

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
608	DEED		18987/569	04/15/1988	1.00
Property-Street Address and/or Description					
MURRAY PCL A					
Grantors					
MALDEN HOSPITAL					
Grantees					
NORTH SUBURBAN REALTY INC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

DEED

THE MALDEN HOSPITAL, a Massachusetts corporation (the "Grantor") with a principal place of business on Hospital Road in Malden, Middlesex County, Massachusetts, for one dollar (\$1.00) consideration paid, hereby grants to NORTH SUBURBAN REALTY, INC., a Massachusetts corporation (the "Grantee") having a post office box address of Hospital Road, Malden, Massachusetts 02148, with QUITCLAIM COVENANTS, a certain parcel of land with all buildings, facilities and improvements thereon situated in Medford, Middlesex County, Massachusetts (the "Property"), the same being shown as Parcel A on a plan entitled "Plan of Land Malden and Medford, Mass. for The Malden Hospital", dated March 25, 1987, drawn by Carter and Towers Engineering Corp., recorded with Middlesex South District Registry of Deeds at the end of Book 18298, bounded and described according to said plan, as follows:

- NORTHEASTERLY by land of New England Telephone & Telegraph, 220.00 feet;
- NORTHEASTERLY by Murray Street, 40.31 feet;
- NORTHWESTERLY,
NORTHERLY &
NORTHEASTERLY by Murray Street, 79 feet, more or less;
- SOUTHEASTERLY by the Medford-Malden town line, 340 feet, more or less;
- SOUTHWESTERLY by Parcel 1 as shown on said plan, by three (3) lines respectively measuring, 118 feet, more or less, 68.70 feet, and 105.50 feet;
- SOUTHERLY by Parcel 1 as shown on said plan, 76.80 feet; and
- NORTHWESTERLY by land of Black, Toppi, Barker and Martignetti, 322 feet.

Containing 105,204 square feet of land (calc & scaled), more or less, according to said plan.

For Grantor's title to the Property, see deed of George A. Doran, dated June 23, 1961, recorded with said Deeds in Book 9834, Page 184, and deed of Willard Welsh et al, Trustees, dated June 25, 1928, recorded with said Deeds in Book 5408, Page 58.

Property: Murray St, Medford

500 25.00 57,125.00 25,125.00

The Property is conveyed together with the non-exclusive appurtenant right and easement to (a) use the existing access driveways off of Hospital Road and Savin Street which serve Parcel 1 as shown on said plan (the "Grantor's Remaining Land"), and to (b) construct an extension (the "Driveway Extension") of the existing access driveway off of Savin Street to the southwesterly sideline of the Property, for purposes of ingress to and egress from the parking area servicing the Property and a new service access way on the Property, but for no other purposes. The costs to construct and maintain the Driveway Extension shall be borne solely by the Grantee.

The Grantor reserves as appurtenant to the Grantor's Remaining Land, the exclusive right and easement, from time to time, to relocate either or both of the existing access driveways and/or the Driveway Extension, or any portions thereof, provided that any such relocations shall continue to provide the Property with reasonable ingress and egress for the aforementioned purposes. Any such relocation shall be at the sole expense of the Grantor, and the costs associated with the maintenance of the relocated access driveways and Driveway Extension shall continue to be borne as set forth above.

Promptly after the construction of the Driveway Extension on the Grantor's Remaining Land, the Grantee shall at its sole expense, prepare and record with said Deeds, a plan clearly depicting the location of the two existing access driveways on the Grantor's Remaining Land, and the Driveway Extension.

If at any subsequent time, the access driveways and/or the Driveway Extension, shall be relocated, a plan depicting the same as relocated, shall promptly be prepared by the Grantor and recorded with said Deeds, and the cost of such plan and recording fees therefor shall be borne equally by the Grantor and the Grantee.

Notwithstanding anything to the contrary contained herein, Grantee shall not exercise any of its rights to construct the Driveway Extension without first submitting appropriate plans and specifications to Grantor for its written approval, which approval shall not be unreasonably withheld. In granting its approval, Grantor shall have the right to impose conditions which reflect the uses being made on Grantor's Remaining Land, such as the time when construction of the Driveway Extension shall occur.

The rights and easements herein granted and reserved shall be appurtenant to the Property or the Grantor's Remaining Land, as the case may be, and shall run with the land, thereby inuring to the benefit of or binding, as the case may be, the respective successors and assigns of the Grantor and Grantee.

The Grantee joins in this Deed for the purpose of receiving the benefits of and being bound by the foregoing appurtenant rights and easements.

Executed under seal this 11 day of March, 1988

NORTH SUBURBAN REALTY INC.
(Grantee)

THE MALDEN HOSPITAL
(Grantor)

By: [Signature]
Stanley Krygowski, President
By: [Signature]
Gerald F. O'Neill, Treasurer

By: [Signature]
Philip J. Johnson, Senior Vice President
By: [Signature]
David Tagliamonte, Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss

March 11, 1988

Then personally appeared the above named Philip J. Johnson and acknowledged the foregoing instrument to be the free act and deed of The Malden Hospital, before me

[Signature]
Notary Public

My Commission Expires: 2/5/93

COMMONWEALTH OF MASSACHUSETTS

, ss

March 11, 1988

Then personally appeared the above named Stanley W. Krygowski and acknowledged the foregoing instrument to be the free act and deed of North Suburban Realty Inc., before me

[Signature]
Notary Public

My Commission Expires: 2/5/93