

PROPERTY ADDRESS: 31 TUFTS STREET, LOT 2, SOMERVILLE, MA

**QUITCLAIM DEED**

**TUFTS GLEN POCKET PARK LLC**, a Massachusetts limited liability company, with an address of 40 Homer Street, Newton, Massachusetts 02459, for consideration paid and in full consideration of **One Dollar (\$1.00)** grants to The **CITY OF SOMERVILLE**, a municipal corporation, with municipal offices at 93 Highland Avenue, Somerville, MA 02143

WITH QUITCLAIM COVENANTS

A certain parcel of land situated at the northeast corner of the intersection of Glen Street and Tufts Street in the City of Somerville, being shown as “Lot 2” on the ‘Lot Split Plan of Land at 31 Tufts Street Somerville MA – Middlesex County’ prepared by Joyce Consulting Group, PC dated March 2, 2022 and recorded in the Middlesex South District Registry of Deeds as Plan number 302 of 2022 (the “Plan”), and bounded and described as follows:

Beginning at a point of land at the northeast corner of the intersection of Glen Street and Tufts Street thence running northeasterly, along the northerly line of Glen Street, at a bearing N 55° 33’ 42” E, one hundred and fifteen (115.0) feet to a point;

Thence turning northerly, running along lands of Glen Condos LLC, at bearing N 34° 26’ 18” W, thirty-seven (37.0) feet to a point;

Thence turning westerly, running along lands of ‘Lot 1’ at bearing S 55° 33’ 42” W, one hundred and fifteen (115.0) feet to a point in the easterly line of Tufts Street;

Thence turning southerly, running along the easterly line of Tufts Street, at bearing S 34° 26' 18" E, thirty-seven (37.0) feet to the point and place of beginning.

Containing four thousand two hundred fifty-five (4,255) square feet more or less.

This Quitclaim Deed shall be subject to the following restrictive covenants, which shall run with the land and be binding upon the grantee and the grantee's successors and assigns:

- a) The property described herein be set aside as open space in perpetuity and maintained as a pocket park in accordance with standards for such parks established by the City of Somerville; and

This conveyance is subject to a "Transformer Access and Maintenance Easement" and an "Underground Electric Conduit Easement" across a portion of Lot 2 which are hereby granted exclusively to the owner of Lot 1, its successors and assigns, for the installation, removal, maintenance, inspection, repair, replacement and reconfiguration of the transformer and conduit, and the enclosure regarding the transformer, now located on Lot 2 in the location shown on the plan attached to the Quitclaim Deed dated May 16, 2022 and recorded at the Middlesex South District Registry of Deeds in Book 80154, Page 207 (being labeled on said Plan as the "Transformer Access and Maintenance Easement Area" and the "Underground Electric Conduit Easement Area", respectively).

This conveyance is subject to a "Walkway Easement" across a portion of Lot 2 which is hereby granted exclusively to the owner of 163 Glen Street, Somerville, Massachusetts, its successors and assigns, for the installation, removal, maintenance, inspection, repair and replacement of a walkway which is to be used solely by the occupants of 163 Glen Street, Somerville, Massachusetts for the sole purpose of passage by foot, being in the location shown on the plan attached to the Quitclaim Deed dated May 16, 2022 and recorded at the Middlesex South District Registry of Deeds in Book 80154, Page 207 (the "Walkway Easement Area").

The "Public Access Easement" and the "Public Access and Maintenance Agreement", both easements as described in the Deed conveying Lot 2 to Tufts Glen Pocket Park LLC, as recorded in the Middlesex South District Registry of Deeds on Book 80154, Page 207, are both null and void and of no further force or effect.

To the extent required by the covenant found in paragraph a) of the May 16, 2022 Quitclaim Deed from the City to the Grantor the, City of Somerville hereby consents to the Grantor's transfer of title of Lot 2 by this Deed.

Being the property conveyed to Grantor by Quitclaim Deed dated May 16, 2022 and recorded at the Middlesex South District Registry of Deeds in Book 80154, Page 207.

The undersigned Grantor represents and warrants to the Grantee, its successors and assigns, that the Grantor has full power and authority to convey the above-described premises to the Grantee and that this conveyance is in the normal business practice of Grantor.

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Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2024.

TUFTS GLEN POCKET PARK LLC

By: \_\_\_\_\_  
Name:  
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX            ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned notary public, personally appeared \_\_\_\_\_, the Authorized Signatory of TUFTS GLEN POCKET PARK LLC proved to me through satisfactory evidence of identification, which was a [current driver's license] [a current U.S. passport] [my personal knowledge], to be the person whose name is signed on the preceding instrument and acknowledged the foregoing instrument to be his or her free act and deed and the free act and deed of \_\_\_\_\_, the Authorized Signatory of TUFTS GLEN POCKET PARK LLC.

\_\_\_\_\_  
Notary Public  
My Commission Expires: