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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: 130 Doc: DEED
Page: 1 of 4 06/15/2018 03:46 PM

QUITCLAIM DEED
(IMPROVEMENTS)

This instrument is a deed for the Improvements described below from **IS HOUSING LIMITED PARTNERSHIP**, a Massachusetts limited partnership, as grantor, to **BEDFORD VILLAGE PRESERVATION ASSOCIATES LIMITED PARTNERSHIP**, a Massachusetts limited partnership, as grantee. Words and phrases appearing in this deed with initial capitalization shall have the meanings set forth opposite such words and phrases below or as indicated elsewhere in this instrument:

- Deed:** This Quitclaim Deed (Improvements).
- Grantor:** IS Housing Limited Partnership, a Massachusetts limited partnership, with an address c/o IS Housing Realty Corp., 3 Channing Street, Cambridge, MA 02138.
- Grantee:** Bedford Village Preservation Associates Limited Partnership, a Massachusetts limited partnership, with an address c/o Preservation of Affordable Housing, Inc., 40 Court Street, Suite 700, Boston, MA 02108.
- Consideration:** Seventeen Million Forty-One Thousand One Hundred and 00/100 Dollars (\$17,041,100.00).
- Improvements:** The building and improvements (excluding the Land and any interest in the Land) consisting of the following:
 - (a) The buildings, structures and improvements on the Land, rights of access to any and all buildings, structures and improvements on the Land and any easements or other rights appurtenant thereto; and
 - (b) All fixtures that are presently located thereon and owned by Grantor (but excluding any interest in the Land) and serving only the buildings, structures and improvements on the Land.

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

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/15/2018 03:46 PM
Ctri# 283044 17107 Doc# 00086995
Fee: \$77,709.24 Cons: \$17,041,100.00 1

- Land:** Those certain parcels of land located in the Town of Bedford, Middlesex County, Massachusetts, and more particularly bounded and described as set forth on the attached Exhibit A.
- Land Deed:** Quitclaim Deed (Land) of even date and recorded simultaneously herewith granted by Grantor to Land Owner.
- Land Owner:** POAH Landowner, LLC, a Massachusetts limited liability company, with an address c/o Preservation of Affordable Housing, Inc., 40 Court Street, Suite 700, Boston, MA 02108.
- Property:** The Land together with the Improvements.

NOW THEREFORE, Grantor, for the Consideration, hereby grants to Grantee, WITH QUITCLAIM COVENANTS:

The Improvements, intending that the Improvements shall be conveyed exclusive of the Land.

The Improvements are granted together with all rights, easements, hereditaments, interests, and appurtenances belonging to or inuring to the benefit of Grantor and pertaining to the Improvements, if any, and shall include Grantor's rights of access to the Improvements reserved in the Land Deed.

The Improvements are expressly conveyed subject to all real estate taxes, if any, insofar as the same are now due and payable.

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.

For Grantor's title to the Property (including the Improvements), see Deed recorded with the Middlesex South District Registry of Deeds in Book 27557, Page 440.


[Signature Page Follows]

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

GRANTOR:

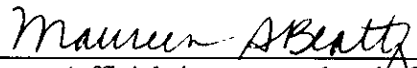
IS HOUSING LIMITED PARTNERSHIP, a
Massachusetts limited partnership

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, 169.00 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.