

QUITCLAIM DEED

(Property Address: 2148-2150 Commonwealth Ave., Newton, MA 02466)

I, Paula Chesbrough of 11 Regina Road, Newton, MA, for consideration paid and in full consideration of Six Hundred Sixty-Six Thousand Three Hundred and 00/100 (\$666,300.00) Dollars grant to Citizens For Affordable Housing in Newton Development Organization, Inc., a Massachusetts corporation, having a mailing address of 1075 Washington Street, Newton, MA 02468.

with **QUITCLAIM COVENANTS**,

A certain parcel of land with the buildings thereon situated in that part of Newton known as Auburndale, Middlesex County, Massachusetts, being further bounded and described as follows:

Beginning at a point on the Southerly side of Commonwealth Avenue, twelve and 60/100 (12.60) feet Westerly from the Westerly line of land shown as Lot B on a plan entitled Plan of Land in Newton, Mass." Dated July 24, 1928, Everett M. Brooks, Civil Eng., recorded with Middlesex South District Registry of Deeds in Book 5287, Page 283, thence running

SOUTHERLY: by land now or late of Toohy, fifty-one and 40/100 (51.40) feet to a point, thence running;

SOUTHWESTERLY: by land shown as Lot C on said Plan (being the second parcel herein described), ninety-three and 39/100 (93.39) feet to land of the Roman Catholic Archbishop of Boston; thence turning and running;

WESTERLY: by said land of the Roman Catholic Archbishop of Boston, twenty-six and 63/100 (26.63) feet to land now or late of Saunders; thence turning and running;

NORTHERLY: by said land of Saunders, one hundred eighteen (118) feet, more or less, to said Commonwealth Avenue; thence turning and running; and

EASTERLY: by a curved line on the said Commonwealth Avenue, eighty-seven and 40/100 (87.40) feet to the point of beginning.

Also a certain other parcel of Registered Land, situate in said Newton (adjoining the above described parcel), bounded and described as follows:

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

NORTHWESTERLY: by land now or formerly of James F. McCann, ninety-three and 39/100 feet;

SOUTHEASTERLY: by Lot B as shown on plan hereinafter mentioned, by two lines measuring together, ninety-four and 43/100 feet; and

SOUTHWESTERLY: by land now or formerly of the Roman Catholic Archbishop of Boston, ten feet.

Said Parcel is shown as Lot C on said plan (Plan No. 9689*).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 183, Page 537, with Certificate 27489.

The above described land is subject to restrictions as set forth in a deed given by William Jackson to Jonathan C. Woodbridge dated June 29, 1848, duly recorded in Book 568, Page 191, so far as in force.

Said premises are conveyed subject to and together with any and all easements, restrictions, reservations, agreements and rights of way of record insofar as the same are now in force and applicable.

Meaning and intending to grant the same premises conveyed to the Grantors by deed recorded with the Middlesex South Registry of Deeds in Book 25027, Page 084.

WITNESS my hand and **SEAL** this 23rd day of October, 2009.

Paula Chesbrough
Paula Chesbrough

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 23rd day of October, 2009, before me, the undersigned notary public, personally appeared Paula Chesbrough, proved to me through satisfactory evidence of identification, which were MADL 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.

Michelle Greener (official signature and seal of notary)

My Commission Expires:



MICHELLE GREENER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 18, 2009