

2005 013/3480  
Bk: 1300 Pg: 63 Cert#: 239817  
Doc: DEED 06/12/2006 10:50 AM

**QUITCLAIM DEED**

30 Park Avenue Associates LLP

OF

60 Lowell Street, Arlington, MA 02476

IN CONSIDERATION OF

For Nominal Consideration *1/01*

GRANT TO

30 Park Avenue Associates LLC, a Delaware Limited Liability Company

OF

60 Lowell Street, Arlington, MA 02476

WITH QUITCLAIM COVENANTS

THE FOLLOWING DESCRIBED PREMISES:

Property Address  
30 Park Ave  
Arlington, MA

That certain parcel of land situate in Arlington in the County of Middlesex and said Commonwealth, bounded and described as follows:

- NORTHWESTERLY by the southeasterly line of Park Avenue, three hundred twenty-two and 87/100 feet;
- NORTHEASTERLY fifty-four and 89/100 feet;
- NORTHWESTERLY fourteen and 54/100 feet;
- NORTHEASTERLY three hundred four and 02/100 feet;
- SOUTHEASTERLY nine feet; and
- NORTHEASTERLY thirty-four and 11/100 feet by land now or formerly of the Boston and Maine Railroad;
- NORTHEASTERLY by the southwesterly line of Lowell Street one hundred eighty-four and 91/100 feet;
- SOUTHEASTERLY
- & SOUTHWESTERLY by lands of sundry adjoining owners as shown on plan hereinafter mentioned, six hundred seventy-nine and 24/100 feet; and
- SOUTHEASTERLY by land now or formerly of John W. Burt et al one hundred fifty-two and 50/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion

KESHIAN & REYNOLDS, PC  
1040 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476

204565

of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 597, Page 34, with Certificate 93384. (Pl No 27105A)

So much of the above described land as is included within the limits of the way, approximately shown on said plan, is subject to restrictions, and to rights reserved for the benefit of said John W. Burt et al land as set forth in a deed given by Samuel P. Hebard to the Boston and Maine Railroad, dated December 3, 1900, duly recorded in Book 2863, Page 201.

A portion of the above described land is subject to restrictions and rights reserved in a deed given by The Pierce and Winn Company to said Boston and Maine Railroad, dated January 7, 1901, duly recorded in Book 2870, Page 542.

The above described land is subject to restrictions as set forth in a deed given by the Boston and Maine Railroad to Lilly L. Benson, dated September 20, 1955, duly recorded in Book 8629, Page 469.

So much of the above described land as is included within the area marked "Sewer Easement (10.00 - feet wide)" approximately shown on said plan, is subject to a sewer easement as set forth in a taking by The Commonwealth of Massachusetts, dated April 2, 1898, duly recorded in Book 2645, Page 348.

So much of the above described land as is included within the area marked "Sewer (15.00 - feet wide) Easement" approximately shown on said plan, is subject to a sewer easement as set forth in a taking by said Commonwealth of Massachusetts, duly recorded on December 18, 1931, in Book 5616, Page 570, and in a release given by the Boston and Maine Railroad to The Commonwealth of Massachusetts, dated March 14, 1932, duly recorded in Book 5631, Page 340.

The above described land is subject to any easement contained in a taking by the Town of Arlington, dated July 7, 1898, duly recorded in Book 2751, Page 86.

The above described land is subject to rights reserved and to restrictions and agreements contained in a deed given by the Boston and Maine Railroad to Lilly L. Benson, dated September 20, 1955, duly recorded in Book 8629, Page 469.

The above described land is also subject to the flow of a natural water course running through the same and shown on said plan as Mill Brook.

Subject to and with the benefit of any and all easements and restrictions of record insofar as the same are now in force and applicable.

See death certificate for Henry E. Davidson filed herewith

For title, see Certificate of Title Number 02007160, in Registration Book 1133, Page 166.



In Witness Whereof the said 30 Park Avenue Associates LLP has caused its corporate seal to be hereto affixed and these presents to be signed, in its name and behalf by Henry E. Davidson, Jr., Its Real Estate Partner, hereto duly authorized this 29<sup>th</sup> day of December 2004.

30 Park Avenue Associates LLP

By: Henry E. Davidson, Jr.  
Henry E. Davidson, Jr., Real Estate Partner

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 29<sup>th</sup> day of December 2004, before me, the undersigned notary public, personally appeared Henry E. Davidson, Jr., proved to me through satisfactory evidence of identification, which were

*Check acknowledgment form:*

*current document issued by federal or state government agency bearing photographic image of face of document signer*

*document signer is personally known to the notary*  
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Carl K. Toumayan  
Notary Public Carl K. Toumayan  
My Commission Expires: 11/17/06



CARL K. TOUMAYAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 17, 2006

**ADDRESS OF PREMISES:**

30 Park Avenue  
Arlington, MA 02476

**FROM THE OFFICE OF:**

**KESHIAN & REYNOLDS, P.C.**  
1040 Massachusetts Avenue  
Arlington, Massachusetts 02476  
Telephone: 781-646-0600

DOCUMENT 013734880

Southern Middlesex LAND COURT  
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: May 12, 2005 at 10:50A

Document Fee: 125.00  
Receipt Total: \$200.00

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