

Middlesex South Registry of Deeds  
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Recording Information

Document Number	: 7886
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Receipt Number	: 2772322
Recording Fee (including excise)	: \$3,643.40

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MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 01/14/2022 11:11 AM  
Ctrl# 353223 08391 Doc# 00007886  
Fee: \$3,488.40 Cons: \$765,000.00  
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**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

PROPERTY ADDRESS: 108 Coolidge Street, Sherborn, Massachusetts 01770

### Quitclaim Deed

We, **Eugene Rosenberg and Yelizaveta Rosenberg, a married couple**, of Sherborn, Massachusetts for consideration paid and in full consideration of **SEVEN HUNDRED SIXTY-FIVE THOUSAND AND 00/100 DOLLARS (\$765,000.00)** paid grant to **Fenix Partners Coolidge Street LLC**, a Massachusetts limited liability company with a business address, of 177 Lake Street, Sherborn, Massachusetts 01770

*with QUITCLAIM COVENANTS*

the following property in Middlesex County, Massachusetts

The land and buildings being shown as Lot 1 on a plan of land entitled "Plan of Land (Estate of Paul A. Mandella) in Sherborn, Mass., Scale: 1 inch = 60 feet, February 25, 1991, Cheney Engineering Co., Inc., 32 Junction St., Needham, Mass.", bounded and described as follows, said plan being recorded in Middlesex South Registry of Deeds as Plan No. 330 of 1991 in Book 21149, Page 105:

Beginning at the iron pipe at the easterly side of Coolidge Street running along the easterly line of Coolidge Street to a concrete bound, 226.95 feet with a radius of 803.08:

Thence running along the easterly side of Coolidge Street, 78.22 feet with a radius of 492.92 feet to a point;

Thence, N 72° 39' 20" E. 88.64 feet;

Thence, N 56° 54' 10" E. 283.79 feet to a stone wall;

Thence, S 54° 54' 10" E. 531.54 feet to a point on said wall;

Thence, S 70° 13' 12" W. 354.57 feet to a point; and

Thence, S 82° 00' 00" W. 431.05 feet to the iron pipe point of the beginning.

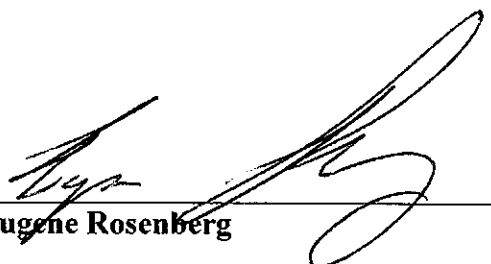
Said Lot containing approximately 271,944 square feet.

Grantors hereby waive any and all homestead rights they have or may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantors also hereby certify, under the pains and penalties of perjury, that no other persons are entitled to any benefits of an existing Estate of Homestead.

Meaning and intending to convey the same premises conveyed to the Grantors by Deed dated May 10, 2017 and recorded with the Middlesex South Registry of Deeds in Book 69270, Page 260.

[signature pages to follow]

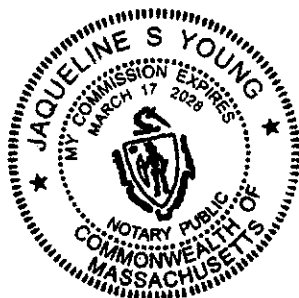
Executed as a sealed instrument this 6 day of January, ~~2021~~ <sup>2022</sup>.

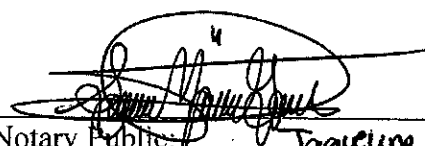
  
 Eugene Rosenberg

STATE/ COMMONWEALTH OF Massachusetts

Middlesex County, ss.

On this 6 day of January, ~~2021~~ <sup>2022</sup>, before me, the undersigned notary public, personally appeared, **Eugene Rosenberg**, who proved to me through satisfactory evidence of identification, which was ☐ Driver's License; ☐ State ID; ☒ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who acknowledged, swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose as his free act and deed.



  
 Notary Public: Jaqueline S. Young  
 My Commission Expires 03/17/2028

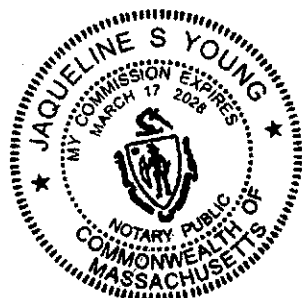
Executed as a sealed instrument this 6 day of January, ~~2021~~<sup>2022</sup>.

*Yel R*  
Yelizaveta Rosenberg

STATE/ COMMONWEALTH OF Massachusetts

Middlesex County, ss.

On this 6 day of January, ~~2021~~<sup>2022</sup>, before me, the undersigned notary public, personally appeared, **Yelizaveta Rosenberg**, who proved to me through satisfactory evidence of identification, which was ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who acknowledged, swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of her knowledge and belief, and that she signed it voluntarily for its stated purpose as her free act and deed.



*Jaqueline S. Young*  
Notary Public: Jaqueline S. Young  
My Commission Expires 03/17/2028