

**After recording return to:**

City of Somerville  
Law Department  
93 Highland Avenue  
Somerville, MA 02143  
ATT: Catherine A. Lester Salchert, Esq.

RECORDING INFORMATION AREA

**QUITCLAIM DEED**

**299 BROADWAY PROPERTY OWNER LLC**, a Massachusetts limited liability company with a usual address of c/o Nutter McClennen & Fish LLP, 155 Seaport Boulevard, Boston, Massachusetts 02210 (“Grantor”), for consideration of Two Million Four Hundred Ninety Thousand Three Hundred and Seventy-Five Dollars and 00/100 (\$2,490,375.00), grants to the **SOMERVILLE REDEVELOPMENT AUTHORITY** (the “SRA”), a redevelopment authority as defined in Massachusetts General Laws, Chapter 121B, with an address of c/o City Hall, 93 Highland Avenue, Somerville, Massachusetts 02143,

**WITH QUITCLAIM COVENANTS,**

A certain parcel of land located along Sewall Street in the City of Somerville, Middlesex County, containing 7,936 square feet (0.182 acres), more or less, and known as 30 Sewall Street and shown as Lot 5 on a plan entitled “Subdivision Plan of Land, Mark Development, LLC” dated March 7, 2025, prepared by Control Point Associates, Inc., (the “Premises”) recorded with the Middlesex County South District Registry of Deeds (the “Registry”) in Plan Book \_\_\_\_\_, Plan \_\_\_\_\_. [Note: Subdivision Plan anticipated to be recorded the week of June 16, 2025]

Said Premises are conveyed subject to and with the benefit of those rights and easements created in that certain Easement Agreement between the SRA and the Grantor of even date and recorded herewith and all other easements, rights and restrictions of record insofar as the same may be in force and effect.

Said Premises are conveyed subject to a covenant that after completion of construction of improvements on the Premises by the Grantor, said Premises are to be used in perpetuity as a civic space, subject to the rights of Grantor as set forth in the Easement Agreement recorded herewith.

Grantor is not classified as a corporation for federal tax purposes for the current taxable year.

Property: 30 Sewall Street, Somerville, MA

This sale does not constitute a transfer or sale of all or substantially all of the assets of Grantor within the Commonwealth of Massachusetts.

No Massachusetts deed excise taxes are required hereunder pursuant to Massachusetts General Laws Chapter 64D, §1.

Said Premises being a portion of the property conveyed to Grantor by Quitclaim Deed dated September 18, 2023, recorded with the Registry of Deeds in Book 82094, Page 63 and filed for registration with the Middlesex South Registry District of the Land Court as Document No. 1945745. See also order of deregistration recorded with the Registry in Book 82861, Page 450. Lot 5 contains no registered land.

Executed under seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

**299 BROADWAY PROPERTY OWNER LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Authorized Signatory

[NOTE: Deed to be signed by one of the authorized real estate signatories set forth on the Certificate of Good Standing to be provided and recorded along with this Deed]

**COMMONWEALTH OF MASSACHUSETTS**

\_\_\_\_\_ ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, being his driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as the Authorized Signatory of 299 Broadway Property Owner LLC, and as the duly authorized free act and deed of the limited liability company.

\_\_\_\_\_  
Notary Public  
My Commission Expires: