



MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 12/08/2020 02:25 PM  
ID: 1411235 Doc# 20201208006330  
Fee: \$1,539.00 Cons: \$337,500.00

QUITCLAIM DEED

I, **Patrick J. Lane, Trustee of the XXI Middlesex Real Estate Trust** u/d/t dated June 2, 2003 and recorded with Essex South District Registry of Deeds Book 21481 Page 359, of Haverhill, Massachusetts

*For consideration paid and in full consideration of*

**Three Hundred Thirty-Seven Thousand  
Five Hundred (\$337,500.00) Dollars**

*Grant to*

**Alain Sfeir, Trustee of the Middlesex Haverhill Realty Trust** u/d/t dated December 8, 2020

*Of* 30 Catesby Lane, Bedford, New Hampshire 03110

*With Quitclaim Covenants*

The land in said Haverhill, Essex County, Massachusetts, with the buildings thereon, bounded and described as follows:

SEE ATTACHED EXHIBIT 'A'

Being the same premises conveyed to grantor by deed dated August 7, 2003 and recorded with Essex South District Registry of Deeds Book 21481 Page 366.

[signature page to follow]

Property Address: 15 Middlesex Street, Haverhill, MA

*This is not homestead property of the within grantor.*

Witness my hand and seal this 8<sup>th</sup> day of December, 2020

**THE XXI MIDDLESEX  
REAL ESTATE TRUST**

by: *Patrick J. Lane*  
Patrick J. Lane, Trustee

*Commonwealth of Massachusetts*

Essex, ss

December 8, 2020

On this 8<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared **Patrick J. Lane, as Trustee**, who proved to me through satisfactory evidence of identification, which was/were NH Driver's License to be the person whose name is are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, on behalf of the Trust.

*Michael J. Migliori*, Notary Public  
My commission expires:



EXHIBIT 'A'

21 Middlesex Street  
Haverhill, MA

A certain parcel of land, with the buildings thereon, situated on the Northerly side of Middlesex Street in the Bradford District of said Haverhill, bounded and described as follows: Beginning at an iron post in said side of said Street at the South-westerly corner of the parcel hereby conveyed at a Right of Way; thence Easterly by said Middlesex Street 105.82 feet to an iron pin driven in the ground and land now or formerly of Ellison Coal & Grain Company; thence North-easterly by said land Ellison Coal & Grain Company 103.60 feet to land of the Boston & Maine Railroad and an iron post; thence Westerly by land of said Boston & Maine Railroad 45 feet to an iron post; thence Southerly by said Railroad land 2.26 feet to an iron post; thence again Westerly by said Railroad land 70.54 feet to an iron post; thence again Westerly by said Railroad land in a slightly different direction 12.78 feet to an iron post; thence Southerly 41.09 feet to an iron post; thence Easterly by the Northerly line of a strip of land marked "Right of Way" on the Plan hereinafter mentioned, 13.02 feet to an iron post; thence Southerly by the Easterly line of said Right of Way 55.9 feet to said iron post in the Northerly side of said Middlesex Street and the point of beginning, containing 11,350 square feet, more or less, and being hereby conveyed together with the right to pass and repass in common with all persons, firms or corporations legally entitled thereto over and upon said strip of land marked "Right of Way" lying next Westerly of the Southwesterly portion of the premises hereby conveyed, said Right of Way being described in a deed from Old Colony Trust Company, Trustee, to said Ellison Coal & Grain Co. dated October 11, 1938, recorded in Essex Deeds, South District, Book 3160, Page 541, said lot hereby conveyed comprising the Westerly portion of the lot described in said deed.

Said parcel, together with other land of Ellison Coal & Grain Co. and also said Right of Way are shown on Plan entitled "Plan of Land in Haverhill, Massachusetts, owned by Ellison Coal & Grain Co., dated August 2, 1955", drawn by Ralph B. Brasseur, C.E., recorded in Essex South Registry of Deeds, and to which Plan reference is hereby made for a more particular description of the granted premises.

Subject to any other easements, restrictions and reservations of record insofar as the same are in effect and applicable and not intending to renew or reinstate the same.