

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 26230
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Recorded Time	: 01:29:59 PM
Recorded Book and Page	: 79704 / 321
Number of Pages(including cover sheet)	: 6
Receipt Number	: 2784958
Recording Fee (including excise)	: \$6,995.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 02/17/2022 01:29 PM  
Ctrl# 354357 16041 Doc# 00026230  
Fee: \$6,840.00 Cons: \$1,500,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

QUITCLAIM DEED

THE LELAND HOME, a Massachusetts nonprofit corporation with an address of 21 Newton Street, Waltham, Massachusetts 02453 ("**Grantor**"), for consideration paid and full consideration of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,500,000.00) grants to 2LIFE LELAND LLC, a Massachusetts limited liability company with an address of 30 Wallingford Road, Brighton, Massachusetts 02135, with QUITCLAIM COVENANTS, the land, together with any improvements thereon, located in Waltham, Middlesex County, Massachusetts, as more particularly described in EXHIBIT A attached hereto and made a part hereof.

The conveyance is made together with and subject to all recorded easements, conditions, restrictions and agreements and all other matters of record that lawfully apply to the property hereby conveyed.

The premises constitutes all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts. The Grantor is exempt from being taxed under Section 501 of the Internal Revenue Code and is thereby exempt from paying Massachusetts corporate excise tax.

For Grantor's title, see Deed dated October 21, 1889 and recorded with Middlesex South Registry of Deeds in Book 1940, Page 261, Deed dated March 1, 1938 and recorded in Book 6189, Page 346 and Deed dated December 19, 1946 and recorded in Book 7078, Page 49.

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Property: 21 Newton Street, Waltham, MA

Witness our hand and seal as of the 17<sup>th</sup> day of February, 2022.

**THE LELAND HOME,**  
a Massachusetts nonprofit corporation

By: New England Deaconess Association-Abundant  
Life Communities, Inc., its Sole Member

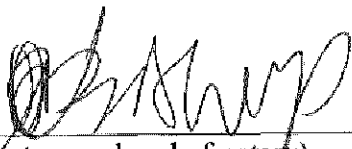
By:   
Name: Christopher Sintros  
Title: President

By:   
Name: James McGowan  
Title: Treasurer

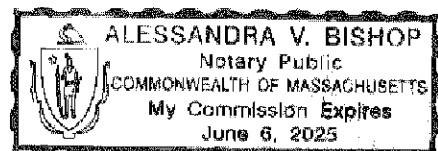
## COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX ss.

On this 28<sup>th</sup> day of DECEMBER, 2021, before me, the undersigned notary public, personally appeared Christopher Sintros, President of New England Deaconess Association-Abundant Life Communities, Inc., the sole member of The Leland Home, provided to me through satisfactory evidence of identification which were personally known 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 as President of New England Deaconess Association-Abundant Life Communities, Inc., the sole member of The Leland Home as the voluntary act of The Leland Home.

  
(official signature and seal of notary)

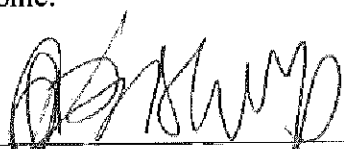
My commission expires:

June 6, 2025

## COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX ss.

On this 28<sup>th</sup> day of DECEMBER, 2021, before me, the undersigned notary public, personally appeared James McGowan, Treasurer of New England Deaconess Association-Abundant Life Communities, Inc., the sole member of The Leland Home, provided to me through satisfactory evidence of identification which were personally known 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 as Treasurer of New England Deaconess Association-Abundant Life Communities, Inc., the sole member of The Leland Home as the voluntary act of The Leland Home.

