

Middlesex South Registry of Deeds
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Recording Information

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Recording Fee (including excise)	: \$2,663.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 02/12/2024 12:03 PM
Ctrl# 385460 29449 Doc# 00014352
Fee: \$2,508.00 Cons: \$550,000.00

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

QUITCLAIM DEED

I, Gloria Banyacski, a widow, of Malden, Middlesex County, Massachusetts, for consideration of \$550,000.00 (Five hundred and fifty thousand dollars) paid grant to Mystic Valley Regional Charter School a body corporate duly organized by law and a charter duly issued by the Commonwealth of Massachusetts Department of Education Pursuant to M.G.L. chapter 71 sec. 89 with an address 4 Laurel Street, Malden, Middlesex County, Massachusetts 02148

With QUITCLAIM COVENANTS

The land with the buildings thereon, situated on and numbered 31 in the present numbering of Granite Street in Malden, Middlesex County, Massachusetts, and bounded and described as follows:

Beginning at a point on Granite Street at the Corner of land, now or formerly of Woodward; thence running:

EASTERLY	On Granite Street, forty (40) feet, more or less to land now or Formerly of Nagle; thence turning and running
SOUTHERLY	By land now or formerly of Nagle, two hundred six feet and 3 inches (206' 3") more or less to land now or formerly of Crocker; thence turning and running
WESTERLY	By said land now or formerly of Crocker, fifty-one and 41/100 (51.41) feet more or less to said land now or formerly of the City of Malden; thence turning and running
NORTHERLY	by said land now or formerly of the City of Malden and said land now or formerly of Woodward, one hundred eighty-five and 09/100 (185.09) feet more or less to the point of Beginning on Granite Street.

Being the premises conveyed to Ernest Hayes and Joyce E. Hayes by Charles H. Golden and Catherine J. Golden by deed dated June 6, 1931, recorded In Book 5565, Page 435, but excluding the portion of said premises related to the City of Malden by instrument dated June 23, 1964, and recorded with the Middlesex South District Registry of Deeds in Book 10694, page 185.

Grantor, Gloria Banyacski, hereby releases all estates of homestead in the above-described premises and further certifies under the pains and penalties of perjury that there is no one else that has the benefit of an estate of homestead on this property.

For my title see deed from Hayes, and recorded in the Middlesex South Registry of Deeds, Book 11254, Page 130.

Property Address: 31 Granite St, Malden, MA 02148

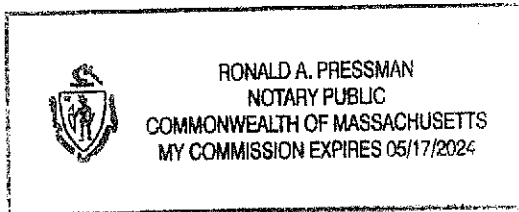
Witness my hand and seal this 22nd day of January 2024

Gloria Banyacski
Gloria Banyacski

Commonwealth of Massachusetts

Middlesex, ss.

On 22nd day of January 2024 before me, the undersigned notary personally appeared, Gloria Banyacski who, proved to me through satisfactory evidence of identification in that she is personally known to me, whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.



Ronald A. Pressman

Notary Public:

My commission expires:

5/17/2024