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JK



2013013100535 Bk:32171 Pg:425
01/31/2013 02:35 DEED Pg 1/2

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Southern Essex District R0D
Date: 01/31/2013 02:35 PM
ID: 943891 Doc# 20130131005350
Fee: \$4.56 Cons: \$1,000.00

Know all men by these presents:

That the City of Gloucester, a Municipal Corporation, in the County of Essex and Commonwealth of Massachusetts, in consideration of the sum of One Thousand and 00/100 (\$1,000.00) Dollars, to it paid by the Magnolia Historical Society, Inc., a Massachusetts Corporation, of Lexington Ave, Gloucester, MA 01930 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Magnolia Historical Society, Inc., its successors and assigns, a certain parcel of land located at 46 Magnolia Avenue, Gloucester, as shown on Assessors Map 174, Lot 3, known as the Magnolia School House which is situate on the westerly side of Magnolia Avenue, in said Gloucester, bounded as follows, namely:-

Beginning at a stake at the southwesterly corner of the granted premises on said Magnolia Avenue, and running thence north eighty-eight degrees twenty minutes west by land of the heirs of Priscilla B. Butler, one hundred twenty-five feet to a drill hole in the wall; thence north eleven degrees forty minutes east, by land of the grantor, one hundred feet to a stake; thence south eighty-eight degrees twenty minutes east, by land of the grantor, one hundred twenty-five feet to a drill hole in the wall and Magnolia Avenue aforesaid; thence south eleven degrees forty minutes west, by said Magnolia Avenue, one hundred feet to the place of beginning, containing 12,280 square feet.

This transfer is conditioned upon the Magnolia Historical Society, Inc. remaining a viable not for profit organization and in good standing with the Commonwealth of Massachusetts. If the Grantee at any time ceases to operate as a viable not for profit

Property Address: 46 MAGNOLIA AVE, Gloucester, MA 01930

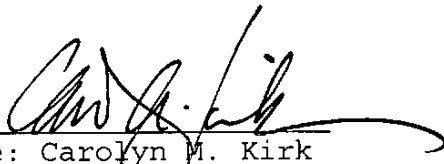
MARK L. NESTOR, ESQ.
45 MIDDLE ST., STE.1
P.O. BOX 5357
GLOUCESTER, MA 01930

corporation or is dissolved by the Massachusetts Secretary of State's Office then the fee to said property shall revert to the City of Gloucester. The Grantee shall not be allowed to transfer this Property to any other entity without the written permission without the written permission of the City of Gloucester.

Being the same premises conveyed to the Grantor by deed of Edward O. Gaffney dated October 30, 1894 and recorded in the Essex South District Registry of Deeds in Book 1428, Page 139.

Executed on this 28¹ day of January, 2013.

City of Gloucester


By: 
Name: Carolyn M. Kirk
Title: Mayor

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS:

On this 28th day of January, 2013, personally appeared before me Carolyn M. Kirk, as Mayor on behalf of City of Gloucester, a municipal corporation, who proved to me through satisfactory evidence of identification, to wit, Driver's License, to be the signer of the foregoing document, and acknowledged to me that she signed same voluntarily for its stated purpose.

[SEAL]


Notary Public
My Commission expires:

