

After Recording Please Return To:
O'Donovan Law Office PC
741 Broadway, Somerville MA 02144



Bk: 48985 Pg: 178 Doc: DEED
Page: 1 of 1 02/13/2007 02:04 PM

QUITCLAIM DEED

I, SEAN T. O'DONOVAN, an unmarried man, of Somerville, Middlesex County, Massachusetts, for consideration paid and in full consideration of SIX HUNDRED THOUSAND AND ELEVEN DOLLARS (\$611,000.00 USD)

hereby grant to: BRIAN P. O'DONOVAN and DENISE O'DONOVAN, husband and wife, tenants by the entirety, of 31 Rogers Avenue, Somerville, Middlesex County, Massachusetts

with QUITCLAIM COVENANTS

all of my right, title and interest in and to:

the land in said Somerville, with the buildings thereon, being the lot numbered 37 on a plan of land belonging to W.A. Rice, made by Chas. D. Elliot, Engr., dated July 1, 1899, and recorded with Middlesex South District Deeds in Book of Plans 123, Plan 13, being bounded and described as follows:

NORTHEASTERLY by lot 36 on said plan, 80 feet;
SOUTHEASTERLY by lots 24 and 25 on said plan, 42 feet;
SOUTHWESTERLY by lot 38 on said plan, 80 feet; and
NORTHWESTERLY by Rogers Avenue, 42 feet.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 02/13/2007 02:04 PM
Orig# 007048 28328 Doc# 00028827
Fee: \$2,788.16 Cons: \$611,000.00

Containing 3360 square feet.

Being the same premises conveyed to me by Deed of James A. O'Donovan and Pauline J. O'Donovan dated December 23, 1997 and recorded with the Middlesex South District Registry of Deeds at Book 28014, Page 002.

WITNESS my hand and seal this 13 day of February, 2007.

SEAN T. O'DONOVAN

Arthur C. Brown
Acting Middlesex S. Register

COMMONWEALTH OF MASSACHUSETTS

February 13, 2007

Middlesex, ss:

On this 13th day of February, 2007, before me, the undersigned notary public, personally appeared SEAN T. O'DONOVAN, proved to me through satisfactory evidence of identification, which was/were ☒ Massachusetts Driver's License, 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.



PERI S. NAWAWI
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
July 11, 2008

NOTARY PUBLIC/ Peri S. Nawawi
My Commission Expires: July 11, 2008

31 Rogers Ave. Somerville



Bk: 61243 Pg: 660 Doc: DEED
Page: 1 of 6 06/30/2008 02:08 PM

QUITCLAIM DEED

We, Mary M. Kenneally, Theresa A. Schrafft, Margaret M. McDonagh, Ann M. Sermos, Rita B. Dirrane, Eileen McDonagh Hallinan, Nancy M. Wetzonis, Paul McDonagh, John P. McDonagh, and Mary T. McDonagh, as Tenants in Common, and not as Joint Tenants, of 295 Broadway, Malden, Middlesex County, Massachusetts

for consideration of five hundred forty-five thousand dollars (\$545,000.00)

grant to Christopher De Angelis and Brenda De Angelis of 37 Browning Road, Somerville, Middlesex County, Massachusetts, as husband and wife, tenants by the entirety

with quitclaim covenants

the land in Somerville, being a certain parcel of land with the buildings thereon, situated on Browning Street, otherwise known as Browning Road in Somerville, and being shown as Lot 9 on a Plan of Building Lots in Somerville, owned by Jonathan Brown, May 23, 1892, George W. Kimball, E. E. which plan is recorded in Middlesex South District Deeds at the end of Book 2312, and bounded and described as follows:

SOUTHEASTERLY	by said Browning Road, 50 feet;
SOUTHWESTERLY	by Lot 10 on said plan, 72 feet;
NORTHWESTERLY	by said Lot 2 on said plan, 50 feet;
NORTHEASTERLY	by Lot 8 on said plan, 72 feet.

Containing 3600 square feet of land, more or less, according to said plan.

Subject to restrictions of record if any insofar as now in force and applicable.

PROPERTY ADDRESS: 37 BROWNING ROAD, SOMERVILLE, MA 02145

For title see deed of John M. McDonagh and Mary T. McDonagh dated July 27, 2005, and recorded with the Middlesex South District Registry of Deeds in Book 45704, Page 160.

Also see death certificate of John M. McDonagh recorded herewith.

This deed hereby releases the Life Estate Interest reserved for Mary T. McDonagh on a deed dated July 27, 2005, and recorded with the Middlesex South District Registry of Deeds in Book 45704, Page 160.

EXECUTED as a sealed instrument this 30 day of May, 2008.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/30/2008 02:08 PM
Ctn# 106641 26672 Deed 00064888
Fee: \$2,486.20 Cons: \$545,000.00

David F. McCool
Attorney At Law
58 Roland St., Suite 102-H
Boston, MA 02129

Property Address: 37 Browning Road, Somerville, Middlesex County, Massachusetts

Property Address: 37 Browning Road, Somerville, Middlesex County, Massachusetts

Mary M. Kenneally
Mary M. Kenneally

Theresa A. Schrafft
Theresa A. Schrafft

Margaret M. McDonagh
Margaret M. McDonagh

Ann M. Sermos
Ann M. Sermos

Rita B. Dirrane
Rita B. Dirrane

Eileen McDonagh Hallinan
Eileen McDonagh Hallinan

Nancy M. Wetzonis
Nancy M. Wetzonis

Paul McDonagh
Paul McDonagh

John P. McDonagh
John P. McDonagh

Mary T. McDonagh
Mary T. McDonagh

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Mary M. Kenneally, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010

Douglas Reardon
Notary Public
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Theresa A. Schrafft, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010

Douglas Reardon
Notary Public Douglas Reardon
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Margaret M. McDonagh, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010

Douglas Reardon
Notary Public Douglas Reardon
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Ann M. Sermes, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010

Douglas Reardon
Notary Public Douglas Reardon
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Rita B. Dirrane, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010

Douglas Reardon
Notary Public
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Eileen McDonagh Hallinan, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010

Douglas Reardon
Notary Public
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 30, 2008

On this 30 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Nancy M. Wetzons, proved to me through satisfactory evidence of identification, which was photo identification, 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.



ALEX L. MOSCIELLA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 1, 2011

Alex L. Mosciella
Notary Public
My commission expires: _____

Alex L. Mosciella
Notary Public
Commonwealth of Mass.

COMMONWEALTH OF MASSACHUSETTS


Middlesex, ss.

May 20, 2008

On this ____ day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Paul McDonagh, proved to me through satisfactory evidence of identification, which was photo identification, 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.


Notary Public

My commission expires: _____

 ALEX L. NICOSIELLA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 1, 2011

COMMONWEALTH OF MASSACHUSETTS

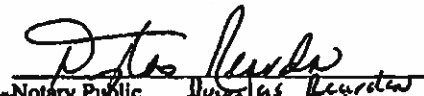
Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, John P. McDonagh, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010


Notary Public
My commission expires: 10/6/2010

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 22, 2008

On this 22 day of May, 2008, before me, the undersigned notary public, personally appeared the above named individual, Mary T. McDonagh, proved to me through satisfactory evidence of identification, which was photo identification, 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.



DOUGLAS REARDON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2010


Notary Public
My commission expires: 10/6/2010


Attest Middlesex S. Register