

QUITCLAIM DEED

Esperanza Realty Corporation, a Massachusetts Corporation, having a usual place of business at 118 South Union Street, Lawrence, Essex County, Massachusetts

For consideration paid, and in full consideration **SEVEN HUNDRED TWENTY-FIVE THOUSAND and 00/100 (\$725,000.00) dollars**

Grant to **A and M Real Estate, LLC**, having a usual place of business at 158 East Haverhill Street, Lawrence, Essex County, Massachusetts.

with *Quitclaim Covenants*

Two Parcel of land, situated in Lawrence, Essex County, Massachusetts, being described as follows:

Parcel 1: That parcel of land with building thereon identified as Map 82, lot 61, on a plan entitled "Plan of Land, Location 90-94 So Union Street and 118-124 So. Union Street, Lawrence, MA." prepared for Lightship Properties, LLC and 86 Salem Street Realty Trust, Frank S. Giles, II, Land consulting, dated December 4, 2012, revised June 5, 2018 and recorded on June 14, 2018 as Plan #17792 to which plan reference may be had for a more complete description. Said parcel contains 9,422.5 sq. ft, more or less as shown on said plan. This parcel is also shown as Lot C on Plan #15664.

Parcel 2: That parcel of land identified as Map 82, Lot 60, on a plan entitled "Plan of Land, location, 90-94 So. Union Street and 118-124 So. Union Street, Lawrence, MA.", prepared for lightship Properties, LLC and 86 Salem Realty Trust, Frank S. Giles II, Land Consulting, dated December 4, 2012, revised June 5, 2018 and recorded on 14, 2018, as Plan #17792 to which plan reference may be had for a more complete description. Said parcel contains 9,881 sq. ft, more or less as shown on said plan. This parcel consists of a portion of Lot B on Plan #15664

Subject to an easement hereby created for the benefit of the lots identified on the said plan as Map 82 Lot 59 and Map 82 Lot 58 to enter upon the property shown as Map 82 Lot 60 for the purpose of access to and from the said lots 59 and 58 for the purpose of deliveries and pickups by vendors and for other business licensees, invitees, trash disposal and parking and to main any and al encroachments, pipes, services, utilities, and/or drainage that currently exists, if any. Specifically included in the easement is the ability of the grantors or their assigns to enter and exit upon said Lot 60 with a truck, trailer, or camping trailer so that they may park either or both upon said Lot 58. Each of the easement holders shall exercise their rights in a manner which does not unreasonably interfere or prohibit the reasonable use of the easement.

Subject to and with the benefit of any and all encumbrances of recorded to the extent that the same are in force and effect.

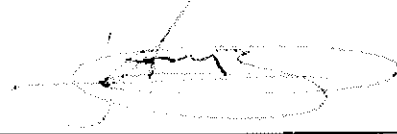
Grantor Releases any and all homestead rights to the within premises, whether created by declaration or operation of law, and further states under the pains and penalties of perjury that there are other individual entitled to homestead rights to the property being conveyed herein.

Being the same premises conveyed to Grantor by deed of Anthony R Silva, Jr., David A. Silva and Darryl J. Silva, Co-Trustees of the 86 Salem Street Realty Trust in deed dated June 22, 2018 and recorded in the Essex North Registry of Deeds in Book 15530, Page 20.

WITNESS my hand and seal this 31 day of July, 2018.



Esperanza Realty Corporation
By: Nelson Beato, its President



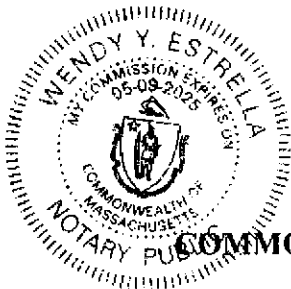
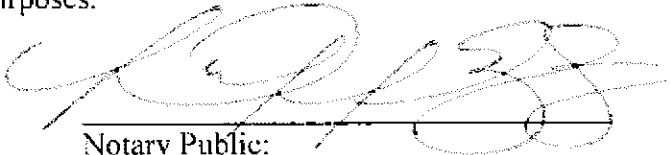
Esperanza Realty Corporation
by: Pedro Beato, its Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

July 31, 2018

On this 31 day of July, 2018, before me, the undersigned notary public, personally appeared of **Nelson Beato, President of Esperanza Realty Corporation**, who proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledge to me the he signed it voluntarily for its stated purposes.

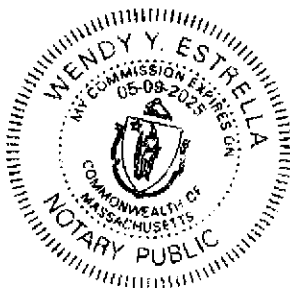
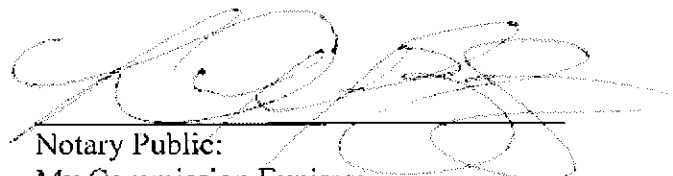
Notary Public:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

July 31, 2018

On this 31 day of July, 2018, before me, the undersigned notary public, personally appeared **Pedro Beato, Treasurer of Esperanza Realty Corporation**, who proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledge to me the he signed it voluntarily for its stated purposes.

Notary Public:
My Commission Expires: