

Deed 1



2018 01783071
Bk: 1523 Pg: 101 Cert#: 267194
Doc: DEED 03/08/2018 12:33 PM

QUITCLAIM DEED

FFCP LLC, a, a limited liability company duly formed under the laws of the Commonwealth of Massachusetts and having a principal place of business at 455 Massachusetts Avenue, Suite 1, Arlington, Middlesex County, Commonwealth of Massachusetts

for consideration paid of ~~one hundred~~ One Hundred and 00/100 (\$100.00) Dollars, grants to 882-892 Massachusetts Avenue, LLC, a limited liability company duly formed under the laws of the Commonwealth of Massachusetts and having a principal place of business at 455 Massachusetts Avenue, Suite 1, Arlington, Middlesex County, Commonwealth of Massachusetts

with quitclaim covenants

The premises known as 882-892 Massachusetts Avenue/Field Road, Arlington, Middlesex County, Massachusetts, described as follows:

Parcel I

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

NORTHEASTERLY:	by Massachusetts Avenue, fifty-two and 78/100 (52.78) feet;
EASTERLY:	by Field Road, now called Lockeland Avenue, by a curving line as shown on plan hereinafter mentioned, sixty-nine and 65/100 (69.65) feet;
SOUTHEASTERLY:	by said Field Road, twenty-five and 34/100 (25.34) feet;

RETURN TO:
MacLean Holloway Doherty & Sheehan, P.C.
8 Essex Center Drive
Peabody, MA 01960

263 193 1523-100

Property Address: 882-892 Massachusetts Ave./Field Road, Arlington, MA

SOUTHWESTERLY: by lot 67A on said plan, one hundred twenty-two and 89/100 (122.89) feet; and

NORTHWESTERLY: by land now or formerly of Timothy F. Hurley, fifty-nine and 97/100 (59.97) feet.

Said parcel is shown as lot 68A on said plan (Plan No. 9331E).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed with the Land Registration Office in Registration Book 149, Page 209, with Certificate 22249.

The above described land is subject to a Taking by the Town of Arlington for establishment of building line on both sides of Massachusetts Avenue, see the plan filed with the Land Registration Office as Plan No. 774, Document 52309; to a Taking for laying and maintaining main drains and common sewers in Field Road, see the plan filed with the Land Registration Office as Plan Book 355, Plan 42, Document 61387; to a Taking for Easement in Lockeland Avenue for laying and maintaining main drains, filed in the Land Registration Office as Document 81646; and to an Order of Taking for paying out Lockeland Avenue and Estimated Betterment Assessment, filed with the Land Registration Office as Document 112896.

Parcel II

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

SOUTHEASTERLY: by Field Road, sixty and 23/100 (60.23) feet;

SOUTHWESTERLY: by lot 66 as shown on plan hereinafter mentioned, one hundred forty-eight and 15/100 (148.15) feet;

NORTHWESTERLY: by land now or formerly of Timothy F. Hurley; and

NORTHEASTERLY: by lot 68A on said plan, one hundred twenty-two and 89/100 (122.89) feet.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed with said Land Registration Office in Registration Book 149, Page 209, with Certificate 22249. Said parcel is shown as lot 67A on said plan (Plan No. 9331E).

The above described land is subject to a Taking by the Town of Arlington for laying and maintaining main drains and common sewers in Field Road, see plan filed with said Land Registration Office in Plan Book 355, Plan 42, Document 61387; to an Order to Taking for the

laying out Lockeland Avenue and Estimated Betterment Assessment, filed with the Land Registration Office as Document 112896.

The Grantor is not classified as a corporation for federal income tax purposes for the current taxable year.

Meaning and intending to convey the same premises described in deed dated October 4, 2017, from Fragio Realty Trust to FFCP, LLC, filed herewith.

[The Following Page Is the Signature Page]

Executed this 21st day of December, 2017 as a sealed instrument.

FFCP, LLC

By: FFP REALTY CORP., Its Manager

By:

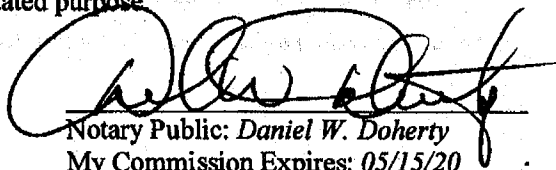
Frank Pasciuto, Its President and Treasurer

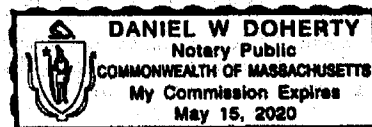
LLC
12/31/17

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21st day of December, 2017, before me, the undersigned notary public, personally appeared Frank Pasciuto, as President and Treasurer of FFP Realty Corp., Manager of FFCP, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily in his capacity as President and Treasurer of FFP Realty Corp. for its stated purpose.


