



**QUITCLAIM DEED**

Angelika O'Connor, being married to James L. O'Connor, and Paul McCarthy, being married to Paula McCarthy (a/k/a Paula Jane McCarthy), all of Cambridge, MA, for consideration paid of \$1.00, hereby grants to Paul McCarthy, individually, of 343 Broadway, Cambridge, MA 02139 with *QUITCLAIM COVENANTS*,

A certain parcel of land with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, now numbered 343 Broadway, bounded and described as follows:

- SOUTHERLY by Broadway, 32 feet;
- WESTERLY by Lot B, as shown on said plan, 90 feet;
- NORTHERLY by land of 63 Inman LLC, 32 feet; and
- EASTERLY by Inman Street, 90 feet.

Being shown as Lot A on a Plan dated January 4, 1947, recorded with the Middlesex South District Registry of Deeds in Book 7091, Page 341, and containing 2,880 square feet of land, more or less, according to said plan.

The premises are conveyed subject to an easement for the owner(s) of 343 1/2 Broadway to freely pass and repass on foot or with vehicles over that portion of the premises, as shown on Easement Plan, dated February 24, 2019 by registered architect, Alex Van Praagh, Cambridge, Mass., and recorded herewith.

Property Address: 343 Broadway, Cambridge, MA 02139

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For title see deeds dated May 28, 1993 and recorded with said Deeds in Book 23253, Page 123, deed dated June 28, 2017 and recorded with said Deeds in Book 70035, Page 241, and deed dated November 8, 2001 and recorded with said Deeds in Book 34160, Page 534.

Grantor hereby terminates and relinquishes any rights of homestead in the premises hereby conveyed and warrants that no individual or entity is entitled to a right of homestead in the premises hereby conveyed as of the date hereof.

[Remainder of page intentionally left blank]

WITNESS our hands and seals this 28<sup>th</sup> day of June, 2019.

Angelika O'Connor  
Angelika O'Connor

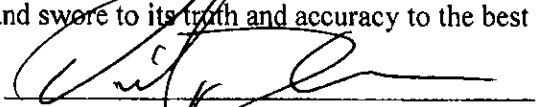
James L. O'Connor  
James L. O'Connor

Paul McCarthy  
Paul McCarthy

Paul McCarthy  
Paula McCarthy, a/k/a Paula Jane McCarthy,  
by Paul Brian McCarthy, attorney-in-fact,  
under durable power of attorney dated  
March 25, 2016, recorded with said Deeds,  
Book 70035, Page 235

COMMONWEALTH OF MASSACHUSETTS, Middlesex (county)

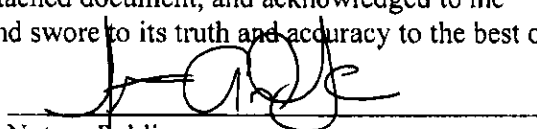
On this 26 day of June, 2019, before me, the undersigned notary public, personally appeared Angelika O'Connor, and proved to me through satisfactory evidence of identification, which was \_\_\_ personal knowledge/  driver's license/ \_\_\_ passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and swore to its truth and accuracy to the best of her knowledge.

  
Notary Public

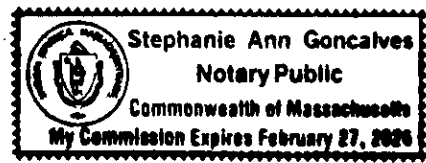
My Commission Expires: **DAVID GRAY HANSON**  
**Notary Public**  
 **Commonwealth of Massachusetts**  
**My Commission Expires**  
**September 13, 2024**

COMMONWEALTH OF MASSACHUSETTS, Middlesex (county)

On this 28<sup>th</sup> day of June, 2019, before me, the undersigned notary public, personally appeared James L. O'Connor, and proved to me through satisfactory evidence of identification, which was \_\_\_ personal knowledge/  driver's license/ \_\_\_ passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and swore to its truth and accuracy to the best of his knowledge.

  
Notary Public

My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS, Middlesex (county)

On this 16 day of July, 2019, before me, the undersigned notary public, personally appeared Paul McCarthy and Paula McCarthy, a/k/a Paula Jane McCarthy, by Paul Brian McCarthy, attorney-in-fact, , and proved to me through satisfactory evidence of identification, which was \_\_\_ personal knowledge/ \_\_\_ driver's license/ \_\_\_ passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and swore to its truth and accuracy to the best of his knowledge.

