

Locus: 386 - 394 Watertown Street, Newton, Massachusetts

QUITCLAIM DEED

JOHN MULA, a/k/a JOHN L. MULA, as TRUSTEE of the J.L.M. REALTY TRUST, w/d/t dated July 27, 1998 and recorded in the Middlesex South Registry of Deeds in Book 28881, Page 309, having an address of Newton, Massachusetts 02458

for consideration paid and in full consideration of **ONE MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$1,500,000.00)**

grant to **NEWTON PARK WATERTOWN REALTY, LLC**, a Massachusetts limited liability company, having an address of c/o Fletcher Tilton PC, 100 Franklin Street, Suite 404, Boston, Massachusetts 02110

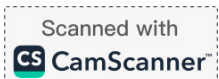
with **QUITCLAIM COVENANTS**

Three certain parcels of land with the buildings, structures and improvements thereon located in Newton, Middlesex County, Massachusetts, bounded and described as follows:

PARCEL ONE

A certain parcel of land with the buildings thereon situated in Newton in the County of Middlesex at 386-390 Watertown Street, being shown as the northerly portion of Lot 3 on a plan dated December 22, 1892, recorded with the Middlesex South District Registry of Deeds at the end of Book 2171, and bounded:

- NORTHWESTERLY** Watertown Street, 50 feet;
- NORTHEASTERLY** by Lot 4 on said plan, 81.40 feet;
- SOUTHEASTERLY** by the southerly portion of Lot 3, 50 feet; and
- SOUTHWESTERLY** by Lot 2 on said plan, 86.60 feet.



Containing 4100 square feet of land, be any or all of said measurements and contents more or less, or however otherwise the premises may be bounded and measured. The premises are conveyed subject to an 8-foot passageway for the benefit of the southerly portion of said Lot 3.

PARCEL TWO

The land in that part of Newton known as Nonantum with the buildings, structures and improvements thereon, bounded and described as follows:

Beginning at the Southeasterly corner of the granted premises, thence running:

- NORTHERLY fifty-eight (58) feet to land now or formerly of Burofski; thence turning and running;
- WESTERLY by said land now or formerly of Burofski, fifty (50) feet; thence turning and running;
- SOUTHERLY fifty-eight (58) feet; thence turning and running; and
- EASTERLY fifty (50) feet to the point of beginning.

Containing twenty-nine hundred (2,900) square feet more or less and being the Southern portion of a lot of land described in deed of Bacon to Burofski, dated December 27, 1892, recorded with Middlesex South District Deeds in Book 2171, Page 305.

The Premises are conveyed together with a right of way for all and customary purposes over a strip of land eight (8) feet wide over the northern portion of said land now or formerly of Burofski, bounded and described as follows:

Beginning at the Northwest corner of said lot of said Burofski, thence running;

- EASTERLY on Watertown Street, eight (8) feet; thence turning and running;
- SOUTHERLY to Northerly boundary of the above granted premises ninety-one (91) feet, more or less, thence turning and running;
- WESTERLY by said Northerly boundary of the granted premises eight (8) feet to the Westerly boundary line of said land now or formerly of Burofski, thence turning and running; and

NORTHERLY by said boundary line, ninety-one (91) feet more or less to the point of beginning; however, the same may be described.

PARCEL THREE

A certain parcel of land situated in Newton being Lot No. 3 as shown on a plan entitled Subdivision of Land in Newton, Massachusetts belonging to Amato Pescosolido, dated September 1925, Rowland H. Barnes and Henry F. Beal, C.E., being duly recorded with Middlesex South District Registry of Deeds as Plan No. 2 of 1925 in Plan Book 365, and more particularly described as follows:

Beginning at the Southeasterly corner of the granted premises and running

SOUTHWESTERLY of the granted premises by the land of Holmes to Lot No. 2 of said plan, thirty-three (33) feet; thence turning and running;

NORTHWESTERLY of the granted premises by Lot No. 2 of said plan, seventy (70) feet to lot No 1 of said plan; thence turning and running

NORTHEASTERLY of the granted premises by part of Lot No. 1 of said plan, thirty-six and 37/100 (36.37) feet to the land now or formerly of Burofski; thence turning and running

SOUTHEASTERLY by the granted premises by the land now or formerly of Burofski, and the land of the grantor, seventy and 09/100 (70.09) feet to the point of beginning; however, the same may be described.

Containing 2,430 square feet more or less.

This is not homestead property.

Parcel One is the same premises conveyed to John Mula, Trustee of J.L.M. Realty Trust u/d/t dated July 27, 1998 by deed of Harvey Cohen dated July 27, 1998 and recorded with the Middlesex South District Registry of Deeds in Book 28881, Page 318.

Parcels Two and Three being the same premises conveyed to John L. Mula, Trustee of J.L.M. Realty Trust u/d/t dated July 27, 1998 by deed of John L. Mula, Trustee of the SMC Watertown Street Realty Trust dated November 18, 2015 and recorded with the Middlesex South District Registry of Deeds in Book 72516, Page 57.

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Executed as a sealed instrument this 24th day of February, 2025.

J.L.M. REALTY TRUST

By:

[Signature]
John Mula, a/k/a John L. Mula, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of *Middlesex*, ss.

On this 24th day of February, 2025, before me, the undersigned notary public, personally appeared John Mula, a/k/a John L. Mula, proved to me through satisfactory evidence of identification, which was [] photographic identification with signature issued by a federal or state governmental agency, [] oath or affirmation of a credible witness, [] personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the J.L.M. Realty Trust, a Trust as the voluntary act of the Trust.

Linda M. Rioux
Notary Public: *Linda M. Rioux*
My commission expires: *9/5/2025*

[signature page – Deed]

