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C O P Y C O P Y

**Quitclaim Deed**

BMX Holdings LLC, a Nevada Limited Liability Company, of 550  
Cochituate Road, Suite 25, East Wing, Floor 4, Framingham, MA 01701, in consideration of Four

Hundred Fifteen Thousand (\$415,000.00) Dollars GRANTS TO Limerock Development LLC, a  
Rhode Island Limited Liability Company, of 2 Charles Street Suite C, Providence, RI 02904

With **QUITCLAIM COVENANTS**

Land Situated in the Town of Dedham in the County of Norfolk in the State of MA Lot 3 on a plan  
entitled "Plan of Land in Dedham, Mass., by Liboreo Cannata", dated May 15, 1936, by Paul U:  
Nickerson, Civil Engineer, recorded with Norfolk Deeds, Book 2113, Page 525, bounded and described as  
follows:

Southwesterly by Curve Street, forty-six and 58/100 (46.58) feet;

Southeasterly by Lot 4, on said plan, ninety-seven and 50/100 (97.50) feet

Northeasterly by lot 5, on said plan, seventy (70) feet; and

Northwesterly by land marked "Right of Way" on said plan, eighty-three (83) feet.

Said parcel contains 5600 square feet.

Grantor(s), hereby release any and all rights of homestead they may have in the property and further state,  
under the pains and penalties of perjury that no other person or entity is entitled to an estate of homestead  
in the property.

For Grantor's Title, see deed recorded in the Norfolk County Registry of Deeds in Book 41586, Page 344

This conveyance is in the ordinary course of business and does not constitute  
all or substnatially all of the assets of BMX Holdings LLC in Massachusetts.

Property Address: 219 Curve Street, Dedham

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 01-03-2024 @ 02:42pm  
CtL#: 343 Doc#: 495  
Fee: \$1,892.40 Cons: \$415,000.00

Executed as a sealed instrument this 2<sup>nd</sup> day of January, 2024.

BMX Holdings LLC

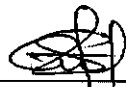
NOT  
AN  
Leonice Maia F F I A L  
Leonice Maia, Manager P Y

NOT  
AN  
O F F I C I A L  
C O P Y

STATE: MASSACHUSETTS

County: MIDDLESEX, ss.

On 2ND day of JANUARY, 2024, before me, the undersigned notary public, personally appeared Leonice Maia, the above-named and proved to me through satisfactory evidence of identification being DRIVERS LICENSE MA, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed as Manager of BMX Holdings LLC



Notary Public:  
My Commission Expires: 06/07/2030

