

MASSACHUSETTS CONVEYANCE DEED SHORT FORM (INDIVIDUAL) 89

MERRITT LIPSKY and ROBERT H. LANE, Trustees of the MILLPOND TRUST, under Declaration of Trust recorded April 3, 1974, recorded with Essex North District Registry of Deeds in Book 1238, Page 82,

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being executed, for consideration paid, and in full consideration of \$69,953.00

grants to Donovan, Zappala, & Associates, Inc., a Massachusetts corporation having an usual place of business at 2 Elm Square, Andover, Essex County, with quitclaim covenants

XXXXXXXXXX

(Description and encumbrances, if any)

A certain parcel of land located in North Andover, Essex County, Massachusetts, with a townhome thereon, containing 5,800 square feet, and being shown as Lot 1 on a plan entitled, "Plan of Land in North Andover, Stevens Pond", dated February 1974, by Northern Associates, Inc., recorded in Essex North District Registry of Deeds as Plan No. 6989, to which plan reference may be made for a more particular description.

Said premises are hereby conveyed subject to and with the benefit of rights, easements and restrictions set forth in the Master Declaration of Covenants, Conditions and Restrictions for the Planned Development of Millpond dated July 17, 1974, recorded with said Deeds in Book 1247, Page 429, and the bylaws, rules and regulations adopted pursuant to said Covenants, and the obligations thereunder to pay the apportioned share attributable to said Townhome, all of which the grantee(s) by acceptance hereof agree to perform and assume; and such taxes attributable to said Townhome for the current year as are now due and payable.

Said premises are also conveyed subject to and with the benefit of rights, easements, restrictions and agreements of record, insofar as the same are now in force and applicable.

For title, see deed to the grantors dated May 28, 1974, recorded with said Deeds in Book 1241, Page 633.

The above described premises are hereby conveyed subject to the real estate taxes for the fiscal year 1978 which the grantees assume and agree to pay.

Witness OUR hand and seal this 12th day of September 19 77

Massachusetts Deed Excise Stamps
in sum of \$ 159.68
affixed and cancelled on this
instrument

MILLPOND TRUST
BY *[Signature]* Trustee
[Signature] Trustee

The Commonwealth of Massachusetts

Essex, ss

September 12, 19 77

Then personally appeared the above named Robert H. Lane, Trustee as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me

[Signature]
Harold Morley, Jr.
Notary Public - State of Massachusetts
My commission expires October 2, 19 80

Recorded Sept. 12, 1977 at 3:1PM #9079