



2019 01827910

Bk: 1551 Pg: 124 Cert#: 271959

Doc: DEED 11/06/2019 10:55 AM

QUITCLAIM DEED

We, MAHESH NARAYAN and RUPA NARAYAN, being married to each other, of 91 Beatrice Circle, Belmont, Massachusetts, for consideration paid and in full consideration of \$1,400,000.00 grant to COMPREHENSIVE LAND HOLDINGS, LLC, a Delaware Limited Liability Company with a place of business at 2476 North Essex Avenue, Hernando, Florida, **with quitclaim covenants,**

The land with the buildings thereon situated in Belmont, Middlesex County, Massachusetts, bounded and described as follows:

Northeasterly by Beatrice Circle, one hundred feet;

Southeasterly by Lot 38, as shown on plan hereinafter mentioned, one hundred seventeen and 09/100 feet;

Southwesterly by Lots 32 and 33 on said plan, one hundred and 25/100 feet; and

Northwesterly by Lot 36 on said plan, one hundred twenty-four and 16/100 feet.

Said parcel is shown as Lot 37 on Plan No. 2367-12.

Also another certain parcel of land situate in said Belmont, Middlesex County, Massachusetts, described as follows:

Northeasterly by Beatrice Circle, one hundred feet;

Southeasterly by Lot 39 as shown on said plan hereinafter mentioned, one hundred thirteen and 89/100 feet;

Southwesterly by Lots 31 and 32 on said plan, one hundred and 06/100 feet; and

Northwesterly by Lot 37 on said plan, one hundred seventeen and 09/100 feet.

Said parcel is shown as Lot 38 on said Plan No. 2367-12.

270937

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/06/2019 10:55 AM
Ctrl# 310234 14937 Doc# 01827910
Fee: \$6,384.00 Cons: \$1,400,000.00

Property Address: 91 Beatrice Circle, Belmont, Massachusetts

All of said boundaries are determined by the Court to be located as shown on said Plan No. 2367-12, as approved by the Court, filed with the Land Registration Office, a copy of which is filed with the South Registry District of Middlesex County in Registration Book 273, Page 429 with Certificate of Title No. 40900.

The above described land is subject to and has the benefit of restrictions set forth in a Deed from George A. Prentiss, et. al., Trustees, to Charles E. Trenholm, dated January 3, 1930, being Document No.103041, except as modified by Document No. 140601.

The above described land is subject to an Easement for Sewer and Water purposes in Beatrice Circle in favor of the Inhabitants of Belmont as set forth in Document No. 145525.

With this conveyance, Grantors hereby release any and all rights of Homestead in said property which may exist either by operation of law or recorded document and certify that no other person is entitled to the benefit of a homestead in said property.

Meaning and intending to convey the same premises described in deed filed with Middlesex County Registry District of the Land Court as Document No. 1817484 and creating Certificate of Title No. 270937.

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[SIGNATURES FOLLOW ON NEXT PAGE]

Executed under seal this 24th day of October, 2019.

MAHESH NARAYAN
MAHESH NARAYAN

COMMONWEALTH OF MASSACHUSETTS

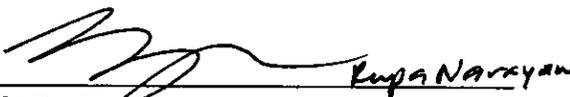
COUNTY: MIDDLESEX

On this 24th day of October, 2019, before me, the undersigned notary public, personally appeared MAHESH NARAYAN proved to me through satisfactory evidence of identification, which was/were [] driver's license(s) or [] _____, to be the person whose name is signed on the preceding or attached document, acknowledged to me that he signed it voluntarily for its stated purpose, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Notary Public:
My Commission Expires:



Executed under seal this 24th day of October, 2019.



RUPA NARAYAN

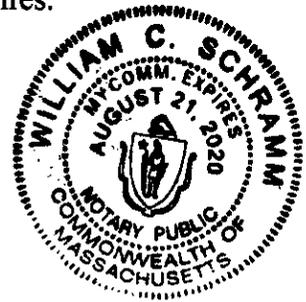
COMMONWEALTH OF MASSACHUSETTS

COUNTY: MIDDLESEX

On this 24th day of October, 2019, before me, the undersigned notary public, personally appeared RUPA NARAYAN proved to me through satisfactory evidence of identification, which was/were [driver's license(s) or [] _____, to be the person whose name is signed on the preceding or attached document, acknowledged to me that she signed it voluntarily for its stated purpose, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Notary Public:
My Commission Expires:



DOCUMENT 01827910

Southern Middlesex Land Court
Registry District

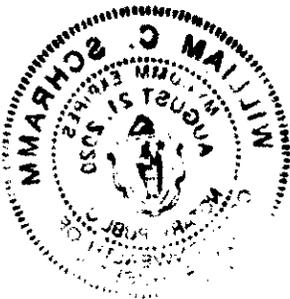
RECEIVED FOR REGISTRATION

On: Nov 06, 2019 at 10:55A

Document Fee: 125.00
Receipt Total: \$6,574.00

NEW: CERT 271959 BK 01551 PG 124

OLD: CERT 270937 BK 1546 PG 89



Subdivision of part of Land shown on plan 2367^A

2367-12

Filed with Cert. of Title No. 2661 South Registry District of Middlesex

COUNTY OF MIDDLESEX SHEET-1

LAND IN BELMONT

February - 1936.

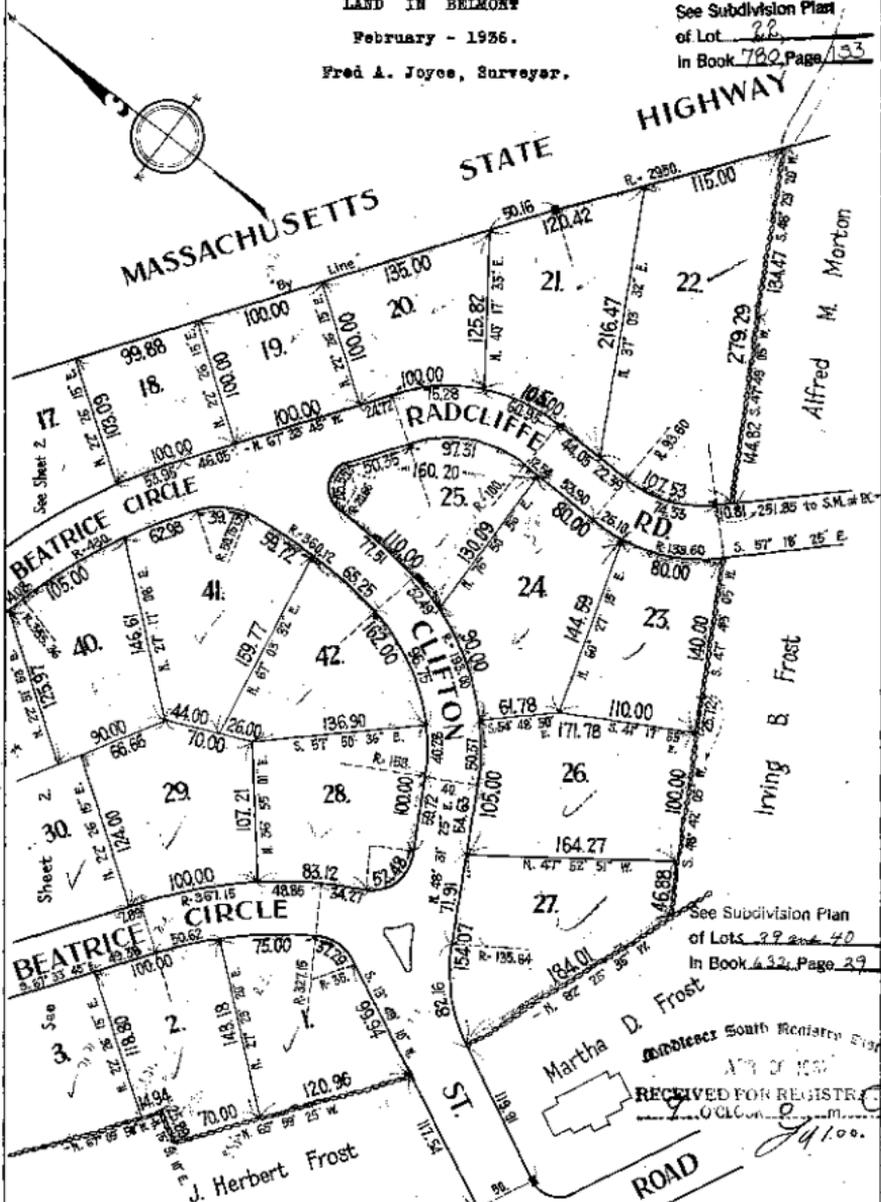
Fred A. Joyce, Surveyor.

See Subdivision Plan of Lot 28 in Book 790 Page 133

MASSACHUSETTS

STATE

HIGHWAY



Separate certificates of title may be issued for lots 1 to 42 incl as shown hereon By the Court

APR. 26. 1936

Charles Southworth Recorder BELMONT

Copy of part of plan filed in LAND REGISTRATION OFFICE AUG. 27. 1936. Scale of this plan 80 feet to an inch C.B. Humphrey, Engineer in Charge

See Subdivision Plan of Lots 29 and 40 in Book 432 Page 29

RECEIVED FOR REGISTRATION AUG 27 1936

241.00

ASSIGNMENT AGREEMENT

The undersigned, COMPREHENSIVE LAND HOLDINGS, LLC (“Owner”), is the owner of property located at 91 Beatrice Circle, Belmont, Middlesex County, Massachusetts (“Property”), which is the subject matter of a proposed housing development under M.G.L. Chapter 40B and the regulations thereunder, 760 CMR 56.00 (“Chapter 40B”) at the Property (“Project”).

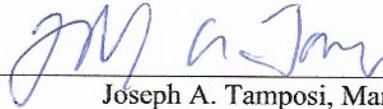
The Owner hereby assigns to 91 BEATRICE CIRCLE, LLC (“Applicant”), a Massachusetts limited dividend entity formed in accordance with Chapter 40B, the right to file on behalf of the Owner a request to the Town of Belmont for a Chapter 40B Comprehensive Permit on the Property, as well as any/all related application to any local, state, or federal authority for any/all additional permits as may be required for the construction of the Project.

The Owner and the Applicant are related parties under common ownership and control.

Signed and sealed this 6th day of May, 2020.

COMPREHENSIVE LAND HOLINGS, LLC

BY

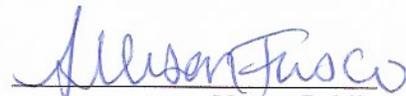


Joseph A. Tamposi, Manager

STATE OF NEW HAMPSHIRE

Hillsborough County.

On this 6 day of May, 2020, before me, the undersigned notary public, personally appeared Joseph A. Tamposi, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, 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 Manager of COMPREHENSIVE LAND HOLDINGS, LLC



Notary Public

My Commission Expires