

Suffolk County Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 01/09/2024 01:47 PM
Ctrl# 235653 28439 Doc# 00001466
Fee: \$22,800.00 Cons: \$5,000,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Property Address: Condominium Penthouse Unit, 1A Joy Street, Boston, MA

QUITCLAIM DEED

SAMUEL E. DELUCA, TRUSTEE of the 1A JOY REALTY TRUST u/d/t dated January 4, 2024, u/d/t dated November 24, 2008, as evidenced by a Trustee Certificate, recorded herewith, of Boston, MA ("Grantor"),

For consideration paid and in full consideration of FIVE MILLION (\$5,000,000.00) DOLLARS,

Grants to NORTHEASTERN UNIVERSITY, with a mailing address c/o Real Estate, 360 Huntington Avenue 122SS, Boston, MA 02115 ("Grantor"),

With *QUITCLAIM COVENANTS*,

The Condominium Unit known as Condominium Penthouse Unit (the "Unit"), in the condominium (the "Condominium") known as One A Joy Street Condominium and established by Master Deed dated August 19, 1999 and recorded on August 27, 1999 with the Suffolk County Registry of Deeds, as Book 24145, Page 264, as the same from time to time may be amended (the "Master Deed").

The post office address of the condominium is 1A Joy Street, Boston, MA 02108-1403.

The land which is subject to the Condominium is described in said Master Deed. This Deed and the Unit, and the Condominium, are subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended ("Chapter 183A").

The Unit is shown on the Master Plans of the Condominium which were recorded with the Suffolk County Registry of Deeds on August 27, 1999 and recorded in Book 24145, Page 264.

The Unit is conveyed subject to the matters set forth in the Declaration of Trust of the Condominium Trust, dated August 19, 1999 and recorded on August 27, 1999 with the Suffolk County Registry of Deeds as Book 24145, Page 291 as the same may be from time to time amended, together with the By-Laws and Rules and Regulations, as the same may be from time to time amended.

Said Unit is conveyed subject to the matters set forth in the Master Deed dated August 19, 1999 and recorded on August 27, 1999 with the Suffolk County Registry of Deeds as Book 24145, Page 264, as the same from time to time be amended.

Said Unit is conveyed subject to easements, rights and restrictions set forth in a deed from One A Joy Street, LLC to Robert A. Goff and Jennifer M. Goff dated March 9, 2000 and recorded with Suffolk County Registry of Deeds in Book 24761, Page 331.

The undersigned Grantor hereby releases any and all homestead rights in the premises and further certifies that there are no other persons entitled to the benefit of a homestead.

Meaning and intending to describe and convey the same premises conveyed to Grantor by Quitclaim Deed dated January 4, 2024 and recorded with the Suffolk County Registry of Deeds in Book 69781, Page 103.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

EXECUTED as a sealed instrument this 4th day of January, 2024.

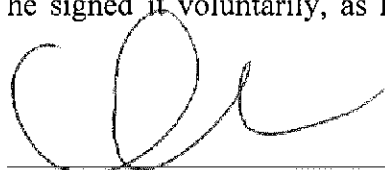


Samuel E. DeLuca, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 4th day of January, 2024, before me, the undersigned notary public, personally appeared Samuel E. DeLuca, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as his free act and deed, as Trustee of the 1A Joy Realty Trust.



Notary Public
My Commission Expires:
Seal of Notary

