

36285 287
REGISTERED LAND
QUITCLAIM DEED

303

694481

KNOW ALL MEN BY THESE PRESENTS, that I, John R. Politano, Jr. of 62 Concannon Circle, Weymouth, Massachusetts

In consideration of less than One Hundred Dollars (\$100.00)

Grant to John R. Politano, Jr. as Trustee of the Christopher Street Realty Trust

With QUITCLAIM COVENANTS

The land situated in Dorchester, Suffolk County, Massachusetts, bounded and described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the grantor herein by Quitclaim deed, recorded with Suffolk County deeds at Book 22059, Page 178. *cert. 112745*

Executed as a sealed instrument this 27 day of November, 2003.

John R. Politano, Jr.
JOHN R. POLITANO, JR.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

November 27, 2003

Then personally appeared the above named JOHN R. POLITANO, JR. and acknowledged the foregoing to be his free act and deed, before me,

Samantha Baker
Notary Public:
My commission expires: 12/16/05

SAMANTHA BAKER.



01/11/2005 Doc: 0303

REGISTERED LAND

SUFFOLK COUNTY REGISTER OF DEEDS
SUFFOLK COUNTY REGISTER OF DEEDS
2005 JAN 11 11:05
PH 12:40
REGISTER OF DEEDS
ASSIST. REGISTER
M. R. ROACH

Property Address: 80 Christopher Street, Dorchester, MA

REGISTERED LAND

20
510

100
87

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I. That certain parcel of land situate in that part of Boston, formerly Dorchester, in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

NORTHEASTERLY by Preston Court, sixty (60) feet;
 SOUTHEASTERLY by the northwesterly line of Christopher Street seventy-three and 48/100 (73.48) feet;
 NORTHWESTERLY by Lot 4-B as shown on the plan first hereinafter mentioned twenty and 78/100 (210.78) feet;
 NORTHEASTERLY by land now or formerly of John McMorrow, sixteen and 47/100 (16.47) feet; and
 SOUTHEASTERLY by the end of Preston Court twenty-four (24) feet.

Said land is shown as lot 4-A on a subdivision plan drawn by Charles R. Berry, C.E., dated April 1927 as approved by the Court filed in the Land Registration Office as plan No. 5275-C, a copy of a portion of which is filed with certificate of title No. 22043.

So much of the above described land as by implication of law is included in said Preston Court is subject to its use as a common passageway for the benefit of the estates abutting thereon and there is appurtenant to the above described land the right to use the whole of said Preston Court in Common with said abutters.

The above described land is also subject to any easements acquired by the City of Boston, to lay water pipes, under a deed dated December 8, 1896, recorded with Suffolk Deeds, Book 2417, Page 306.

The above described land is subject to a taking by the City of Boston for highway purposes in Christopher Street under order dated July 3, 1952, filed and registered as Document No. 202513.

PARCEL II. Also another certain parcel of land situate in that part of said Boston formerly Dorchester bounded and described as follows:

NORTHEASTERLY by lot 2 as shown on the plan first hereinafter mentioned, by a line which is the extension of the northeasterly line of Preston Court, as shown on said plan, twenty and 98/100 (20.98) feet;
 SOUTHWESTERLY by land now or formerly of Delina M. Robinson, twenty-nine and 67/100 (29.67) feet; and
 NORTHWESTERLY by land now or formerly of John McMorrow, twenty-four

and $2/100$ (24.02) feet.

Said lan is shown as lot One (1) on a subdivision plan No. 5146-C, drawn by D.B. Humphrey, Surveyor for the Land Court, dated April 3, 1917, filed with certificate of title No. 9132.

PARCEL III. Also another certain parcel of land situate in that part of said Boston, formerly Dorchester, bounded and described as follows:

SOUTHEASTERLY by the northwesterly line of Christopher Street, twenty-eight and $28/100$ (28.28) feet;
 NORTHWESTERLY by land now or formerly of Delina M. Robinson, thirty and $99/100$ (30.99) feet; and
 NORTHEASTERLY by Lot 4-A as shown on the plan first hereinafter mentioned, twenty and $78/100$ (20.78) feet.

Said land is shown as lot 4B on a subdivision plan drawn by Charles R. Berry, C.E. dated April, 1927, as approved by the Court, filed in the Land Registration Office as plan No. 5275-C, a copy of a portion of which is filed with Certificate of Title No. 22043.

The last above described land is subject to a taking by the City of Boston for highway purposes in Christopher Street under order dated July 3, 1952, filed and registered as Document No. 202513.

PARCEL IV. Also another certain parcel of land situate in that part of said Boston formerly Dorchester bounded and described as follows:

SOUTHEASTERLY by land of the City of Boston (now Christopher Street), twelve (12) feet;
 NORTHEASTERLY by land now or formerly of the Sturtevant Mill Company sixty (60) feet;
 NORTHWESTERLY by land now or formerly of said Sturtevant Mill Company, Twelve (12) feet; and
 SOUTHWESTERLY by the middle line of Preston Court, sixty (60) feet.

Said land is shown as the Northeasterly half of Preston Court on plan drawn by C.F. Baxter, Civil Engineer, dated October 27, 1914, as approved by the Court, filed in the Land Registration Office as plan No. 5146-A, a copy of a portion of which is filed with Certificate of Title No. 6846 and on a subdivision plan drawn by Charles R. Berry, C.E., dated April 1927 as approved by the Court, filed in the Land Registration Office as plan No. 5275-C, a copy of a portion of which is filed with Certificate of Title No. 22043.

The last described land is subject to any easements acquired by the City of Boston to lay water pipes under a deed dated December 8, 1896, recorded with Suffolk Deeds, Book 2417, Page 306.

The last described land is subject also to a taking by the City of Boston for highway purposes in Christopher Street under order dated July 3, 1952, filed and registered as Document No. 202 513.

PARCEL V. That certain parcel of land with the buildings thereon situate in that part of Boston, formerly Dorchester, in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHEASTERLY by Christopher Street;
 SOUTHWESTERLY by land now or formerly of Mazie L. Wier and Eva G. Weafter, one hundred ten and 25/100 (110.25)
 NORTHWESTERLY by lands of Carl E. and Josephine Schadhauer, Nellie G. Levingie and G. Bruce Stephens, one hundred forty-six and 60/100 (146.60) feet;
 SOUTHWESTERLY again by land of G. Bruce Stephens, one hundred (100) feet;
 NORTHWESTERLY by Park Street, sixteen (16) feet;
 NORTHEASTERLY by land of Anna W. and George A. Berg, eighty-seven and 21/100 (87.21) feet;
 NORTHEASTERLY again by a curved line by land of said Anna W. and George A. Berg, twenty and 09/100 (20.09) feet;
 NORTHEASTERLY by a curved line by land now or formerly of Martin S. Cosgrove;
 NORTHEASTERLY by land of the Sturtevant Mill Company;
 SOUTHEASTERLY by land now or formerly of Martin S. Cosgrove.

All of said parcels are conveyed with benefit of and subject to all restrictions, conditions and easements of record, if any, and being in force and applicable, and any such benefits, restrictions, conditions and easements as may be established in registration proceedings No. 28559 now pending in the Land Court.

Said Parcel V. being the same premises conveyed by deed of Edward Johnson dated November 26, 1962 recorded with Suffolk Deeds, Book 7700, Page 2.

BEING the same premises conveyed to me by foreclosure deed of South Boston Savings Bank dated May 13, 1970 and recorded with Suffolk County deeds at Book 8367, Page 161.