

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 122429
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Recorded Date	: October 08, 2025
Recorded Time	: 03:07:47 PM
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Receipt Number	: 3127015
Recording Fee (including excise)	: \$4,031.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/08/2025 03:07 PM
Ctrl# 410057 19997 Doc# 00122429
Fee: \$3,876.00 Cons: \$850,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

Property Address: 119 Lebanon Street, Malden, MA 02148

QUITCLAIM DEED

Edmund C. Furilla, Trustee of the Anne R. Martin Revocable Trust of May 18, 2000, of Plymouth, Massachusetts; Edmund C. Furilla, Personal Representative of the Estate of Colleen M. Martin, Middlesex Probate and Family Court Docket No. MI23P2431EA, of Plymouth, Massachusetts; Daniel P. Martin, of Malden, Massachusetts; Frederick J. Martin of Stoneham, Massachusetts; Henry E. Martin, of Malden, Massachusetts; Kathleen M. Darbe, of North Reading, Massachusetts; Eileen M. Uberti, of Litchfield, New Hampshire; and Maureen A. Furilla, of Plymouth, Massachusetts,

for consideration paid and in full consideration of Eight Hundred Fifty Thousand (\$850,000.00) Dollars,

grant to the Mystic Valley Regional Charter School, a body corporate duly organized by the laws of and holder of a charter issued by the Commonwealth of Massachusetts Department of Elementary and Secondary Education pursuant to M.G.L. c. 81, §89, of 4 Laurel Street, Malden, Middlesex County, Massachusetts,

with QUITCLAIM COVENANTS

The land with the buildings thereon situated in Malden, Middlesex County, being shown as Lot A on a plan entitled "Plan of Land in Malden, Massachusetts, S. Albert Kaufmann, R.L.S.", dated May 15, 1945, recorded with Middlesex South District Deeds, Book 6967, Page 407, said Lot being further bounded and described as follows:

Beginning at the Northwesterly corner of the premises on Lebanon Street at land of owners unknown, the line runs NORTHEASTERLY by land last named, one hundred eighty-three (183) feet to a point; thence NORTHWESTERLY by land last named, twenty-nine and 5/10 (29.5) feet to a point at land now or formerly of Anderson; thence NORTHEASTERLY again by land last named, eighty-four (84) feet to a point; thence NORTHWESTERLY again by land last named, seventy and 6/10 (70.6) feet to a point at land now or formerly of Dryden; thence NORTHEASTERLY again by land last named, one hundred sixty and 1/10 (160.1) feet to a point; thence WESTERLY by land last named, ten and 6/10 (10.6) feet to a point; thence NORTHERLY by land last named, seventy-three and 23/100 (73.23) feet to a point at land now or formerly of Chicoine; thence EASTERLY by land last named, fifty (50) feet to a point at land now or formerly of George; thence SOUTHERLY by land last named seventy-five and 16/100 (75.16) feet to a point; thence in the same direction by land now or formerly of Cooper, one hundred seventeen and 40/100 (117.40) feet to a point at land now or formerly of Walsh; thence SOUTHEASTERLY by land last named, fifty four and 35/100 (54.35) feet to a point at Manley Place; thence SOUTHWESTERLY by and with Manley Place, thirty-eight and 94/100 (38.94) feet to land now or formerly of Norton and being Lot B on said plan; thence

NORTHWESTERLY by land last named, forty-eight (48) feet to a point; thence SOUTHWESTERLY twelve (12) feet, NORTHWESTERLY forty-seven and 01/100 (47.01) feet, SOUTHEASTERLY twenty-three (23) feet, SOUTHWESTERLY four (4) feet, and SOUTHEASTERLY again fifty-four (54) feet, the last five courses being by said Lot B to a point at Manley Place; thence SOUTHWESTERLY on and by said Manley Place, two hundred six and 10/100 (206.10) feet to a point at land of owners unknown; thence NORTHWESTERLY by land last named, thirty-eight (38) feet; thence SOUTHWESTERLY by land last named, one hundred (100) feet to said Lebanon Street; thence NORTHWESTERLY on and by said Lebanon Street, forty (40) feet to land of owners unknown and the point of beginning.

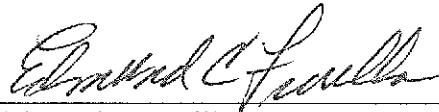
Together with the benefit of the Right of Way over Lot B on said Plan as reserved in Deed from Sarah Alice Cooney to Alfred K. Norton, et ux. dated April 2, 1946, recorded with said Deeds in Book 6967, Page 407.

For title see deed dated February 20, 1984 recorded at said Deeds in Book 15466, Page 578. See also Estate of Colleen M. Martin, Middlesex Probate Court Docket No. MI23P2431EA, Estate of Henry J. Martin, Middlesex Probate Court Docket No. MI18P1942EA and Estate of Anne R. Martin Middlesex Probate Court Docket No. MI17P4809EA.

