

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/27/2025 2:27:38 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
36677	UNIT DEED		71521/323	06/13/2025	2800000.00
Property-Street Address and/or Description					
679-683 COLUMBIA RD SUNDRY UNITS DORCHESTER					
Grantors					
COLUMBIA REALTY LLC 679 679 COLUMBIA					
Grantees					
BOSCAMDOR LLC					
References-Book/Pg Description Recorded Year					
64795/207 UD 2021, 71521/334 MTG 2025					
Registered Land Certificate(s)-Cert# Book/Pg					

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 36677
Document Type	: UD
Recorded Date	: June 13, 2025
Recorded Time	: 03:18:14 PM
Recorded Book and Page	: 71521 / 323
Number of Pages(including cover sheet)	: 7
Receipt Number	: 1104924
Recording Fee (including excise)	: \$12,923.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 06/13/2025 03:18 PM
Ctrl# 246552 05033 Doc# 00036677
Fee: \$12,768.00 Cons: \$2,800,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

CONDOMINIUM UNIT DEED

679 COLUMBIA REALTY, LLC, a Massachusetts Limited Liability Company, having a business address of 1350 Belmont Street, Suite 104, Brockton, Massachusetts 02301

For consideration paid, and in full consideration of two million, eight hundred thousand dollars (\$2,800,000.00)

Grants to BOSCAMDOR, LLC a Massachusetts Limited Liability Company, having a business address of 9 Traverse Street, Haverhill, Massachusetts 01830

With QUITCLAIM COVENANTS

Unit Numbers 1, 3, 4, 5, 6 & 7 in the 679-683 Columbia Road Condominium located at 679 Columbia Road, in Dorchester, Suffolk County, Massachusetts, created by Grant or pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated September 28, 2018 and recorded with Suffolk County Registry of Deeds on October 1, 2018 in Book 602.39, Page 256, together with undivided interest in the common areas and facilities as described in the Master Deed.

Said Unit(s) are shown on said plans filed with the Master Deed and on the copy of a portion of said plans and to which is affixed the verified statement in the form required by Section 9 of Chapter 183A.

The Unit shall be subject to the following:

1. All terms and conditions set forth in the Master Deed, the 679-683 Columbia Road Condominium Trust (the "Trust"), the By-Laws and all rules and regulations governing the operation of the Condominium, as from time to time amended;
2. Easements, agreements, restrictions and reservations of record;
3. The provisions of Chapter 183A of the Massachusetts General Laws, as from time to time may be amended, and all other applicable law.

Each Unit is conveyed with the exclusive right to a proportional area of the Unit building basement for storage

This conveyance is made subject to and with the benefit of an encroachment easement for adjoining units, an easement for pipes, wires, ducts, flues, cables, conduits, public utility lines, and other common areas and facilities, all other provisions of the Master Deed, Declaration of Trust recorded with Master Deed in said Registry as noted above, and floor plans of the condominium recorded with said Registry, or as later amended of record, and all provisions of Chapter 183A.

Each Unit is to be used for residential purposes subject to such rules and regulations as the Trustees may adopt from time to time, and the zoning law of the City of Boston.

The land together with the buildings and improvements thereon situated in the Dorchester District of Boston, Suffolk County, Massachusetts and bounded and described as follows:

PARCEL I

- NORTHWESTERLY On Columbia Road as shown on a plan hereinafter mentioned, fifty-nine and 05/100 (59.05);
- NORTHEASTERLY By the middle line of a ten foot passage way as shown on said plan eighty-six (86) feet;
- SOUTHEASTERLY By other land of Isabelle G. MacCurtain, fifty-six and 25/100 (56.25) feet, more or less; and
- SOUTHWESTERLY By Lot 3 on said plan, eighty-six (86) feet and being part of Lot 2 on a plan by William Kelly dated June 1, 1920.

Said premises are conveyed together with and subject to all rights of way and passage in, over and upon a ten (10) foot passageway shown on said plan in common with others entitled thereto.

PARCEL II

- NORTHEASTERLY By Lot No. 1 by a line through the middle of a ten (10) foot passageway as shown on said plan, sixty-five and 98/100 (65.98) feet;
- SOUTHEASTERLY By land of S.F. Sampson, as shown on said plan, fifty-two and 34/100 (52.34) feet;
- SOUTHWESTERLY By land of said Sampson, one and 75/100 (1.75) feet;
- SOUTHEASTERLY Again in part by land of said Sampson and in part by land of E.M. Flynn, as shown on said plan, forty-three and 12/100 (43.12) feet;

- SOUTHWESTERLY Again by land of Kazimir, as shown on said plan, fifty-two and 13/100 (52.13) feet;
- NORTHWESTERLY By Lot No. 3 and in part by Lot No. 4, as shown on said plan, forty-five and 69/100 (45.69) feet;
- SOUTHWESTERLY Again by Lot No. 3, as shown on said plan, seventeen and 72/100 (17.72) feet; and
- NORTHWESTERLY By the front part of said Lot No. 2, as shown on said plan, fifty-six and 25/100 (56.25) feet, more or less.

