

## CONFIRMATORY DEED

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I, Vincent J. McAloon, Trustee of the J. & V. Realty Trust under declaration of Trust dated April 27, 1971 recorded in the Essex North of District Registry of Deeds in Book 1169, Page 692 ~~County, Massachusetts~~ of North Andover, Essex County, Massachusetts ~~XXXXXXX~~ for consideration paid, and in full consideration of One Hundred Forty-seven Thousand Dollars (\$147,000.00)----- grants to G.A.R. Corporation, a Massachusetts Corporation, having a regular and usual place of business in North Andover, said County ~~of~~ with quitclaim covenants

~~XXXXXXX~~ Two contiguous parcels of land situated in North Andover, Essex County, Massachusetts, as follows:

(Description and encumbrances, if any)

PARCEL 1

A certain parcel of land situated in North Andover, Essex County, Massachusetts, shown as Parcel No. 2 of plan entitled, "Plan of Land in North Andover, Massachusetts", dated December 18, 1968, by Robert E. Anderson, Inc., Reg. Professional Engineers recorded with Essex North District Registry of Deeds as Plan No. 6315, and bounded and described as follows:

SOUTHEASTERLY: by Parcel No. 1 as shown on said Plan, four hundred twenty-two and 1/100 (422.01) feet;  
 SOUTHWESTERLY: by East Water Street, one hundred twenty-five (125) feet;  
 NORTHWESTERLY: by land now or formerly of Douglas Development Company, Inc., fifty (50) feet;  
 NORTHWESTERLY: by land now or formerly of Douglas Development Company, Inc., two hundred fifteen and 75/100 (215.75) feet;  
 SOUTHWESTERLY: by land now or formerly of Douglas Development Company, Inc., one hundred eighty-nine and 06/100 (189.06) feet;  
 SOUTHWESTERLY: by land now or formerly of Douglas Development Company, Inc., two hundred forty-nine (249) feet;  
 NORTHWESTERLY: by land now or formerly of Davis and Furber Machine Company, one hundred fifty-five and 58/100 (155.58) feet; and  
 NORTHEASTERLY: by Walker Road, in two courses, seven hundred thirty (730) feet.

Containing 3.1373 acres of land, according to said Plan.

Said premises hereby conveyed subject to such railroad rights, if any, as now exist in the portion of said premises marked "Railroad & Power Line Easement 82.5' Wide" as shown on said plan; such rights, if any, as now exist in or with respect to the existing utility pole line along said old railroad strip; sewer easement granted by Davis and Furber Machine Company to Inhabitants of the Town of North Andover by instrument dated June 26, 1923, recorded in Book 482, Page 18, existing utility easements and rights of others in streets and ways shown on said plan; the right and easement which are hereby reserved to the grantors to use East Water Street for all purposes for which streets and ways are now or may hereafter customarily be used in said North Andover; existing rights of others, if any, in Cochichewick Brook.

PARCEL 2

A certain parcel of land situated in North Andover, Essex County, Massachusetts, shown on a plan entitled "Plan of Land in North Andover, Mass." dated December 18, 1968, by Robert E. Anderson, Inc., recorded with Essex North District Deeds as Plan No. 6315, and bounded and described as follows:

SOUTHEASTERLY: by Chickering Road, six hundred one and 43/100 (601.43) feet;  
 SOUTHWESTERLY: by East Water Street, five hundred sixty-one and 99/100 (561.99) feet;  
 NORTHWESTERLY: by Parcel 2 as shown on said plan, four hundred twenty-two and 01/100 (422.01) feet; and  
 NORTHEASTERLY: by land shown on said plan as of Walker Realty Associates one hundred seventy-nine and 76/100 (179.76) feet.

178 Containing 3.7862 acres of land, according to said plan.

Said premises hereby are conveyed subject to such railroad rights, if any as now exist in the portion of said premises marked "Railroad & Power Line Easement 82.5' Wide" as shown on said plan; such rights, if any, as now exist in or with respect to the existing utility pole line along said old railroad strip; sewer easement granted by Davis and Furber Machine Company to Inhabitants of the Town of North Andover by instrument dated June 26, 1923, recorded in Book 482, Page 18; existing utility easements and rights of others in streets and ways shown on said plan; the right and easement which have been reserved to others to use East Water Street for all purposes for which streets and ways are now or may hereafter customarily be used in said North Andover; existing rights of others, if any, in Cochichewick Brook; the right and easement which have been reserved to Trustees of Village Land Company and Davis & Furber Machine Company to maintain the flow through the course of said Brook. For reference to said easement, see deed recorded in Book 1167, Page 324.

Being the same premises conveyed to the J. & V. Realty Trust by deed of Thomas McDonnell to be recorded herewith.

This deed is given to correct and confirm a deed of J. & V. Realty Trust to G.A.R. Corporation dated April 2, 1973 and recorded in the Essex North District Registry of Deeds, Book 1215, Page 164.

Witness my hand and seal this 20th day of October 1982

*Vincent J. McAloon*  
Vincent J. McAloon, Trustee

The Commonwealth of Massachusetts

Essex, ss.

October 20, 1982

Then personally appeared the above named Vincent J. McAloon, Trustee of the J. & V. Realty Trust

and acknowledged the foregoing instrument to be his free act and deed, before me

*Charles W. [Signature]*  
Notary Public

Recorded Oct. 20, 1982 at 10:34AM #11101