

BK1220

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I, Vincent B. Leaders, of North Andover, Essex County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of Three Hundred Seventy-five thousand dollars (\$375,000.00)

grants to Charles W. Trombly, Sr., of 11 Lawrence Street, Lawrence, said County with quitclaim covenants

Certain premises situated in North Andover, Massachusetts, and shown on a plan entitled "STEVENS PLAN PLAN No. 1 OF LAND Located in NORTH ANDOVER, MASS. Owned by J. P. STEVENS & COMPANY, INC." dated March 1970, drawn by Charles E. Cyr, Civil Engineer, Lawrence, Mass., Revised June 18, 1971, recorded in the North District Essex Registry of Deeds as plan #6577, hereinafter referred to as Cyr Plan.

PARCEL 1.

A certain parcel of land situated on Stevens Street in said North Andover and bounded and described as follows:

Beginning on the Westerly side of said Stevens Street by land now or formerly of Boston and Maine Railroad, and thence running Northerly by said street about 820 feet to land now or formerly of Johnson, thence running westerly by said Johnson land and a stone wall about 301 feet to an angle in the wall, thence running Southwesterly by the wall about 440 feet to said land now or formerly of Boston and Maine Railroad, and thence <sup>SHED</sup> Southwesterly by said Railroad land, about 908 feet to the point of beginning. Containing about 7 46/100 acres and shown as Parcel 1 on said Cyr Plan.

PARCEL 2.

A certain parcel of land situated on Osgood Street in said North Andover, and bounded and described as follows:

Beginning on the Easterly side of said Osgood Street by land now or formerly of Boston and Maine Railroad, and thence running Northerly by said street about 589.0 feet to land now or formerly of Johnson; thence running Southeasterly by said Johnson land about 388 feet to Parcel 1 above, thence running Southwesterly by said Parcel 1 and by a wall about 440 feet to said land now or formerly of Boston and Maine Railroad, and thence running Northwesterly by said Railroad land about 98 2/10 feet to the point of beginning. Containing about 2 3/4 acres and shown as Parcel 2 on said Cyr Plan.

PARCEL 3.

A certain parcel of land with the buildings thereon situated on Osgood Street, Stevens Street and Pleasant Street in said North Andover, and bounded and described as follows:

Beginning on the Southeasterly side of Osgood Street at land now or formerly of Norgron and thence running Northeasterly in various courses by said Osgood Street to land now or formerly of Boston and Maine Railroad, thence running Southeasterly by said land of the Railroad about 111.05 feet to land now or formerly of Minzner, being shown as Lot #2 on plan entitled "PLAN OF LOTS ON HARKAWAY ROAD, NORTH ANDOVER, MASS.", dated Oct. 9, 1963 and recorded with Essex North District Registry of Deeds, as plan #2757, thence running Southwesterly by said land of Minzner about 84.63 feet to a private way known as Harkaway Road, thence running Southeasterly by the Northeastery line of said private way about 254.51 feet to a point, thence running Northeasterly by Lot #6 on the plan last mentioned about 79.53 feet

*See Dept. B.1233, P.414*  
*Covenants*  
*B.1233, P.414*  
*Easement*  
*B.1233, P.426*  
*Easement*  
*B.1233, P.427*

to said land now or formerly of Boston and Maine Railroad, thence running Southeasterly by said land of the Railroad to Stevens Street, thence running Southerly by Stevens Street to Pleasant Street, thence running Northwesterly by said Pleasant Street in various courses to an iron pipe by land now or formerly of Coates, being shown as Lot #12 on plan entitled "PLAN OF PHILLIPS COURT, NORTH ANDOVER MASS", dated October 3, 1953, and recorded with Essex North District Registry of Deeds as plan #2770, thence running Northeasterly by said Lot #12, Lot #11 and Lot #10 as shown on said plan last mentioned about 307.38 feet to an iron pipe, thence running Northwesterly by Lot #9, Lot #8 and Lot #7 as shown on said plan last mentioned about 299.34 feet to an iron pipe, thence running Southwesterly by said Lot #7 as shown on said plan last mentioned about 130 feet to Phillips Court, thence running Westerly by said Phillips Court about 28.86 feet to land now or formerly of Tucci; thence running Northwesterly by said land of Tucci about 105.63 feet to said land of Norgren, thence running Northeasterly by said land of Norgren about 54.20 feet to an iron pipe, thence running Northwesterly by said land of Norgren about 120 feet to the point of beginning. Containing about 17 39/100 acres and shown as Parcel 3 on said Cyr Plan.

