

Address of Locus:

44 Medford Street, Somerville, Massachusetts; 48 Medford Street, Somerville, Massachusetts; 10-14 Ward Street, Somerville, Massachusetts, 46 Medford Street, Somerville, Massachusetts and 27 Horace Street, Somerville, Massachusetts



2011 00061132

Bk: 56677 Pg: 580 Doc: DEED
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QUITCLAIM DEED

We, Francis L. DiCecca and Louis V. DiCecca, both Individually and as Trustees of The DiCecca Family Trust u/d/t February 10, 1992 and recorded with the Middlesex South Registry of Deeds at Book 21796, Page 364 both being unmarried of Medford, Massachusetts, for consideration paid and in full consideration of One and no/100 (\$1.00) Dollar

Grant to F & L Realty Development, LLC, a Massachusetts Limited Liability Company, with an address of 46 Medford Street, Somerville, Massachusetts 02143

with quitclaim covenants

all of our right title and interest in the following six parcels of land with the buildings thereon, all located in Somerville, Middlesex County Massachusetts:

Parcel 1

A certain parcel of land with the buildings thereon, situated in Somerville, Middlesex County, Massachusetts and bounded and described as follows:

Beginning at a point on the Westerly side of Medford Street at the Northeasterly corner of land now or late of Robert Barrett, thence running Northerly on said Medford Street, twenty-five (25) feet to Ward Street; thence Northwesterly on Ward Street seventy-eight and 87/100 (78.87) feet; thence turning at a right angle and running Southerly sixty-six and 37/100 (66.37) feet to the Northwesterly corner of said Barrett land; thence running Easterly on said Barrett land one hundred (100) feet to the point of beginning.

Being the premises known and numbered as 46 Medford Street.

Parcel 2

A certain parcel of land, situated in Somerville, Middlesex County, Massachusetts, described as follows:

48 Medford St./2 Ward St.

Land bounded easterly by Medford St.,
Westerly by land of Ciganelli and
Northerly by land of Piccolo and Piccolo
Southerly by Ward St.,

Being the premises known as and numbered as 48 Medford Street/2 Ward Street.

Parcel 3

A certain parcel of land with the buildings thereon, situated in Somerville, Middlesex County, Massachusetts, bounded and described as follows:

SOUTHERLY on Medford Street, thirty-one (31) feet, thence turning and running
WESTERLY one hundred (100) feet; thence turning and running
NORTHERLY parallel with said Medford Street, thirty-one (31) feet, thence turning and running
EASTERLY one hundred (100) feet to the point of beginning.

Being the premises known and numbered as 44 Medford Street.

Cicatelli & Cicatelli
266 Main Street
Stoneham, MA 02180

Parcel 4

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

A certain parcel of land with the buildings thereon, situated in said Somerville, being lots numbered nine (9) and ten (10) on a plan of land dated Boston, January 5, 1855, Alex Wadsworth Surveyor, recorded with Middlesex South District Registry of Deeds, at the end of Book 728, and bounded and described as follows, to wit:

SOUTHERLY by a passageway (once called Horace Street) fifty (50) feet;
WESTERLY by lot numbered eleven (11) on said plan seventy-five (75) feet;
NORTHERLY by lot numbered five (5) on said plan thirty-nine and one-twelfth ($39 \frac{1}{12}$) feet;
EASTERLY by lots numbered two (2), three (3) and four (4) and lot unnumbered on said plan seventy-nine and one-third ($79 \frac{1}{3}$) feet.

Subject, however, to the right (if any) which anyone may have to use the westerly side of said lot ten (10) as a passageway, said passageway being ten (10) feet wide, running back from said street thirty-five (35) feet; and one-half of the same being on said lot ten (10) and the other half thereof on said lot eleven (11). Hereby conveying a right to use the passageway last mentioned; the passageway first mentioned now being called Ward Street.

Excluding therefrom the following conveyed to Augusto F. Cinganelli by deed recorded Middlesex So. Deeds Book 8337, Page 474, viz:

The land in Somerville, Middlesex County, Massachusetts being bounded and described as follows:

A certain parcel of land being part of Lot 9 shown on a Plan of Medford Street at East Cambridge, dated January 5, 1855 by Alex Wadsworth, Surveyor, bounded and described as follows:

Beginning at the corner of Lots 3, 4 and 9 and running Southerly 20.74 feet along Lot 3 to corner.