  
(official signature and seal of notary)

My commission expires:

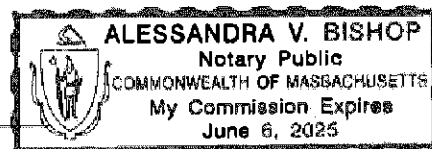
June 6, 2025

EXHIBIT A

## LEGAL DESCRIPTION

Parcel One

A certain parcel of land with improvements thereon situate in Waltham and bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises at a point in the westerly line of Newton Street at land of H. Adelaide Hovey; thence running southerly along the westerly line of Newton Street one hundred and seventy and five tenths ( $170 \frac{5}{10}$ ) feet to land formerly of Martha M. Walcott; thence turning and running westerly bounding southerly on said land formerly of Martha M. Walcott and on land of Clara L. Hodgdon and land of Lawrence Ward two hundred and seventy three and sixty-nine one hundredths ( $273 \frac{69}{100}$ ) feet to Heard Street, formerly called Church Avenue, thence running northerly along the easterly line of said Heard Street one hundred and one (101) feet to land of the City of Waltham used now for school purposes, thence turning and running easterly bounding northerly on said land of the City of Waltham eighty-eight and thirty one hundredths ( $88 \frac{30}{100}$ ) feet to a corner, thence turning and running northerly and bounding westerly on said land of said City sixty-four and seventy five one hundredths ( $64 \frac{75}{100}$ ) feet to a corner and land of Annie M. and Catherine Healey thence turning and running easterly bounding northerly by land of said Healeys, land of George A. Stearns and land of H. Adelaide Hovey one hundred seventy nine and  $\frac{34}{100}$  ( $179 \frac{34}{100}$ ) feet to the point of beginning, be the said distances more or less.

Parcel Two

The land in Waltham with the buildings thereon bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at a point in the westerly line of Newton Street distant one hundred forty-two and  $\frac{39}{100}$  ( $142.39$ ) feet northerly from the intersection of said westerly line of Newton Street with the northerly line of Central Street; thence running south  $79^{\circ} 46' 20''$  west seventy-five and  $\frac{3}{100}$  ( $75.03$ ) feet;

Thence north  $55^{\circ} 13' 40''$  west seven and  $\frac{7}{100}$  ( $7.07$ ) feet;

Thence south  $79^{\circ} 46' 20''$  west, sixty-nine and  $\frac{91}{100}$  ( $69.91$ ) feet to land of the Roman Catholic Archbishop of Boston;

Thence north  $10^{\circ} 57' 30''$  west bounding westerly on said land of the Roman Catholic Archbishop of Boston forty-five (45) feet to land of the Leland Home for Aged Women;

Thence north  $79^{\circ} 46' 20''$  east, bounded northerly by said land of the Leland Home one hundred forty-nine and  $\frac{90}{100}$  ( $149.90$ ) feet to said westerly line of Newton Street;

Thence south  $10^{\circ} 55' 40''$  east along said westerly line of Newton Street fifty (50) feet to the point of beginning.

Containing 7131.8 square feet.

Together with a right of way over a strip of land adjoining the above-described parcel on a part of the southerly boundary to be forever kept open for the use in common of the parties described in the said deed of Mary O'Riley and described as follows to wit: beginning at a point on said westerly line of Newton Street distant one hundred thirty and  $39/100$  (130.39) feet northerly from the intersection of said westerly line of Newton Street with the northerly line of Central Street; thence running south  $79^{\circ} 46' 20''$  west, eighty and  $15/100$  (80.15) feet; thence north  $55^{\circ} 13' 40''$  west twenty-four and  $4/100$  (24.04) feet to a point of intersection with the southerly boundary of the first described parcel; thence easterly along said southerly boundary to Newton Street; thence southerly along the westerly line of Newton Street twelve feet to the point of beginning.

### Parcel Three

The land in said Waltham with the buildings thereon bounded and described as follows:

Easterly by Newton Street, seventy-two and  $6/10$  (72.6) feet;

Northerly by land of the grantee, seventy-five and  $3/100$  (75.03) feet;

Northeasterly by the same, seven and  $7/100$  (7.07) feet;

Northerly again by the same, sixty-nine and  $91/100$  (69.91) feet;

Westerly by land now or formerly of the Roman Catholic Archbishop of Boston, seventy- six and  $6/10$  (76.6) feet, and

Southerly by land now or late of Crosby and land of the grantee, one hundred forty-seven and  $4/10$  (147.4) feet.