Notary Public: *Daniel W. Doherty*
My Commission Expires: 05/15/20



DOCUMENT 01783071

Southern Middlesex Land Court

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Mar 06, 2018 at 12:33P

Document Fee: 125.00
Receipt Total: \$325.00

NEW: CERT 267194 BK 01523 PG 101

OLD: CERT 267193 BK 1523 PG 100



9331^E

Subdivision of Lots 67 & 68 shown on plan 9331^B Sh.1

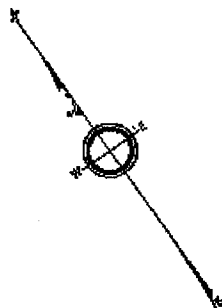
Filed with Cert. of Title No. 19,223 South Registry District of Middlesex County.

LAND IN ARLINGTON

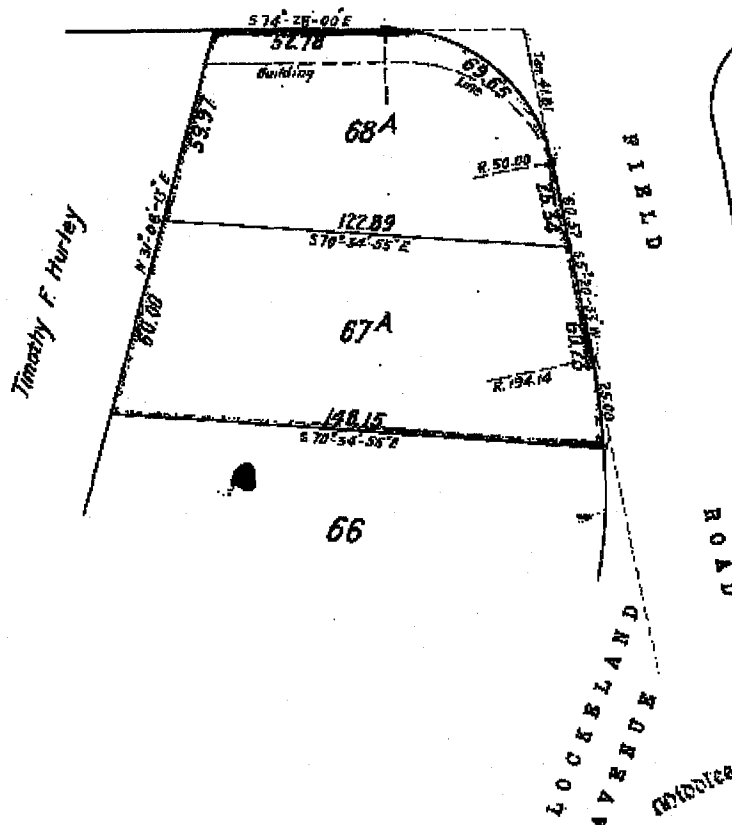
Scale 40 feet to an inch

JUNE 22, 1926

C.R. Gannett, C.E.



MASSACHUSETTS AVENUE



Middlesex South Registry District
AUG 4 1926
RECEIVED FOR REGISTRATION
3 O'CLOCK 10 M
Jd. 100.

Separate certificates of title may be issued
for Lots 67A and 68A as shown hereon
By the Court

Charles Southworth
Recorder.
JULY 23, 1926

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JULY 22, 1926
Scale of this plan 40 feet to an inch
C. B. Humphrey, Surveyor for Court

C.H. Gannett, C.E.



Survey map showing three lots: 66, 67A, and 68A. The map includes bearings and distances for the boundaries. A building is located in Lot 68A. The names 'Timothy F. Hurley' and 'LOCKBLAND AVENUE' are visible on the map.

Lot 66:

- Top boundary: S 70° 54' 55" E, 198.15
- Right boundary: S 70° 54' 55" E, 200.32
- Bottom boundary: S 70° 54' 55" E, 198.15

Lot 67A:

- Top boundary: S 70° 54' 55" E, 122.89
- Right boundary: S 70° 54' 55" E, 122.89
- Bottom boundary: S 70° 54' 55" E, 198.15

Lot 68A:

- Top boundary: S 74° 28' 00" E, 52.78
- Right boundary: S 70° 54' 55" E, 122.89
- Bottom boundary: S 70° 54' 55" E, 122.89

Other features:

- Building: Located in Lot 68A.
- Timothy F. Hurley: Name written vertically on the left side of the map.
- LOCKBLAND AVENUE: Name written vertically on the right side of the map.

Wobleser South F
AUG 4

AUG 4

RECEIVED FOR R