

QUITCLAIM DEED

109 School Street LLC, a Massachusetts limited liability company, having an address of 109 School Street, Watertown, MA 02472 (“Grantor”), in consideration of One Dollar (\$1.00) paid, hereby grants to the City of Somerville, a Massachusetts municipal corporation with a usual address of 93 Highland Avenue, Somerville, MA 02143 (“Grantee”), with **QUITCLAIM COVENANTS**, the following described land and all improvements located in Somerville, Middlesex County, Massachusetts, with a street address of 22-24 Cross Street East, Somerville, MA 02145, described as follows:

- SOUTHEASTERLY by the northwesterly line of Cross Street 79.84 feet;
- SOUTHWESTERLY by land now or formerly of John T. Harrower, 95 feet;
- NORTHWESTERLY by lands now or formerly of Marian Travaglia and of George D. Edmands, being the middle line of a passageway, 79.84 feet; and
- NORTHWEASTERLY by said Edmands land, 95 feet.

All of said boundaries are determined by the Land Court to be located as shown on a plan, as modified and approved, filed in the Land Registration Office, a copy of a portion of which is filed with the Middlesex South District of the Land Court, with Certificate of Title No. 13700 (Plan No. 8426A).

So much of the above described land as is included within the limits of the passageway ten feet wide, shown on said Plan, is subject to the rights of all those lawfully entitled thereto in and over the same and there is appurtenant to the above described land the right to use the whole of said passageway in common with others entitled thereto.

Being the same premises described in Certificate of Title No. 262505 issued by the District.


The Grantor is not classified as a corporation for federal income tax purposes for the taxable year in which this conveyance is made.

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Executed as an instrument under seal as of the 25th day of October, 2016.

109 School Street LLC

By:


Name: Young H. Lee, Manager
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

October 25th, 2016

Before me, the undersigned notary public, personally appeared the above-named Young H. Lee, Manager of 109 School Street LLC, whose name is signed on the preceding document, and such person acknowledged to me that he signed such document voluntarily, for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was [X] photographic identification with signature issued by a federal or state governmental agency, and [X] personal knowledge of the undersigned.



Alice Morris, Notary Public
My Commission Expires: 12/22/2022

