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AFTER RECORDATION RETURN TO:
Klein Hornig LLP
101 Arch Street, Suite 1101
Boston, MA 02110
Attn.: Wataru Matsuyasu



Bk: 71168 Pg: 127 Doc: DEED
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QUITCLAIM DEED
(LAND)

IS HOUSING LIMITED PARTNERSHIP ("Grantor"), a limited partnership duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at c/o IS Housing Realty Corp., 3 Channing Street, Cambridge, MA 02138, for nominal consideration paid of One Hundred Dollars (\$100.00), grants to POAH LANDOWNER, LLC, a limited liability company duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at c/o Preservation of Affordable Housing, Inc., 40 Court Street, Suite 700, Boston, MA 02108 ("Grantee"), with QUITCLAIM COVENANTS:

The land located in that part of Bedford in Middlesex County, Commonwealth of Massachusetts, more particularly described in Exhibit A attached hereto and incorporated herein (the "Land") and those rights appertaining to such Land, intending that the Land shall be conveyed exclusive of (i) any and all buildings and improvements thereon and (ii) Grantor's rights of access to any and all buildings and improvements thereon.

Subject to taxes and assessments not yet due and payable, any existing easements, rights of way and other encumbrances and restrictions of record to the extent in force and applicable.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

The property conveyed hereby does not constitute all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts.

Being the same parcel of land, exclusive of any and all buildings and improvements, conveyed to Grantor by deed of Anthony J. Estevez, Trustee of Bedford Village Realty Trust, recorded with the Middlesex South Registry of Deeds in Book 27557, Page 440.

[Signature Page Follows]

Property Address: 12 Bedford Village (a/k/a 12 Dunster Road), Bedford, Massachusetts

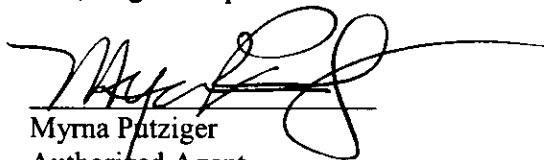
In witness whereof, this Quitclaim Deed (Land) has been executed as a sealed instrument to be effective as of the 6th day of June, 2018.

GRANTOR:

IS HOUSING LIMITED PARTNERSHIP, a
Massachusetts limited partnership

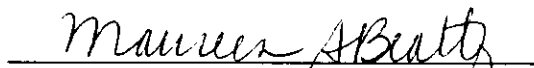
By: IS Housing Realty Corp., a Massachusetts
corporation, its general partner

By:


Myrna Putziger
Authorized Agent

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 6th day of June, 2018, before me, the undersigned notary public, personally appeared Myrna Putziger, Authorized Agent of IS Housing Realty Corp., a Massachusetts corporation, general partner of IS Housing Limited Partnership, a Massachusetts limited partnership, proved to me through satisfactory evidence of identification, which were personal knowledge, 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.


(official signature and seal of notary)

Printed Name: Maureen A. Beatty



EXHIBIT A

Legal Description

~~The land with the buildings and improvements situated thereon, on Dunster Road in Bedford, Massachusetts shown on A Compiled Plan of Land in Bedford, Mass. dated Jan. 24, 1974 by Albert A. Miller and Wilbur C. Nylander, Civil Eng'rs & Surveyors recorded with said Registry as Plan No. 892 at the end of Record Book 12680, containing, according to said plan, 10.38 acres more or less, and being bounded and described as follows:~~

Northeasterly and Northerly by Dunster Road, by two courses measuring 269.11 feet and 480.89 feet;

Easterly by land now or formerly of Donovan 147.00 feet more or less;

Southerly by land now or formerly of McKenna 102.33 feet; Easterly by land now or formerly of McKenna, Tortino and Kaiser 345.00 feet;

Southeasterly and Southerly by seven courses measuring from east to west 225.00 feet more or less, 291.00 feet more or less, 189.00 feet more or less, 257.00 feet more or less, 11.00 feet more or less, 340.23 feet more or less, and 59.40 feet;

Westerly by land of the Town of Bedford by two courses measuring 146.22 feet and 97.09 feet; and

Northerly again by land now or formerly of McGann and of Maynide, Inc. by three courses measuring 17.00 feet, 501.00 feet more or less and 214.00 feet more or less.