

Bk 11038 Pg 347 #1477  
01-22-2008 @ 12:44p

MASSACHUSETTS STATE EXCISE TAX  
Essex North Registry  
Date: 01-22-2008 @ 12:44pm  
Ct1#: 83 Doc#: 1477  
Fee: \$3,643.44 Cons: \$798,900.00

## QUITCLAIM DEED

**W , Ronald S. Headrick and Diana M. Headrick of North Andover,  
Massachusetts,**

**For consideration paid of Seven Hundred Ninety-Eight Thousand Nine  
Hundred (\$798,900.00) Dollars**

**Grant to Michelle<sup>K.</sup> Robinson and Taylor<sup>K.</sup> Robinson, Husband and Wife, Tenants  
by the Entirety, of 144 Cricket Lane, North Andover, Massachusetts,**

With *QUITCLAIM COVENANTS*

A certain parcel of land in North Andover, Essex County, Massachusetts, with the buildings thereon, being shown as Lot 6A on a plan of land entitled "Plan of Land in North Andover, Mass., by Merrimack Engineering Services, Inc., 66 Park Street, Andover, MA 01810, filed with the Essex North Registry of Deeds as Plan No. 13617. Containing 93,345 square feet of land, more or less, according to said plan.

Expressly reserved from the conveyance is the right and easement for a pedestrian access path, in the area designated on Sheet 7 on the Plans as "Proposed 6' Wide Pedestrian Access Path Approximate Location" (the "Pedestrian Path") for the use and benefit of the public for access from Cricket Lane to land now or formerly of the Town of North Andover. The exact location of the Pedestrian path is to be adjusted to avoid trees of 6 inch caliper or greater. The Pedestrian path is to remain unobstructed and in its natural ground cover state.

Subject to the right to use Cricket Lane, as shown on the plans, in common with others entitled thereto, for all purposes which streets and ways are commonly used in the Town of North Andover.

Subject to Master Declaration of Walnut Ridge of North Andover, Massachusetts, Reservations and Restrictions, recorded with Essex North Registry of Deeds on December 20, 1999 as Instrument Number 44575, Book 5637, Page 281.

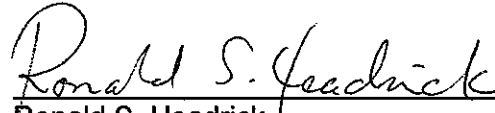
Subject to easements, restrictions, reservations and other matters of record that are in force and applicable.

**COHEN LAW OFFICES, P.C.  
873 TURNPIKE ST.  
N. ANDOVER, MA 01845**

Being the same premises conveyed to the grantor by deed of Crickett Development, LLC dated August 24, 2000 and recorded with the Essex North Registry of Deeds at Book 5841, Page 112.

Witness my hand and seal this 18<sup>th</sup> day of January, 2008

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Ronald S. Headrick

  
\_\_\_\_\_  
Diana M. Headrick

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 18 day of January, 2008, before me, the undersigned notary public, personally appeared Ronald S. Headrick and Diana M. Headrick, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
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Notary Public: Gita B. Brazelis  
My Commission Expires: 6/8/2012