Said Parcel 3 is conveyed subject to easements granted by M. T. Stevens & Sons Company to Inhabitants of Town of North Andover as set forth in:

- (1) instrument dated January 19, 1924 and recorded with Essex North District Registry of Deeds, Book 570, Page 70.
- (2) instrument dated April 15, 1935 and recorded with said Registry, Book 587, Page 280.
- (3) instrument dated November 20, 1939 and recorded with said Registry, Book 754, Page 409.

and shown on said Cyr Plan, and with such of the benefits, if any, set forth in such instruments as are transferable by the Grantor.

Said Parcel 3 is conveyed subject also to the rights, grants and easements set forth in the instruments noted below and recorded with Essex North District Registry of Deeds, namely:

To Town of North Andover Book 782, Page 1. See plan #2745  
 To Town of North Andover Book 782, Page 3 See plan #2747  
 and shown on said Cyr Plan. (See also plan #2757 and #2770).

To Lawrence Gas Co. Book 291, Page 332  
 To Lawrence Gas Co. Book 414, Page 436  
 To Lawrence Gas & Electric Co. Book 532, Page 114  
 To Lawrence Gas & Electric Co. and N.E. Tel. & Tel. Co. Book 542, Page 459

and to all other rights, grants and easements, of record, insofar as said rights, grants, and easements are now in effect and applicable to said premises.

Said parcel is conveyed subject also to the rights of others to use Harkaway Road including a turn-around at the end thereof as shown on said Cyr Plan for all purposes of a public way and to such rights as others and the public may have by grant, prescription or otherwise to use said Harkaway Road and a way extending therefrom to Stevens Street approximately as shown on said Cyr Plan for all purposes of a public way and to such rights as others and the public may have by grant, prescription or otherwise to use a way extending from Phillips Court (and sometimes itself known as Phillips Court) to said Harkaway Road approximately as shown on said Cyr Plan for all purposes of a public way; if any.

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**PARCEL 4.**

A certain parcel of land situated on Stevens Street in said North Andover and bounded as follows:

Northwesterly by Stevens Street,  
Northeasterly by land now or formerly of Boston and Maine Railroad, and  
Southerly and Westerly by Stevens Pond or Cochichowick Brook, containing about 98/100 acres and shown as Parcel 4 on said Cyr Plan.

**PARCEL 5.**

All right, title and interest of SELLER, if any, in that parcel of land shown on said Cyr Plan as "LAWRENCE GAS AND ELECTRIC COMPANY (FORMERLY BOSTON & MAINE RAILROAD)."

ALL OF THE PARCELS OF land described above are conveyed together with all the rights to use the water in said Cochichowick Brook, and to have the water from Lake Cochichewick flow through said Brook to the granted premises, which are presently enjoyed by the SELLER, whatever the same may be, and subject to the flowage rights of others over and in all of said PARCELS of land above described and to any and all obligations of SELLER, if any, to preserve the rights of others in and to the water in said Cochichewick Brook.

ALL OF THE PARCELS of land described above are hereby conveyed subject to and with the benefits of any and all encumbrances, easements, conditions, restrictions and licenses of record insofar as the same are in force and applicable.

**For title see:**

- Parcels 1 & 2** Deed: Nathaniel Stevens et al to M. T. Stevens & Sons Company Essex North District Registry of Deeds, Book 262, Page 2.
- Parcel 3** Deed: Moses T. Stevens to M. T. Stevens & Sons Company Essex North District Registry of Deeds, Book 197, Page 180.
- Parcel 4** Deed: Moses T. Stevens to M. T. Stevens & Sons Company, Essex North District Registry of Deeds, Book 198, Page 117.
- All Parcels:** Amendment: Articles of Consolidation (J. P. Stevens & Co., Inc.) Essex North District Registry of Deeds, Book 690, Page 1.

See also deed to Vincent B. Landers from J. P. Stevens & Co., Inc. dated April 3, 1973 and recorded in North Essex District Registry of Deeds, Book 1190, Page 362.

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Witness my hand and seal this 29th day of May, 1973.

*Harold Morley*

*Vincent B. Landers*  
Vincent B. Landers

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

May 29, 1973

Then personally appeared the above-named Vincent B. Landers and acknowledged the foregoing instrument to be his free act and deed, before me

*Harold Morley*

Notary Public - ESSEX COUNTY  
Harold Morley, Jr.  
My commission expires Oct. 28, 1973

MASSACHUSETTS DEEDS & EXCISE  
751.00  
COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE  
1973 JUN 5 1973

Recorded June 5, 1973 at 2:30PM #5276