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Records Return to:

TitleVest

QUITCLAIM DEED

110 E. 42nd Street, 10th Floor
New York, NY 10017

FAMA 68468

27-47
Property Address: 47 Congress Street, 16 Lynch Street, 18 Perkins Street
and 78 Congress Street, Salem, MA 01970

Robert I. Lappin, Trustee of Shetland Trust u/d/t dated December 30, 1986 recorded with Essex, South District, Registry of Deeds Registry of Deeds in Book 8732, Page 48 and filed with said South Registry District as Document No. 220123, of 29 Congress Street, Salem, Essex County, Massachusetts,

for consideration paid, and in full consideration of
Seventy million dollars and no/100 (\$70,000,000.00)

grants to Prime Storage Shetland, LLC, a Delaware limited liability company, with a principal place of business at 85 Railroad Place, Saratoga Springs, New York 12866

with Quitclaim Covenants

A certain parcel of land, known and numbered, 47 Congress Street, 16 Lynch Street, 18 Perkins Street and 78 Congress Street, Salem, MA 01970, more completely described on Exhibit "A" annexed hereto.

Being the same premises conveyed to Robert I. Lappin, Trustee of Shetland Trust dated December 30, 1986, recorded with Essex County South District Registry of Deeds in Book 8732 Page 51 and filed with said Registry District as Document No. 220122.

I certify that the property is not residential and is not a homestead property.

Signatures are on the next page

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Witness my hand and seal this 24th day of April, 2019, to be effective as of the 1st day of May, 2019.


Robert I. Lappin, as Trustee of
Shetland Trust


601895 (92507+) Btch:540356
Southern Essex District Registry
5/13/2019 03:14 PM DEED Pg: 1/6
MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 5/13/2019 03:14 PM
ID: 540356 Doc# 601895
Fee: \$319,200.00 Cons: \$70,000,000


SO.ESSEX #396 Bk:37505 Pg:597
05/13/2019 03:31 DEED Pg 1/5

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of April, 2019 before me, the undersigned notary public, personally appeared Robert I. Lappin, as Trustee of Shetland ~~Properties~~^{Trust}, proved to me through satisfactory evidence of identification, which was being personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

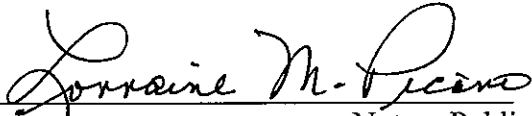

Notary Public



Exhibit "A"

The following four (4) parcels of land with the buildings thereon, together with the rights and obligations appurtenant thereto, located on Congress Street in Salem, Essex County, Massachusetts, to wit:

PARCEL ONE is bounded and described as follows:

WESTERLY:	by the easterly line of Congress Street, five hundred forty-three and 77/100 (543.77) feet;
NORTHERLY:	by South River;
EASTERLY:	by Salem Harbor;
SOUTHERLY:	by Palmer's Cove, the last three courses being by the present high water mark;
WESTERLY:	again by the easterly line of Pingree Street, extended, about eleven hundred twenty-three (1123) feet; and
SOUTHERLY:	again by the northerly line of Lynch Street, four hundred twenty-three and 11/100 (423.11) feet.

Parcel One includes Two Parcels of Registered Land, the First of which is bounded and described as follows:

NORTHERLY:	by Leavitt Street, one hundred thirty-seven and 73/100 (137.73) feet;
EASTERLY:	by Lot A on Plan No. 53228B filed with the Essex South Registry District, three hundred fifteen and 46/100 (315.46) feet;
SOUTHWESTERLY:	by land of Naumkeag Steam Cotton Company, one hundred fifty-one and 67/100 (151.67) feet;
WESTERLY:	by Lot B2 as shown on said Plan, two hundred fifty-eight and 45/100 (258.45) feet.

Being shown as Lot B1 on said Plan^{5328-B} and being the same premises described in Certificate of Title No. 2535 issued by said Registry District.

The Second Parcel Of Registered Land is bounded and described as follows:

NORTHERLY: by the southerly line of Leavitt Street, fifty and 01/100 (50.01) feet;

EASTERLY: by land of Naumkeag Steam Cotton Company, three hundred thirty-five and 92/100 (335.92) feet;

SOUTHWESTERLY: by the same, fifty-four and 47/100 (54.47) feet;

WESTERLY: by Lot B on Plan No. 5328A filed with said Registry District, three hundred fifteen and 46/100 (315.46) feet.

Being shown as Lot A on Plan 5328-A filed with original certificate of title 2044 and 2045 in said Registry.

PARCEL TWO is bounded and described as follows:

NORTHERLY: by the southerly line of Lynch Street, one hundred fifty-seven and 91/100 (157.91) feet;

EASTERLY: by the westerly line of Pingree Street, one hundred forty-six and 20/100 (146.20) feet;

SOUTHERLY: by land now or formerly of LeBlanc, sixty-nine and 24/100 (69.24) feet;

EASTERLY: again by the same, and by land now or formerly of Michaud, fifty-four and 53/100 (54.53) feet;

SOUTHERLY: again by the latter and by land now or formerly of Morneau, eighty-eight and 52/100 (88.52) feet; and

WESTERLY: by the easterly line of Perkins Street, two hundred and 47/100 (200.47) feet.

PARCEL THREE is bounded and described as follows:

EASTERLY: by the westerly line Perkins Street, fifty-eight and 32/100 (58.32) feet;

SOUTHERLY: by land now or formerly of Berube, ninety-five (95) feet;

WESTERLY: by land now or formerly of LeClerc, fifty-eight and 39/100 (58.39) feet; and

NORTHERLY: by land now or formerly of Violette, ninety-five (95) feet.

PARCEL FOUR is bounded and described as follows:

EASTERLY:	by the westerly line of Congress Street, three hundred three and 82/100 (303.82) feet;
SOUTHERLY:	by the northerly line of Dow Street, ninety (90) feet;
WESTERLY:	by land now or formerly of Harpel and of Frye, Trustee and by the end of Prince Street Place, one hundred seventy-seven and 64/100 (177.64) feet;
NORTHERLY:	thirty-six and 48/100 (36.48) feet;
WESTERLY:	again by land now or formerly of Chalifour, and
NORTHERLY:	again by the southerly line of Harbor Street, fifty-three and 83/100 (53.83) feet.

Together with all the right, title and interest in and to the flats adjoining the same and in and to the fee and soil of the streets shown on said Plan ^A

See rec B 6729-601 & A Book 85 Plan 88.

The premises are subject to:

- (a) the rights of the Commonwealth of Massachusetts and the United States of America, if any, under revocable licenses, in such part thereof as lies below the original high water mark; to the rights of tenants and persons in possession affecting Portions of said premises;
- (b) to an easement granted to Essex County Electric Company, dated January 18, 1955, and recorded with Essex South District Deeds, in Book .4142, Page 257;
- (c) to an easement to Merrimack - Essex Electric Company, dated February 10, 1959, in Book 4548, Page 178; and
- (d) an easement to Massachusetts Electric Company et al., dated August 8, 1973, Book 6012, Page 97.

The premises are further subject to the following easements to Massachusetts Electric Company:

Book 12925, Page 393; ~~12469~~
 Book ~~12925~~, Page 442; ~~222~~
 Book 13677, ~~Page 492~~; and
 Book 13906, Page 492.

See Notice of Activity and Use Limitation recorded with said Registry of Deeds in Book 30330, Page 307.