

PROPERTY ADDRESS: 75-77 BROADWAY, SOMERVILLE, MA 02145

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, Sean P. O'Connor, Trustee of O'Connor Realty Trust, under Declaration of Trust dated January 18, 2006 and recorded with the Middlesex South District Registry of Deeds at Book 46898 Page 53 and having a mailing address of 660 Main Street, Reading, Massachusetts 01867,

For consideration paid and in full consideration of One Million Dollars (\$1,000,000.00),

Grants to Juan Carlos Morales of 10 Cabot Road, Stoneham, MA 02180

WITH QUITCLAIM COVENANTS

That certain parcel of land with buildings thereon situated in Somerville, being now numbered 75-77 Broadway and being shown as Lot 282 on a plan entitled "Plan of Land in Somerville belonging to Somerville Home Building Association", dated August 1916, recorded with Middlesex South District Deeds Plan Book 251, Page 24, being bound and described as follows:

- NORTHERLY: by Lot 286 on said plan, fifty-one and 90/100 (51.90) feet;
- EASTERLY: by Lot 238 on said plan, eighty (80) feet;
- SOUTHERLY: by said Broadway, forty (40) feet;
- WESTERLY: by Lot 283 on said plan, twenty-five (25) feet;
- SOUTHERLY: again by said lot 283, three and 75/100 (3.75) feet; and
- WESTERLY: again by said lot 283, fifty-five and 61/100 (55.61) feet.

Containing 3,630 square feet of land.

Said premises are subject to easements as appear of record, so far as the same are now in force and applicable. Subject to all rights of way as created over lots 238 and 282 as provided in agreement recorded in Book 6089, Page 124 and dated December 30, 1936.

This is not a homestead property.

Being the same premises conveyed to the within Granter by deed of Russo Realty Associates, Inc., a Massachusetts corporation, and recorded with the Middlesex South County Registry of Deeds on January 30, 2006 in Book 46898 at Page 61.

Signed this 1 day of March 2021.

O'CONNOR REALTY TRUST

By: Sean P. O'Connor Trustee
SEAN P. O'CONNOR, as Trustee
as aforesaid and not individually

Commonwealth of Massachusetts

Middlesex, ss

On this 1 day of March 2021, before me, the undersigned notary public, personally appeared **Sean P. O'Connor** who proved to me through satisfactory evidence of identification, which were Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name is signed on the preceding or attached document, and he acknowledged to me that he signed it voluntarily for its stated purpose.

Stefan D. Desilva

Notary Public: Stefan D. Desilva
My Commission Expires 12/26/25