Grantors do not occupy as a principal residence and are therefore not entitled to claim the benefit of an existing estate of homestead in the premises. Grantors, individually, as Trustee and as Personal Representative, as the case may be, hereby release all rights and/or estates of homestead whether created automatically pursuant to Massachusetts Law or by declaration. Grantors further state, under the pains and penalties of perjury, pursuant to M.G. L. c. 188, §13, that there are no living spouses, former spouses, partners, or former partners in a civil union who are entitled to claim the benefit of an existing estate of homestead in the premises.

Witness our hands and seals this 14 day of July, 2025.

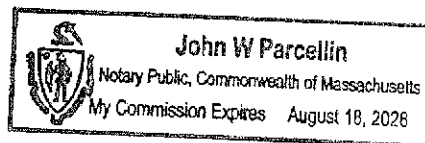
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SIGNATURE PAGES TO FOLLOW


Edmund C. Furilla, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SS July 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Edmund C. Furilla, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that he signed it voluntarily for its stated purpose.




Notary Public: John W. Parcellin
My Commission Expires:

Edmund C. Furilla

Edmund C. Furilla,
Personal Representative

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SS

July 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Edmund C. Furilla, Personal Representative as aforesaid, proved to me through satisfactory evidence of identification, which was Mass DRIVER'S License to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that he signed it voluntarily for its stated purpose.



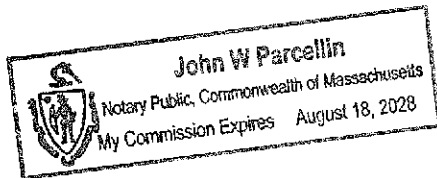
John W. Parcellin
Notary Public: John W. Parcellin
My Commission Expires: Aug. 18, 2028

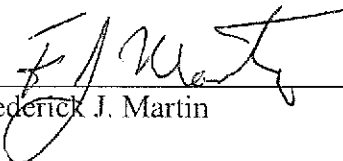

Daniel P. Martin

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SS July 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Daniel P. Martin, proved to me through satisfactory evidence of identification, which was Mass Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that he signed it voluntarily for its stated purpose.


Notary Public: John W. Parcellin
My Commission Expires: Aug 18, 2028

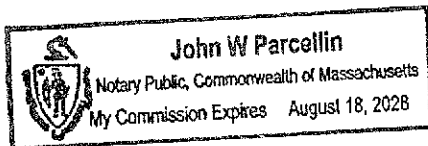

Frederick J. Martin

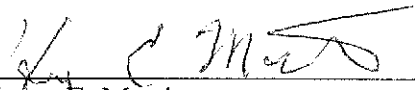
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex SSJuly 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Frederick J. Martin, proved to me through satisfactory evidence of identification, which was Mass Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that he signed it voluntarily for its stated purpose.


Notary Public: John W. Parcellin
My Commission Expires: Aug. 18, 2026

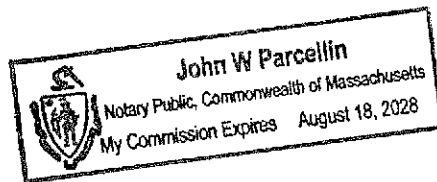



Henry E. Martin

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex SS 7-14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Henry E. Martin, proved to me through satisfactory evidence of identification, which was Mass Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that he signed it voluntarily for its stated purpose.



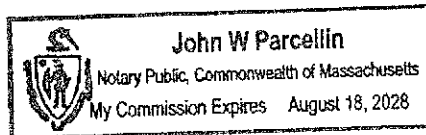

Notary Public: John W Parcellin
My Commission Expires: Aug 18, 2028

Kathleen M. Darbe
Kathleen M. Darbe

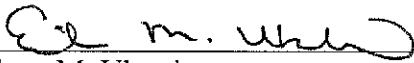
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SSJuly 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Kathleen M. Darbe, proved to me through satisfactory evidence of identification, which was Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that she signed it voluntarily for its stated purpose.



John W Parcellin
Notary Public: John W Parcellin
My Commission Expires: Aug. 18, 2028

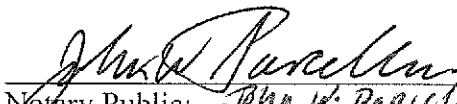

Eileen M. Uberti

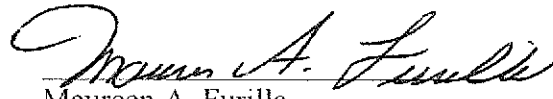
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SSJuly 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Eileen M. Uberti, proved to me through satisfactory evidence of identification, which was New Hampshire Driver's License to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that she signed it voluntarily for its stated purpose.



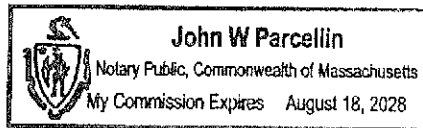

Notary Public: John W. Parcellin
My Commission Expires: Aug 18, 2025


Maureen A. Furilla

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, SSJuly 14, 2025

On this date, before me, the undersigned notary public, personally appeared the above-named Maureen A. Furilla, proved to me through satisfactory evidence of identification, which was Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that she signed it voluntarily for its stated purpose.




Notary Public: John W. Parcellin
My Commission Expires: Aug. 18, 2025