Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/31/2022 02:54 PM
Ctrl# 365256 16830 Doc# 00134208
Fee: $4,446.00 Cons: $975,000.00
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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

Elizabeth A. Bayerl, being unmarried, of Arlington, Massachusetts

for consideration paid of Nine Hundred Seventy-Five Thousand ($975,000.00) Dollars,

hereby grant to **55 WEST EAGLE LLC**, a limited liability organized company and existing under the laws of the Commonwealth of Massachusetts, and having a principal address of 1408 Beacon Street, Brookline, Massachusetts 02446

with *quitclaim covenants,*

the land with the buildings thereon situated in Arlington, Middlesex County, Massachusetts, and being the premises known and numbered 1011 Massachusetts Avenue, and being bounded and described as follows:

SOUTHWESTERLY	by Massachusetts Avenue, forty-six (46) feet;
NORTHWESTERLY	by land now or formerly of Bridgett Canniff, one hundred (100) feet;
NORTHEASTERLY	by land now or formerly of Frederick C. Higgins, et ux, forty-six and (46) feet; and
SOUTHEASTERLY	by Lot #3 on a plan entitled "No. 2 Plan of land of Walter Fletcher, West Cambridge, surveyed by Sml. Sage, 1864", recorded with Middlesex South District Deeds in Book of Plans 21, Plan 6, one hundred (100) feet.

Containing 4600 square feet of land, more or less.

Said premises are also shown on a plan entitled "Plan Showing Proposed Easement Taken for Water Purposes on Land of Jas. Higgins, Arlington, Mass.", dated April 1938, recorded with said Deeds, Book 6201, Page 17. Said premises are conveyed subject to an Easement to the Town of Arlington for water purpose created by instrument dated April 7, 1938, recorded with said Deeds in Book 6201, Page 17.

Said premises are also conveyed subject to a Right of Way for the benefit of property now or formerly of Frederick C. Higgins, et ux, numbered 1013 Massachusetts Avenue, located to the rear of the aforesaid premises, said Right of Way bounded and described as follows:

Property Address: 1011 Massachusetts Avenue, Arlington, MA 02476

SOUTHWESTERLY	by Massachusetts Avenue, seven (7) feet;
NORTHWESTERLY	by land of said Canniff, one hundred (100) feet;
NORTHEASTERLY	by land of Frederick C. Higgins, et ux, being numbered 1013 Massachusetts Avenue, seven (7) feet; and
SOUTHEASTERLY	by a line parallel to and seven (7) feet distant in a southeasterly direction from the northwesterly boundary of the premises herein conveyed, one hundred (100) feet.

Said premises are conveyed subject to the right of said Frederick C. Higgin, et ux, to maintain lines and pipes for gas and electric service across the granted premises in their present location or as they may be relocated from time to time with the consent of the said Frederick C. Higgins, et ux, and the grantee herein.

Grantor hereby terminates and relinquishes any rights of homestead in the premises hereby conveyed and warrant that no individual or entity is entitled to a right of homestead in the premises hereby conveyed as of the date hereof.
For title, see deed dated September 30, 1996, recorded with the Middlesex South Registry of Deeds, Book 26713, Page 497.

[Remainder of page intentionally left blank]

WITNESS my hand and seal this 29th day of August, 2022.

Elizabeth A. Bayerl

Elizabeth A. Bayerl

COMMONWEALTH OF MASSACHUSETTS, Middlesex (county)

On this 29th day of August, 2022, before me, the undersigned notary public, personally appeared Elizabeth A. Bayerl, and proved to me through satisfactory evidence of identification, which was ___ personal knowledge/__X__ driver's license/_____ passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Maryann Pallotta

Notary Public:
My Commission Expires: 9/22/28

Maryann F. Pallotta
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 22, 2028