



2007 00025451

Bk: 41388 Pg: 194 Doc: UD
Page: 1 of 2 03/02/2007 08:59 AM

RESIDENTIAL CONDOMINIUM UNIT DEED

We, Lynne M. Anderson and Chad P. Callanan ("Grantors"), both of Boston, Massachusetts

For consideration paid of One Million Two Hundred Fifty Thousand and 00/100 (\$1,250,000.00) Dollars

Grant to Northeastern University, a Massachusetts educational institution with an address c/o The Office of the Treasurer, 360 Huntington Avenue, Boston, MA 02115

With QUITCLAIM COVENANTS

Condominium Two, also known as Unit #2 and Unit Two (the "Unit"), in the One A Joy Street Condominium located in Boston, Suffolk County, Massachusetts, and established pursuant to M.G.L. Chapter 183A, by a Master Deed dated August 19, 1999 and recorded with the Suffolk County Registry of Deeds (the "Registry") on August 27, 1999, in Book 24145, Page 270 (the "Master Deed"), and shown on a plan recorded in the Registry therewith.

The Unit is shown on the floor plans of the building filed with the Master Deed and on a plan recorded with the first deed of this Unit, to which is affixed a verified statement in the form provided by Section 9 of said M.G.L. Chapter 183A.

The Unit is conveyed subject to and with the benefits of the obligations, restrictions, rights and liabilities contained in said M.G.L. Chapter 183A, the Master Deed, and the Declaration of Trust establishing the One A Joy Street Condominium Trust dated August 19, 1999 and recorded in the Registry in Book 24145, Page 291 (the "Declaration of Trust") and the By-Laws of One A Joy Street Condominium Trust, all as amended of record.

The Unit is intended for residential purposes and such other uses as are set forth in the Master Deed.

The post office address of the Unit is: 1A Joy Street, #2, Boston, MA 02108

The Unit is conveyed together with an undivided 24% interest in the common areas and facilities of the Condominium as described in the Master Deed as being attributed to the Unit, and the same percentage interest in the Declaration of Trust, as well as all rights, easements, appurtenant interests attributable to the Unit as set forth in the Master Deed.

For Grantors' title see deed of John M. Rhoades and Kevin T. Honaker dated March 21, 2000 and recorded in the Registry in Book 24785, Page 103.

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

Property Address: 1 A Joy Street, #2, Boston, MA 02108

PLEASE RETURN TO:
LANDAMERICA

150 FEDERAL STREET, SUITE 200
BOSTON, MA 02110

ATTN: *CAC* FILE NO. 12128816.2
201709

MASSACHUSETTS EXCISE TAX
Suffolk County District #00
Date: 03/02/2007 08:59 AM
Ctrl# 070157 09776 Doc# 00025451
Fee: \$5,700.00 Cons: \$1,250,000.00

CANCELLED

Return to: Cheryl Edelman
Edwards, Angel
111 Huntington Av.
Boston, MA 02199

Executed under seal on the 27th day of February, 2007.

Lynne M. Anderson
Lynne M. Anderson

Chad P. Callanan
Chad P. Callanan

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk, ss.

On this 27 day of February, 2007, before me, the undersigned notary public, personally appeared Lynne M. Anderson proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Catherine M. Vaughn
Notary Public
My commission expires: 11/17/2007
CATHERINE M VAUGHAN

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk, ss.

On this 27 day of February, 2007, before me, the undersigned notary public, personally appeared Chad P. Callanan proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Catherine M. Vaughn
Notary Public
My commission expires: 11/17/2007
CATHERINE M VAUGHAN