

QUITCLAIM DEED

I, James E. Cronin, Trustee of the James D. Cronin 1993 Revocable Trust, under Declaration of Trust dated December 10, 1993 and recorded with Middlesex South Registry of Deeds herewith, of Newton, Middlesex County, Massachusetts,

for consideration paid, and in full consideration of FOUR HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$447,000.00),

grant to Bruce H. Mann and Elizabeth Warren, Husband and Wife as Tenants
by the entirety
of Bala Cynwyd, Pennsylvania,

with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon, situated on the Southwesterly corner of Linnaean Street and Bowdoin Street in Cambridge, Middlesex County, Massachusetts, shown as Lot A on a certain plan entitled, "Subdivision Plan in Cambridge, Mass." dated July 10, 1995 by Wendell H. Mason Prof. Land Surveyor to be recorded herewith, being bounded and described as follows:

- NORTHERLY by said Linnaean Street, sixty-three and 40/100 (63.40) feet;
- EASTERLY by said Bowdoin Street, ninety-five and 4/10 (95.4) feet;
- SOUTHERLY by land now or late of Mulford, sixty-three and 1/100 (63.01) feet; and
- WESTERLY by land of Drusilla R. Stratton, ninety-five and 45/100 (95.45) feet.

Containing 6,030 square feet of land according to said plan.

Meaning and intending to convey a portion of the premises conveyed by deed of James D. Cronin and Lenora Cronin to James D. Cronin dated December 10, 1993 and recorded with Middlesex South Registry of Deeds in Book 24051, Page 324.

Witness my hand and seal this 9th day of August, 1995.

James E. Cronin
James E. Cronin, Trustee

COMMONWEALTH OF MASSACHUSETTS

August 9, 1995

MIDDLESEX, ss.

Then personally appeared the above-named James E. Cronin, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me,

Lisa M. Ferolito
Notary Public-Lisa M. Ferolito
My commission expires: 5-31-02

TAX 2038.32
CASH 2038.32
26520015 13:29
EXCISE TAX
CANCELLED
DEEDS REGISTRY
MIDDLESEX
09/19/95

PROPERTY ADDRESS: 24 Linnaean Street, Cambridge, MA
MSD 09/19/95 01:22:16 552 25.00
*** MASS. EXCISE TAX: 2038.32 ***

SEE PLAN IN RECORD BOOK PAGE #831 25666 523