

Middlesex South Registry of Deeds

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Recording Information

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Recording Fee (including excise)	: \$18,851.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/01/2025 02:36 PM
Ctrl# 402535 08151 Doc# 00046878
Fee: \$18,696.00 Cons: \$4,100,000.00

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

When recorded, return to:

Mystic Valley Regional Charter School
4 Laurel Street
Malden, MA. 02148
Attention: Rick Veileux

QUITCLAIM DEED

A & A Associates, LLC, a Delaware limited liability company having a usual place of business of 15 Joseph Street, Malden, Massachusetts, 02148 grants to Mystic Valley Regional Charter School, a body corporate duly organized by law, created by and the holder of a charter granted by the Commonwealth of Massachusetts Board of Education pursuant to G.L. c.71, Sec. 89, with a principal place of business at 4 Laurel Street, Malden, Massachusetts 02148, for consideration paid of Four Million One Hundred Thousand and 00/100 Dollars (\$4,100,000.00), with *quitclaim covenants*,

that certain parcel of land, together with the improvements thereon, situated in Malden, Middlesex County, Massachusetts, and known as 15 Joseph St, Malden, MA 02148, all as more particularly described in Exhibit A attached hereto and made a part hereof.

For title reference see deeds, recorded with Middlesex South District Registry of Deeds in Book 32051, Page 438 and Book 38318, Page 559.

The grantor is not and has not been treated as corporation for income federal income tax purposes and therefore a Corporate Tax Lien Waiver is not required under MGL Chapter 62C, Section 51.

[Signatures Appear on Following Page]

Property Address: 15 Joseph Street, Malden, Massachusetts 02148

Executed as a sealed instrument this 25th day of April, 2025

GRANTOR:

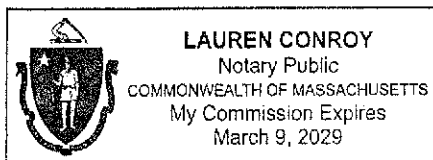
A & A Associates, LLC, a Delaware limited liability company

By: 
Name: Lee C. Sullivan
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 25th day of April, 2025, before me, the undersigned Notary Public, personally appeared the above-named Lee C Sullivan duly authorized officer of A & A Associates, LLC, and proved to me by satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☒ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily as their free act and deed, and the voluntary, free act and deed of A & A Associates, LLC, for its stated purpose.



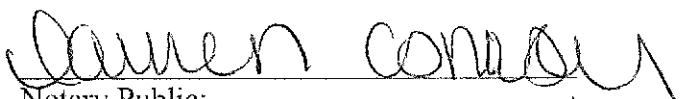

Notary Public:
Printed Name: Lauren Conroy
My commission expires: 3/9/2029

EXHIBIT A

The land in Malden, Middlesex County, Massachusetts being described as follows:

PARCEL 1

A certain parcel of land with the buildings thereon being shown on Lot B on a plan of land in Malden, S. Slater to M.A. McNall Sur. dated October 1, 1946, duly recorded with Middlesex South District Deeds in Book 7225, Page 88, and being further described and bounded as follows:

Northerly by Lot A as shown on said plan 71.74 feet;
Easterly by Joseph Street as shown on said plan 41.82 feet;
Southerly by Lot 40 as shown on said plan 81.70 feet; and
Westerly by part of Lot 38 as shown on said plan, 43 feet.

Containing 3,208 square feet of land.

PARCEL 2

A certain parcel of land with the buildings thereon being shown as part of Lot 38 on plan of building lots in Malden belonging to "John B. Faulkner" A.F. & N.N. Sargent, surv., dated April 20, 1872, and recorded in said deeds at end of Book 1373, and being further described and bounded as follows:

Northerly by the remaining part of Lot 38 on said plan 60.6 feet;
Easterly by part of Lot 38 as shown in said plan 45 feet;
Southerly by Lot 40 on said plan 60.6 feet;
Westerly by Lots 34 and 37 on said plan 45 feet.

Be all of said measurements more or less. Containing 2,655 square feet of land.

PARCEL 3

The land with the buildings thereon being shown as Lots 40, 41, 42, 43, on the "Plan of Building lots in Malden belong to John B. Faulkner, A.F. & N.N. Sargent Surv." dated April 20, 1872, recorded in said deeds at end of Book 1373 and being further described and bounded as follows:

Northerly by Lots 38 and 39 as shown on said plan 142.30 feet;

Easterly by Joseph Street as shown on said plan 232 feet;
Southerly by plan 5 herein described 119.74 feet, and
Westerly by Lots 30, 31, 32, and 33 on said plan 233.04 feet.

Containing 30, 394 square feet of land more or less.

PARCEL 4

The land with the buildings thereon and being shown as Lot A on a subdivision plan of land in Malden, S. Slater — M.A. McNall, Sur., dated July 2, 1952, recorded in said deed further bound and described:

Easterly by Joseph Street 20 feet;
Southerly by the B.&M. Railroad 113.40 feet;
Westerly by land now or formerly of Malden Novelty Company, Inc., 68.15 feet;
Northerly by Lot 43 on said plan 57.74 feet;
Easterly again by Lot B on said plan 40.57 feet;
Northerly again by Lot B 62 feet.

Containing 4,920 square feet of land, more or less.

PARCEL 5

A certain piece or parcel of land with the buildings thereon situated on Joseph Street in said Malden and being shown as Lot B on a Subdivision Plan of Land in Malden, S. Slater — M. A. McNall, Surveyors, dated July 2, 1952, which has been duly recorded, and being further bounded and described as follows:

Easterly by Joseph Street, 40.57 feet;
Southerly by Lot A on said Plan, 62 feet;
Westerly again by said Lot A, 40.57 feet; and
Northerly by Lot 43 on said Plan, 62 feet.

The whole contains 2,517 square feet of land, more or less.