Thence turning and running Northwesterly 21.40 feet to a corner.

Thence turning and running Easterly 5.25 feet to the point of beginning.

Containing 48 square feet of land more or less.

Parcel 5

A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts comprising Lots 24 and 25 on a plan of the "Ward Estate" recorded with Middlesex South Deeds Book of Plans 17 Plan 89;

Also Lot numbered 11 on plan made by Wadsworth, recorded with said Deeds at the end of Book 728, bounded:

Southerly by Ward Street, 88 and $5/10$ s feet;

Westerly by Horace Street, 77 feet;

Northerly by Lot 26 on plan of "Ward Estates", 63 and 5/10s feet;

Easterly on Lot 6 on said Wadsworth plan 4 feet and 8 ½ inches;

Northwesterly on said Lot 6, 22 feet and 9 inches;

Easterly by Lot numbered 5 on said Wadsworth plan, 9 feet; and

Southeasterly by Lot numbered 10 on said Wadsworth plan, 75 feet.

Containing in all about 6,832 5/10s square feet of land.

Be any and all of said measurements more or less, or however they may be.

Subject to easements of record, if any there be.

Parcel 6

The land in Somerville, Middlesex County, Massachusetts, with the buildings thereon, being shown as Lot B on a Plan entitled "Plan of Land owned by Charles J. LaVoie, Somerville, Mass., Scale 1"= 20', dated November 8, 1974, by Fred W. Gould, Surveyor," bounded and described according to said plan as follows:

WESTERLY	by Horace Street, 42 feet;
NORTHERLY	by Lot C and Lot D as shown on said plan, 94.17 feet;
NORTHWESTERLY	by Lot D, 15.38 feet;
NORTHEASTERLY	by Lot A, as shown on said plan, the line running in part through the middle of a 12" brick wall, 47.00 feet;
SOUTHEASTERLY	5.45 feet;
NORTHEASTERLY	5.5 feet;
SOUTHEASTERLY	4.33 feet;
SOUTHERLY	34.75 feet;
SOUTHWESTERLY	9.0 feet;
SOUTHEASTERLY	22.75 feet;
WESTERLY	4.71 feet; and
SOUTHERLY	63.5 feet.

Said Lot B contains 5,212 square feet according to said plan.

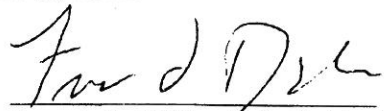
Subject to restrictions of record insofar as now in force and applicable.

By this deed, the Trustees are distributing the property to Francis L. DiCecca and Louis V. DiCecca, being all of the beneficiaries of The DiCecca Family Trust, pursuant to Article VII, 2(b) and Article VI, (4) of the Second Amendment of The DiCecca Family Trust recorded in Book 21796, Page 364, said beneficiaries having joined in on this deed to F & L Realty Development, LLC.

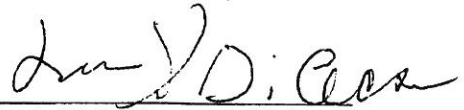
No Title Search or Medicaid Planning was requested or performed in connection with the preparation of this deed.

For grantor's title, see deed of Camillo V. DiCecca and Mary T. DiCecca dated February 26, 1992 recorded with the Middlesex South Registry of Deeds at Book 21796, Page 388, Confirmatory deed of Camillo V. DiCecca and Mary T. DiCecca dated August 26, 1992 recorded with the Middlesex South Registry of Deeds at Book 22343, Page 301 and deed of deed of Camillo V. DiCecca and Mary T. DiCecca, individually and as Trustees of the DiCecca Family Trust dated February 26, 1992 recorded with the Middlesex South Registry of Deeds at Book 21796, Page 391.

Witness our hands and seals this 30th day of March, 2011.



Francis L. DiCecca, Individually
and as Trustee of
The DiCecca Family Trust




Louis V. DiCecca, Individually
and as Trustee
The DiCecca Family Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

MARCH 30, 2011

On this 30th day of March, 2011, before me, the undersigned notary public, personally appeared Francis L. DiCecca and Louis V. DiCecca, Individually and as Trustees of The DiCecca Family Trust, proved to me through satisfactory evidence of identification, which were driver's licenses 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.



Steven L. Cicatelli
Notary Public
My Commission Exp: 7/30/15