Registry of Deeds in Book 6967, Page 407, bounded and described as follows:

SOUTHEASTERLY:	by said Manley Terrace, fifty-three (53) feet;
SOUTHWESTERLY:	by Lot A, as shown on said plan, fifty-four (54) feet;
NORTHWESTERLY:	by another part of said Lot A, four (4) feet;
SOUTHWESTERLY:	again by another part of Lot A, twenty-three (23) feet;
NORTHERLY:	by said Lot A, forty-seven and 01/100 (47.01) feet;
NORTHWESTERLY:	again by said Lot A, twelve (12) feet; and
NORTHEASTERLY:	by said Lot A, forty-eight (48) feet.

Containing 3,104 square feet of land more or less.

For title see deed dated May 20, 2000 recorded at said Deeds in Book 31579, Page 413.

Grantor does not occupy as a principal residence and is therefore not entitled to claim the benefit of an existing estate of homestead in the premises. Grantor, individually and as Trustee, hereby releases all rights and/or estates of homestead whether created automatically pursuant to Massachusetts Law or by declaration. Grantor further states, under the pains and penalties of perjury, pursuant to M.G. L. c. 188, §13, that there are no living spouses, former spouses, partners, or former partners in a civil union who are entitled to claim the benefit of an existing estate of homestead in the premises.

Witness my hand and seal this 14th day of July, 2025.

Maureen A. Furilla
Maureen A. Furilla, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SS July 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Maureen A. Furilla, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was MASS DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that she signed it voluntarily for its stated purpose.



John W. Parcellin
Notary Public: John W. Parcellin
My Commission Expires: Aug. 18, 2028