

Suffolk County Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
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Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

Groma NAV REIT NB, LLC, a Massachusetts limited liability company, having its principal place of business located at 31 New Chardon Street, Boston, MA 02114,

for consideration paid in the amount of *One and 00/100 (\$1.00) Dollars*

grants to *Groma CCP WMI DST, a Delaware Statutory Trust, Groma Advisor, LLC, a Delaware Limited Liability Company, as Trustee, under declaration of trust dated September 15, 2022*, having its principal place of business located at 31 New Chardon Street, Boston, MA 02114,

With Quitclaim Covenants,

The land, together with the buildings situated thereon, in Boston, Suffolk County, Massachusetts, presently known and numbered as 1536-1542 Tremont Street, and shown as Lot No. 3 on a plan of lots entitled "Plan of Land in Boston, Massachusetts, showing division among the Heirs of Timothy McCarthy" drawn by James M. Driscoll, Engineer, and recorded in Suffolk County Registry of Deeds at Book 4275, Page 233, and also bounded and described as follows:

NORTHEASTERLY	on Tremont Street as shown on said plan sixty-three and 70/100 (63.70) feet;
SOUTHEASTERLY	by land of undesignated owners as shown on said plan eighty-three and 77/100 (83.77) feet;
SOUTHWESTERLY	by Lot No. 2 as shown on said plan sixty-five and 43/100 (65.43) feet; and
NORTHWESTERLY	by Pontiac Street as shown on said plan eighty-three and 75 (83.75) feet.

This conveyance does not constitute the sale or transfer of all or substantially all of the Grantor's assets in Massachusetts and constitutes a sale or transfer in the ordinary course of Grantor's business.

For Grantors' title, see deed dated September 20, 2022 and recorded with the Suffolk County Registry of Deeds on September 23, 2022 in Book 68236 at Page 345.

[Signature Page to Follow]

1536-1542 Tremont Street, Boston, MA 02120

Signature Page to Quitclaim Deed
1536-1542 Tremont Street, Boston, MA 02120

Executed as a sealed instrument this 6th day of October, 2022.

Groma NAV REIT NB, LLC

By: Paul N Bell
Paul N. Bell, Authorized Signatory

Commonwealth of Massachusetts
Suffolk County, ss.

On this 5th day of October, 2022, before me, the undersigned notary public, personally appeared Paul N. Bell, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose as the voluntary act of Groma NAV REIT NB, LLC.



Tiffany Fallon
Notary Public
Tiffany Fallon
Print Name
3/27/2026
My Commission Expires: