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RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

Francis X. Messina of 160 West Street, Braintree, Norfolk County, Massachusetts,
for nominal non-monetary consideration paid,

grants to MESSINA COMMERCIAL PROPERTIES LLC, a Massachusetts
limited liability company, with a business address of 400 Franklin Street, Braintree,
Massachusetts

WITH QUITCLAIM COVENANTS

That certain parcel of land, together with the buildings and other structures
thereon, as more particularly described in Exhibit A attached hereto.

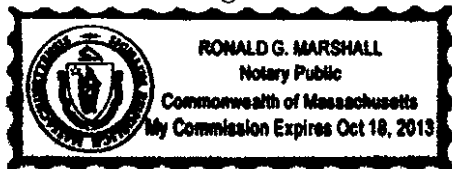
The nominal non-monetary consideration for this conveyance is due to such
conveyance being to a limited liability company in which the grantor is the sole
beneficial owner of grantee.

WITNESS my hand and seal this 26th day of May, 2009.

[Signature]
Francis X. Messina

Commonwealth of Massachusetts)
Norfolk County) ss.

On this 26th day of May, 2009, before me, Ronald G. Marshall the
undersigned notary public, personally appeared the above named Francis X.
Messina and proved to me through satisfactory evidence of identity which was his
driver's license, to be the person whose name is signed on the foregoing instrument
and acknowledged to me that he signed it voluntarily for its stated purpose,



[Signature]
Notary Public, My commission expires:
Ronald G. Marshall Oct. 18, 2013

Property Address: 183 Pearl Street, Braintree, MA

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EXHIBIT A
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183 Pearl Street, Braintree, Norfolk County, Massachusetts

The land in Braintree, Norfolk County, Massachusetts, bounded and described as follows:

BEGINNING at a point on the Southerly side line of Pearl Street at the Northeasterly corner of land now or formerly of Abrasive Products Company;

Thence running EASTERLY 150 feet by Pearl Street to a point for a corner;

Thence running SOUTHERLY 100 feet to a point in the River;

Thence running WESTERLY 150 feet by the River to said Company land; and

Thence running NORTHERLY 100 feet by said Company land to the point of beginning.

Said premises also being shown as Plot 1C on Town of Braintree Assessors Plan 1030 and containing, according to said Assessors Plan, 15,000 square feet of land more or less. Said premises are also conveyed subject to existing matters of record.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the deed to the grantor herein and in all other instruments of record, to the extend now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

For Grantor's title, see deed recorded with Norfolk County Registry of Deeds, Book 24215, Page 466.