

8914 312

City of Boston, a municipal corporation in the Commonwealth of Massachusetts, in consideration of the sum of Five Hundred Dollars (\$500.00)

9/2-176

to it paid, the receipt whereof is hereby acknowledged, does hereby grant to

John C. Jones
102 Cedar Street
Roxbury, Massachusetts

all the right, title and interest of the City of Boston acquired under tax lien foreclosed, in and to the following described parcel (s) of land in said Boston:

DESCRIPTION:

Parcel 1:

Land, with the buildings thereon, on the southwesterly side of Woodville Street, numbered twenty (20) in the numbering of said Woodville Street, between an estate now or formerly of Antranooki A. Melikian (numbered 22) and an estate now or formerly of Joseph P. Jackson and another (numbered 16) and supposed to contain about thirty-four hundred seventy-nine (3479) square feet.

Said land is situated in Block 31A, in the Roxbury District shown on the Boston Assessors' plans of said City, filed in the office of the Board of Assessors.

For title to City of Boston, see Land Court #49484 T.L. foreclosing August 2, 1976, all rights of redemption.



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There has been full compliance with the provision of G. L. (Ter. Ed.), Ch. 44, Sec. 63A.

IN WITNESS WHEREOF the City of Boston has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by James V. Young

Collector-Treasurer of the City of Boston, this fifth day of November 1976.



CITY OF BOSTON

By:

James V. Young
Collector-Treasurer of the City of Boston.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

Boston, Mass., November 5, 1976.

Then personally appeared the above-named James V. Young Collector-Treasurer of the City of Boston, and acknowledged the foregoing instrument to be the free act and deed of the City of Boston.

Approved as to form:

Before me,

James J. Young
Notary Public.

My commission expires 10-17-1980

Richard P. Grant
Corporation Counsel of the City of Boston.

City of Boston

Witness our hands and seals this 21st day of June 1933.

John L. Spencer
John L. Spencer

Mary L. Spencer
Mary L. Spencer

The Commonwealth of Massachusetts

Suffolk ss. June 21, 1933

Then personally appeared the above named John L. Spencer and Mary L. Spencer and acknowledged the foregoing instrument to be their free act and deed before me

Harry E. Shalick
Harry E. Shalick, Justice of the Peace

My commission expires January 26, 1934



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Attested hereto
Francis M. Roache
 Francis M. Roache
 Register of Deeds
 Suffolk District

MASSACHUSETTS QUITCLAIM DEED

I, John C. Jones, trustee of Homeport Highland Realty Trust of 176-180 Quincy Street, Boston, MA for consideration paid, and in full consideration of One AND 00/100 Dollars (U.S. \$1.00) grant to John C. Jones, Individually, of 176-180 Quincy Street, Boston, Massachusetts with *quitclaim covenants* the following property in Suffolk County, Massachusetts.

A certain parcel of land with the buildings thereon known as 176-180 Quincy Street, being the property situated in that part of Boston, formerly called Dorchester, and shown as Lot "D" on a plan by H.H. Moses, dated August 5, 1907, and recorded with Suffolk Deeds, Book 3229, Page 417, and bounded and described as follows:

SOUTHWESTERLY:	by Quincy Street, twenty-nine (29) feet;
SOUTHEASTERLY:	by land of owner unknown, seventy-eight and 37/100 (78.37) feet;
NORTHEASTERLY:	by Lot "C" on said plan, twenty-five (25) feet;
NORTHWESTERLY:	by said Lot "C" eight and 55/100 (8.55) feet;
NORTHEASTERLY	again by said Lot "C" four (4) feet; and
NORTHWESTERLY:	again by part of said Lot "C" and by Lots "B" and "A" on said plan together aggregating seventy-four (74) feet.

Said parcel of land is estimated to contain 2281 square feet; all as shown on said plan or however otherwise bounded, measured or described, be all or any of said measurements more or less.

The premises are conveyed subject to all easements, restrictions, encumbrances, and taking of record insofar as presently in force, outstanding, or applicable and any and all liens for municipal taxes and assessments including specifically real estate taxes and water and sewerage charges assessed through January 1, 1979, which the grantee by acceptance of this deed assumes to pay.

ENCOMPASS LAW, LLC
 10 HOLDEN STREET STE. 8
 MALDEN, MA 02148

John C. Jones

For title see Deed recorded at the Suffolk County Registry of Deeds in Book 11250 Page 33, 11/17/84.

Witness my/our hand(s) and seal(s) this 12th day of December, 2006.

John C. Jones

John C. Jones, trustee of Homeport Highland Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 12th day of December, 2006, before me, the undersigned notary public, personally appeared , proved to me through satisfactory evidence of identification, which was/were [Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Eunmi Lee
Notary Public:
My Commission Expires:

PROPERTY ADDRESS: 176-180 Quincy Street (Dorchester) Boston, Massachusetts

