

Middlesex South Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/29/2025 12:38 PM
Ctrl# 402242 32545 Doc# 00044820
Fee: \$5,928.00 Cons: \$1,300,000.00

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

Property Address: 721-729 Salem Street, Malden, MA

QUITCLAIM DEED

GRANTOR: *MICHAEL J. SMITH, JR., Trustee of 721 Salem Street Trust u/d/t dated September 27, 2006 and recorded in Book 48231, Page 121*

of: *Saugus, Essex County, Massachusetts*

FOR CONSIDERATION OF: *One Million Three Hundred Thousand Dollars (\$1,300,000.00)*

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. Ch. 81 Section 89*

of: *4 Laurel Street, Malden, Massachusetts*

WITH QUITCLAIM COVENANTS,

The land with the buildings thereon, located in Malden, Middlesex County, Massachusetts, bounded and described as follows:

Being shown as the greater part of lot 25 on a Plan of Land of Joshua Webster, Esq., Maplewood, Malden, surveyed by Alonzo Lewis, 1857, recorded with Middlesex South District Deeds at end of Book 785, beginning at a point where the Westerly line of lot 24 on said Plan intersects the new Southerly line of Salem Street, thence running Southerly by said Lot 24 (68.07) feet;

Thence turning and running Westerly by now or late of Johnson (100.46) feet to Myrtle Street;

Thence turning and running Northerly by Myrtle Street (65.91) feet to the new line of Salem Street;

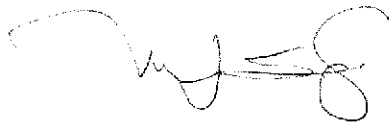
Thence turning and running Easterly by the new line of Salem Street, by two lines measuring 26.24 feet and 74.28 feet, respectively, to the point of the beginning.

The Grantors certify that the premises conveyed hereby is investment property, no persons have any rights of homestead therein.

For Grantor's title see deed dated September 27, 2006 and recorded with the Middlesex South Registry of Deeds in Book 48231, Page 130.

Witness my hand and seal this 25 day of April, 2025.

721 Salem Street Trust

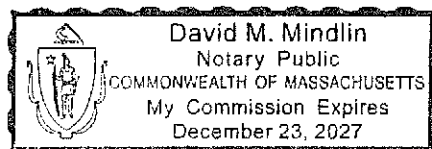
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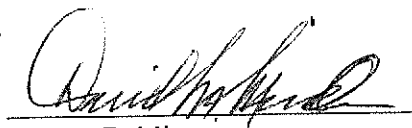
By: Michael J. Smith, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS

ESSAK, SS.

On this 25 day of April, 2025, before me, the undersigned notary public, personally appeared **Michael J. Smith, Jr.**, and proved to me through satisfactory evidence of identification, which were MA licence to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Trustee of the 721 Salem Street Trust.





Notary Public:

My Commission Expires: