

OUTCLAIM DEED

We, Frank J. Limone of East Boston, Massachusetts and Anthony Aresco, Jr. of Stoneham, Massachusetts, in full consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, grant to Erik Forsell with an address of 22 MacArthur Street, Somerville, Massachusetts, with Quitclaim Covenants:

The subject property is at 130 Washington Avenue, Chelsea, Massachusetts 02150.

That land in Chelsea, with the buildings thereon, numbered 130 Washington Avenue, being parcel shown as containing 1,640 square feet on plan by J.R. Carr, Jr., recorded with said Deeds in Book 1211, Page 269, bounded and described as follows:

SOUTHEASTERLY by said Avenue, seventeen and 39/100 (17.39) feet;

NORTHEASTERLY by Lot 169 on plan of land of Heirs of Joshua Carter by John Low, dated October 1853, recorded with Suffolk Plan Book 1-pl 30, sixty-eight (68.00) feet;

NORTHWESTERLY by land of owner unknown, twenty-four and 64/100 (24.64) feet;

SOUTHWESTERLY by passageway three and one-half feet wide leading from rear of said premises to Orange Street and by land of owners unknown, the line running through the center of a brick partition in two courses measuring together seventy-three and 92/100 (73.92) feet.

By said measurements, more or less, and according to said first mentioned plan. Said premises are part of Lot 170 as shown on said Lows Plan and have benefit of and are subject to the right of way in common with others in said passageway.

Excluded in this conveyance is the two (2) foot strip of land conveyed by deed recorded with said Deeds in Book 9159, Page 483.

For our title, see deed dated March 10, 1999, recorded with Suffolk Registry of Deeds, Book 23524, Page 142.

The address of the subject of property is:

130 Washington Avenue
Chelsea, Massachusetts 02150

SUFFOLK REGISTRY OF DEEDS
REC'D ENCL & EXAM ATTEST
2001 AUG 21 PM 2:02
ADVICE REGISTER OF DEEDS
[Signature]

KRAFT AND HALL
800 BROADWAY
P.O. BOX 505715
CHELSEA, MA 02150