

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 24934
Document Type	: DEED
Recorded Date	: March 13, 2024
Recorded Time	: 02:24:38 PM
Recorded Book and Page	: 82564 / 199
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2983174
Recording Fee (including excise)	: \$3,803.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/13/2024 02:24 PM
Ctrl# 386322 21988 Doc# 00024934
Fee: \$3,648.00 Cons: \$800,000.00

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

After Recording Return To:
 Mystic Valley Regional Charter School
 25 Columbia Street
 Malden, MA 02148

MASSACHUSETTS QUITCLAIM DEED

We, Zi Chi Lee and Leyi Song, husband and wife, as Tenant of Entirety, both of Malden, Middlesex County, Massachusetts, for consideration paid in the amount of Eight Hundred Thousand (\$800,000.00) Dollars

Grant to Mystic Valley Regional Charter School, a body corporate, duly organized by law and holder of a charter duly issued by the Commonwealth of Massachusetts, Department of Elementary & Secondary Education, pursuant to M.G.L. 71, Sec. 89 with an address of 4 Laurel Street, Malden, Massachusetts 02148,

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings there an, situated in Malden, Middlesex County, Massachusetts, and being the premises numbered 25 Columbia Street, and bounded and described as follows:

WESTERLY	by Columbia Street, formerly Everett Street, thirty-one (31) feet;
NORTHERLY	by land now or formerly of Mayo, one hundred and thirteen (113) feet;
EASTERLY	by land now or formerly of Verg, thirty-one (31) feet and;
SOUTHERLY	by a line parallel with the northerly boundary, one hundred and thirteen (113) feet by a passageway.

Together with a right of way in common with others over said passageway.

For Title, see deed dated October 31, 1989 and recorded with the Middlesex South District Registry of Deeds in Book 20176, Page 561.

The grantors hereby waive and release any and all homestead rights pursuant to M.G.L. c. 188 in the within conveyed premises and certify that there is no other person entitled to any such rights.

Property Address: 25 Columbia Street, Malden, MA 02148

Witness our hands and seals this 7th day of March, 2024.

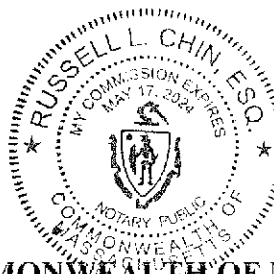
Zi Chi Lee
Zi Chi Lee

Leyi Song
Leyi Song

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 7th day of March, 2024, before me, the undersigned notary public, personally appeared Zi Chi Lee proved to me through satisfactory evidence of identification, which was his MA DL, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of knowledge and belief, and that he signed it voluntarily for its stated purpose.

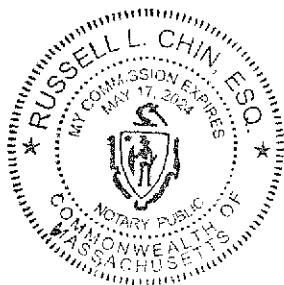


Russell L. Chin
Notary Public: Russell L. Chin
My commission expires: May 17, 2024

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 7th day of March, 2024, before me, the undersigned notary public, personally appeared Leyi Song proved to me through satisfactory evidence of identification, which was her MA DL, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of knowledge and belief, and that her signed it voluntarily for its stated purpose.



Russell L. Chin
Notary Public: Russell L. Chin
My commission expires: May 17, 2024