  
Notary Public

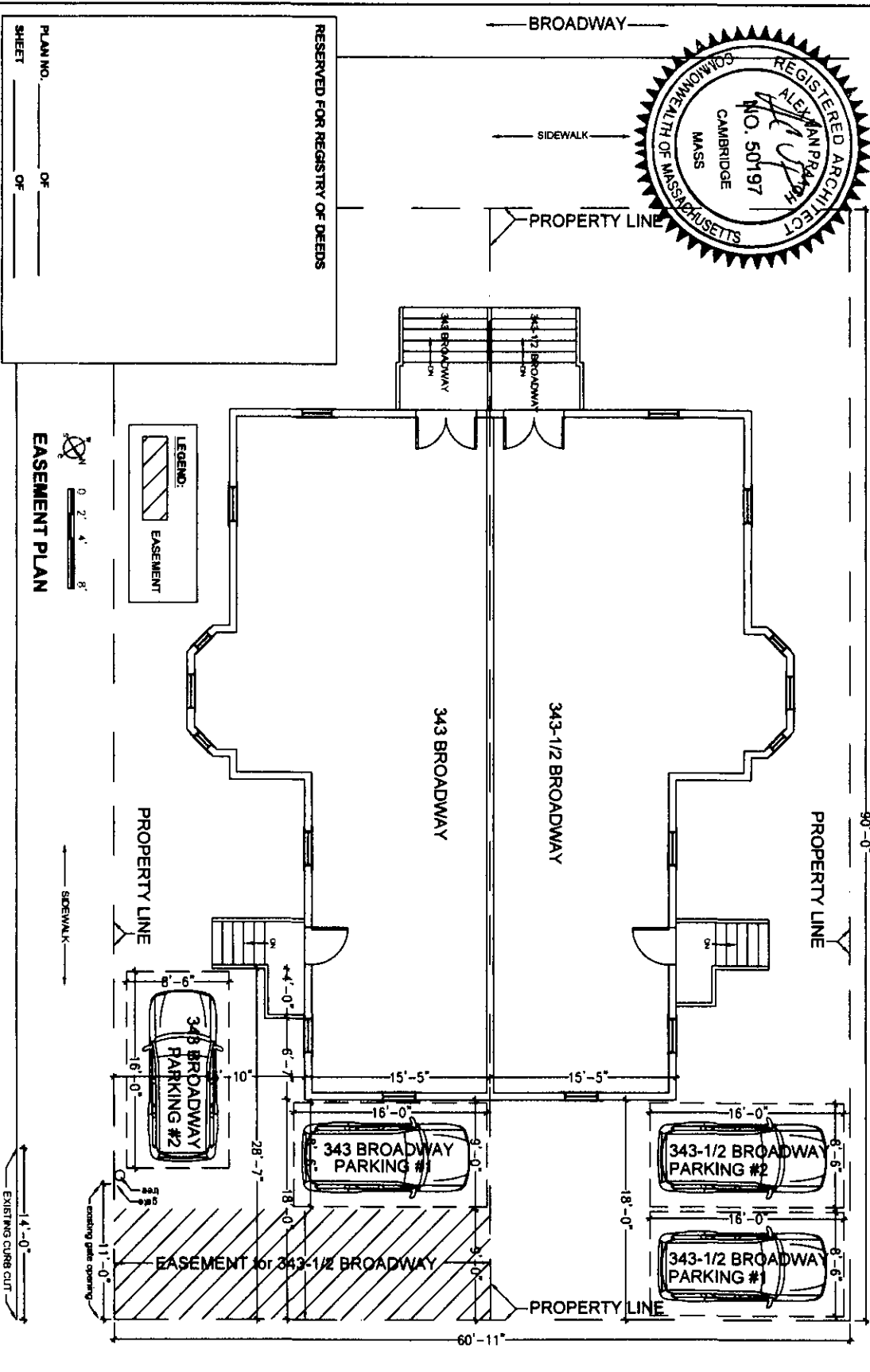
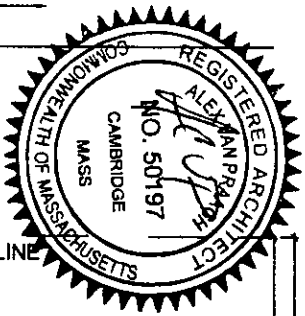
My Commission Expires: FEB 1 2024



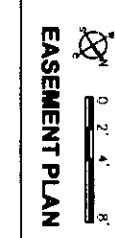
PROJECT: 343, 343-1/2 Broadway

DRAWING: Easement Plan

SCALE: 1/8" = 1'-0"



RESERVED FOR REGISTRY OF DEEDS



PLAN NO. \_\_\_\_\_ OF \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

S1.1

343, 343-1/2 Broadway

S1.1

ACVP Design  
144 Registered Architect # 50197  
Phone 617.426.7156  
alexpriddy@acvpdesign.com

Page Number:

Date: July 8, 2019  
Scale: As Noted  
Drawing: Easement