

I, Charles W. Tremby, Sr., of North Andover, Essex County, Massachusetts,  
being-unassisted, for consideration paid, and in full consideration of One Dollar (\$1.00)

grants to Merritt Lipsky of Brookline, Norfolk County, Commonwealth of Massachusetts,  
and Robert H. Lane of Weyland, Middlesex County, Massachusetts, as Trustees of  
Millpond Trust under a Declaration of Trust dated March 23, 1974 recorded in North  
District Essex Registry of Deeds, Book 1334, Page 53

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 15, 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  
running Southeasterly 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 589.9 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 96 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  
Norgren 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 111.96 feet to land now or formerly of Minner, being shown  
as Lot #2 on plan entitled "PLAN OF LOTS ON HARKAWAY ROAD, NORTH ANDOVER,  
Mass.," dated Oct. 9, 1953 and recorded with Essex North District Registry of Deeds,  
as plan #2757, thence running Southwesterly by said land of Minner about 84.63 feet to  
a private way known as Harkaway Road, thence running Southeasterly by the Northeasterly  
line of said private way about 354.51 feet to a point, thence running Northeasterly by  
Lot #6 on the plan last mentioned about 79.53 feet 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 5, 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

Grantees address: 1300 Boylston St., Chestnut Hill, Mass.

See Pl.  
# 7142

Lot 3

Casement  
9.1252, P. 140

Waiver  
B. 1370, P. 511

Deed Certificate  
B. 1370, P. 512

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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 597, Page 289.

(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 Hartway 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 Hartway 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 Hartway Road approximately as shown on said Cyr Plan for all purposes of a public way; if any.

**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 Cochichewick Brook, containing about 96/100 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 Cochichewick 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 benefit of any and all encumbrances, easements, conditions, restrictions and licenses of record insofar as the same are in force and applicable.

There is excepted from the above described premises that portion conveyed by deed of Charles W. Trombly, Sr. to Augustine P. Loring et als, Trustees by deed dated January 3, 1974 recorded with North District Essex Registry of Deeds, Book 1234, Page 148.

The within described premises are hereby conveyed subject to and with the benefit of agreements, decrees, covenants and easements set forth in instruments dated Dated December 14, 1973 recorded with said Registry of Deeds in

Book 1233 Page 414  
 Book 1233 Page 420  
 Book 1233 Page 424  
 Book 1233 Page 426  
 Book 1233 Page 427

and an easement to control the water locks from Charles W. Trombly, Sr. to the Town of North Andover dated December 14, 1973 to be recorded in said Registry of Deeds.

The within described premises are hereby conveyed further subject to a power line easement from Augustine P. Loring et als, Trustees and said Charles W. Trombly, Sr. to Massachusetts Electric Company by instrument dated April 30, 1974 recorded with said Registry of Deeds in Book 1241, Page 407.

Being the remaining portion of the premises conveyed to the grantor by Vincent B. Landers dated May 29, 1973 recorded with said Registry of Deeds Book 1220, Page 6.

Witness my hand and seal this 28th day of May, 1974.

*Jacqueline P. McLeod*  
*Charles W. Trombly, Sr.*  
 Charles W. Trombly, Sr.

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

May 28, 1974

Then personally appeared the above-named Charles W. Trombly, Sr. and acknowledged the foregoing instrument to be his free act and deed, before me

*Jacqueline P. McLeod*  
 Notary Public  
 Jacqueline P. McLeod  
 My commission expires: January 30, 1981

Recorded May 29, 1974 at 4:08PM #5698