

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
81842	DEED		80208/416	06/01/2022	3850000.00
Property-Street Address and/or Description					
584 KING ST					
Grantors					
110 LITTLETON LLC					
Grantees					
550 KING STREET LLC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	:	81842
Document Type	:	DEED
Recorded Date	:	June 01, 2022
Recorded Time	:	08:52:25 AM
Recorded Book and Page	:	80208 / 416
Number of Pages(including cover sheet)	:	6
Receipt Number	:	2819492
Recording Fee (including excise)	:	\$17,711.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/01/2022 08:52 AM
Ctrl# 359270 20358 Doc# 00081842
Fee: \$17,556.00 Cons: \$3,850.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

110 LITTLETON, LLC, a Massachusetts limited liability company ("Grantor") for consideration paid of Three Million Eight Hundred and Fifty Thousand and 00/100 Dollars (\$3,850,000.00) grants to **550 KING STREET LLC**, a Massachusetts limited liability company, having a place of business at 290 Merrimack Street, Lawrence, MA ("Grantee") with QUITCLAIM COVENANTS, the land, together with the improvements thereon, in Middlesex County, Massachusetts, commonly known and numbered as 584 King Street, being more particularly bounded and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

Subject to and with the benefit of all easements, agreements, restrictions, covenants and other matters of record, in so far as the same are in force and applicable.

The Property is conveyed subject to the use restriction set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor is not taxed as a corporation for federal income tax purposes.

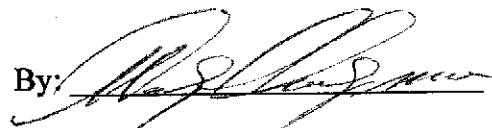
For Grantor's title, see deed dated July 31, 2019 and recorded with the Middlesex South District Registry of Deeds in Book 73025, Page 403.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as a sealed instrument as of the 27th day of May, 2022.

110 Littleton, LLC,
a Massachusetts limited liability company

By:

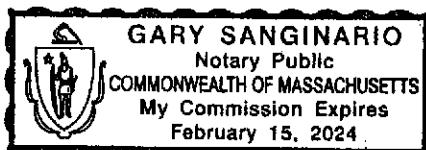


Name: Chung Mou Wong
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 27th day of May, 2022, before me, the undersigned notary public, personally appeared Chung Mou Wong, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, as Manager of 110 Littleton, LLC, a Massachusetts limited liability company and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of said limited liability company.




Notary Public

Notary name printed: _____

My commission expires: _____

EXHIBIT A TO QUITCLAIM DEED
LEGAL DESCRIPTION

Parcel I

A certain parcel of land, with the buildings, structures, and improvements thereon, situated on the Northerly side of the Westford Road in Littleton, and bounded and described as follows:

Beginning at a point in the Northerly side of said Road, the Southwesterly corner of the lot at corner of land, now or formerly of Floyd E. Briner, said point being easterly of and distant one hundred (100) feet, as measured along the Northerly side of said Road, from a stone bound at the Southwesterly corner of land of said Briner;

Thence N. 20° 22' W. by land of said Briner and by land now or formerly of Lillian B. Gerace, two hundred fifty-five (255) feet to a corner of land of said Gerace;

Thence N. 71° 06' 30" E. by other land of said Gerace, two hundred (200) feet to a corner of Lot No. 2;

Thence S. 8° 53' 10" E. by said Lot No. 2, two hundred fifty-one and 31/100 (251.31) feet to the Northerly side of said Westford Road;

Thence S. 69° 15' W. by the Northerly side of said Road, twenty-nine and 70/100 (29.70) feet to the beginning of a curve;

Thence Southwesterly on a curve to the left, having a radius of 2808.73 feet, and by the Northerly side of said Road, an arc distance of one hundred twenty and 30/100 (120.30) feet to the point of beginning.

Containing 43,825.3 square feet of land, more or less.

Parcel II

A certain parcel of land in Littleton, in said County of Middlesex, on the Northerly side of Westford Road and bounded and described as follows:

Beginning at a point in the Northerly side of said Road, at the Southeasterly corner of the lot at corner of land now or formerly of Jerome Gerace;

Thence Westerly on a curve to the left having a radius of 1030.00 feet, by the Northerly side of said Road, an arc distance of thirty and 75/100 (30.75) feet to the beginning of a curve;

Thence S. 69° 15' W. by the Northerly side of said Road, one hundred nineteen and 75/100 (119.75) feet to the corner of Lot No. 1;

Thence N. 8° 53' 10" W. by said Lot No. 1 two hundred fifty-one and 31/100 (251.31) feet to other land now or formerly of said Lillian Gerace;

Thence N. $71^{\circ} 06' 30''$ E. by land now or formerly of said Lillian Gerace, one hundred eighty-three and 90/100 (183.90) feet to a corner;

Thence S. $1^{\circ} 17' 20''$ E. by other land now or formerly of said Lillian Gerace and Jerome Gerace, two hundred fifty-five (255) feet to the point of beginning.

Containing 40,839.6 square feet of land, more or less.

EXHIBIT B TO QUITCLAIM DEED
USE RESTRICTION

For the period beginning on the date this Deed is recorded, and expiring on the date that is ten (10) years thereafter, no portion of the Property shall be used as an Asian Restaurant. As used herein, "Asian Restaurant" means a restaurant selling Asian food, whose sales of Asian food constitute 10% or more of such restaurant's total food sales (*i.e.*, excluding sales of all alcoholic and non-alcoholic beverages).