

EXHIBIT “B”

Middlesex South Registry of Deeds
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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/26/2015 02:49 PM
Ctrl# 232809 19350 Doc# 00181865
Fee: \$4,560.00 Cons: \$1,000,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

QUITCLAIM DEED

Edward C. Simonian, of Centerville, Barnstable County, Massachusetts for consideration paid and in full consideration of ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) grants to POND LANE REALTY, LLC a Massachusetts limited liability company, of 376 Massachusetts Avenue, Arlington, Massachusetts 02474

WITH QUITCLAIM COVENANTS

all right, title and interest in and to that certain parcel of land with the buildings and improvements thereon known as 20 Pond Lane, Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

The land with the buildings and improvements thereon situate in Arlington, Middlesex County, Massachusetts, situate on Pond Lane and shown as Lot "B" on "Plan of Land in Arlington, Mass." dated August 25, 1939, M. Waters, C.E. recorded with Middlesex South District Deeds Book 6323, Page 475, bounded and described:

NORTHERLY: by Pond Lane, eighty-seven and 49/100 (87.49) feet;
EASTERLY: by land of owners unknown, one hundred thirty (130) feet;
SOUTHERLY: by Lot A on said plan, eighty (80) feet; and
WESTERLY: by Lot A on said plan, one hundred (100) feet, more or less.

Containing 9,200 square feet of land, more or less.

For title, see deed recorded with Middlesex County Southern District Registry of Deeds Book 41726 Page 393.

The subject premises is conveyed subject to tenants and occupants.

I, the undersigned Edward C. Simonian, do hereby revoke, rescind and terminate any and all homestead rights in the herein property and do under oath depose and say that there are no other individuals entitled to claim the benefit of any existing estate of homestead in and to the property.

20 Pond Lane Arlington

Executed as a sealed instrument this 26th day of October, 2015.

Edward C. Simonian
Edward C. Simonian

COMMONWEALTH OF MASSACHUSETTS

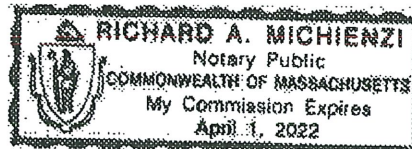
Walden, ss.

On this 26th day of October, 2015, before me, the undersigned notary public, personally appeared Edward C. Simonian, proved to me through satisfactory evidence of identification, which was Mass driver's license, ~~known to me~~ to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Signature]

NOTARY PUBLIC

My Commission Expires: _____



RealEstFrm/Simonian/20PondLane(Sale)/Quitclaim Deed.doc