Said premises are conveyed together with and subject to all rights of way and passage in, over and upon said ten (10) foot passageway in common with others entitled thereto.

Said last described land is in the rear part of Lot 2 as shown on the aforementioned plan which is recorded with Suffolk Deeds in Book 4237, Page 298.

PARCEL III

- NORTHWESTERLY By Columbia Road as shown on a plan hereinafter mentioned, fifty-eight and 65/100 (58.65);
- NORTHEASTERLY By land of Wattendorf as shown on said plan, one hundred forty-three and 31/100 (143.31) feet;
- SOUTHEASTERLY By Sumner Terrace and by land now or late of Sampson as shown on said plan, fifty-eight and 41/100 (58.41) feet;
- SOUTHWESTERLY By the centerline of the driveway as shown on said plan, one hundred fifty-one and 98/100 (151.98) feet and containing 8,630 square feet and being lot one on a plan by Wm. Kelly dated June 1, 1920 recorded with Suffolk Deeds.

Said "Driveway" is to forever remain open for all purposes for which passageways are commonly used in the City of Boston. Said premises are conveyed together with all rights and subject to all rights in said Sumner Terrace, if any. The rights above set forth as to said "Driveway" shall be for the benefit of lots one and two on said plan and for no adjoining premises.

It is hereby certified that the sale of said 679 & 683 Columbia Road, Units 1, 3, 4, 5, 6 & 7, Dorchester, Suffolk County, Massachusetts is in the ordinary course of business and does not constitute the sale of all or substantially all of the assets of 679 COLUMBIA REALTY, LLC.

For grantor's title see deed recorded in Book 64795, Page 207 of the Suffolk County Registry of Deeds and Master Deed recorded in Book 60239, Page 256.

The Grantor certifies this is not a homestead and certifies under pains and penalties of perjury that there are no other persons with homestead rights in the premises.

SIGNATURE PAGES TO FOLLOW

Witness our hands and seal under the pains and penalties of perjury this 17th day of June 2025.

679 COLUMBIA REALTY, LLC

Manuel A. Perez
MANUEL A. PEREZ, MANAGER

Francisco Almonte
FRANCISCO ALMONTE, MANAGER

James Lam
JAMES LAM, MANAGER

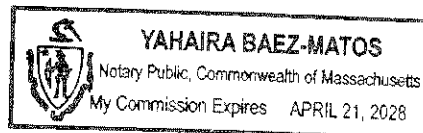
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 17th day of June 2025, before me, the undersigned notary public, personally appeared MANUEL A. PEREZ, MANAGER, proved to me through satisfactory evidence of identification, which were ☒ driver's license, ☐ passport, ☐ personal knowledge, ☐ other Manuel A Perez to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose as Manager of 679 Columbia Realty, LLC, as the voluntary act of 679 Columbia Realty, LLC and that the information contained herein is true based upon his/her personal knowledge, information and belief.

Yahaira Baez Matos
Notary Public:

My Commission Expires: 4/21/2028



Norfolk, ss

COMMONWEALTH OF MASSACHUSETTS

On this 11th day of June 2025, before me, the undersigned notary public, personally appeared FRANCISCO ALMONTE, MANAGER, proved to me through satisfactory evidence of identification, which were ☒ driver's license, ☐ passport, ☐ personal knowledge, ☐ other Francisco Almonte to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose as Manager of 679 Columbia Realty, LLC, as the voluntary act of 679 Columbia Realty, LLC and that the information contained herein is true based upon his/her personal knowledge, information and belief.

Yahaira Baez Matos
Notary Public:

My Commission Expires: 4/21/2028

Norfolk, ss

COMMONWEALTH OF MASSACHUSETTS

On this 11th day of June 2025, before me, the undersigned notary public, personally appeared JAMES LAM, MANAGER, proved to me through satisfactory evidence of identification, which were ☒ driver's license, ☐ passport, ☐ personal knowledge, ☐ other James Lam to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose as Manager of 679 Columbia Realty, LLC, as the voluntary act of 679 Columbia Realty, LLC and that the information contained herein is true based upon his/her personal knowledge, information and belief.

Yahaira Baez Matos
Notary Public:

My Commission Expires:

