



2026 00092462

Bk: 85925 Pg: 56 Doc: DEED

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MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 07/24/2026 12:57 PM
 Ctr# 421527 18176 Doc# 00092462
 Fee: \$11,400.00 Cons: \$2,500,000.00

QUITCLAIM DEED

Property Address: 38-40 Faulkner Street, Malden, MA 02148

Marie Doyle, Trustee of the Van Stry 2021 Family Trust, u/d/t dated May 31, 2021, of 21 Rockwell Terrace, Malden, Middlesex County Massachusetts 02148,

For consideration paid and in full consideration of **TWO MILLION FIVE HUNDRED THOUSAND (\$2,500,000.00) DOLLARS,**

Grants to **Mystic Valley Regional Charter School**, a body corporate duly organized by the laws and holder of a Charter issued by the Commonwealth of Massachusetts Department of Elementary and Secondary Education pursuant to M.G. L. c. 81 sec 84, of 4 Laurel Street, Malden, Massachusetts 02148,

with **QUITCLAIM COVENANTS,**

The land and buildings located at Faulkner Street, Malden, MA.

The real estate is more particularly described in one or more of the following parcels:

Parcel 1:

The land in said Malden with the buildings thereon, bounded and described as follows:

NORTHERLY: by Lot #32 on plan hereinafter mentioned; one hundred nineteen and 76/100 (119.76) feet;

EASTERLY: by Lot #42 on said plan, fifty-eight and 26/100 (58.26) feet;

SOUTHERLY: by Lot #30 on said plan, one hundred fourteen and 12/100 (114.12) feet; and

WESTERLY: by Faulkner Street, fifty-eight (58) feet.

Said parcel is shown as Lot #31 on a plan drawn by A.F. and N.N. Sargent, Surveyors, dated April 20, 1872 and recorded at the end of Book 1373, with Middlesex South District Deeds.

Parcel 2:

A certain parcel of land, together with the buildings and improvements thereon, situated in Malden, on the EASTERLY side of Faulkner Street, comprising lots numbered 29 and 30 on a plan of buildings lots in Malden belonging to John B. Faulkner, A.F. and N.N. Sargent, Surveyors, April 20, 1872, containing thirteen thousand forty-one (13,041) square feet, more or less and bounded:

Beginning at the NORTHWESTERLY corner thereof and on said street, thence the lines runs

NORTHERLY: by lot number 31 on said plan, one hundred fourteen and 12/100 (114.12) feet to lot number 43 on said plan; thence running

EASTERLY: by said lot number 43 and lot number 44 on said plan, one hundred twenty-six and 36/100 (126.36) feet; thence running

SOUTHERLY: by land now or formerly of Boston & Maine Railroad, one hundred two and 35/100 (102.35) feet; thence running

WESTERLY: by said Faulkner Street, one hundred fifteen and 80/100 (115.80) feet.

Meaning and intending to convey all of the same premises conveyed to grantor by Quitclaim Deed dated May 31, 2021 and recorded in the Middlesex South District Registry of Deeds at Book 77911, Page 579. For prior deed see Book 29464, Page 023.

See Certificate of Trust recorded herewith.

This is not homestead property.

SEE NEXT PAGE FOR SIGNATURES

Executed as a sealed instrument on this 24 day of July, 2026.

Van Stry 2021 Family Trust

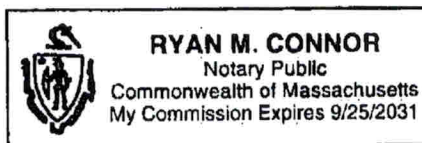


Marie Doyle, Trustee

Middlesex, ss.

COMMONWEALTH OF MASSACHUSETTS

On this 24 day of July, 2026, before me, the undersigned notary public, personally appeared Marie Doyle, Trustee of the Van Stry 2021 Family Trust, u/d/t dated May 31, 2021, who proved to me through satisfactory evidence of identification, which was a MA Driver's License, to be the person who signed the preceding or attached document in my presence, who acknowledged to me that she signed it freely and voluntarily for its stated purpose and as the authorized act as Trustee of the Van Stry 2021 Family Trust.



Ryan M. Connor
Notary Public
My commission expires: 9/25/2031