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We, ABBOT STEVENS and HORACE N. STEVENS, JR.,  
Trustees under the will of NATHANIEL STEVENS (Essex Probate  
#217305), BOSTON SAFE DEPOSIT AND TRUST COMPANY and GEORGE M.  
NAYLOR, JR., Trustees under the will of MOSES T. STEVENS  
(Essex Probate #222994), CAROLINE S. ROGERS and HORATIO ROGERS,  
husband and wife, of North Andover, Massachusetts, and MARY F.  
CHARLES and BUCHANAN CHARLES, husband and wife, also being of  
said North Andover, do hereby grant to ABBOT STEVENS of said  
North Andover the land situate in said North Andover and de-  
scribed as follows:

*See Plan  
#2971*

*Confirmatory  
Deeds  
B. 831 P. 205*

Beginning on the Easterly side of Stevens Street  
at land now or late of Haskell and thence running Easterly  
by a wall one hundred and fifty (150) feet, thence by the  
same land and wall southerly five hundred (500) feet,  
Northeasterly seven hundred and fifty (750) feet, Southerly  
again two hundred and thirty (230) feet, Northeasterly  
again seven hundred and thirty (730) feet to a wall at  
land taken by Moses T. Stevens by deed dated April 17,  
1908, thence Southerly by the wall one thousand two hun-  
dred and eighty (1,280) feet to Lake Cochichewick, thence  
following the Lake shore Southerly, Southeasterly, South-  
westerly and Northwesterly to the location of the  
Lawrence Branch of the Eastern Division of the Boston &  
Maine Railroad by the dam at outlet of the lake, thence  
by the Railroad location to the crossing at Stevens  
Street, thence Northerly by Stevens Street about eight  
hundred and seventy (870) feet to the point of beginning.

Containing approximately one hundred and sixteen  
(116) acres.

Excepting from the above described premises the two  
parcels shown as Lot 2 containing one and thirty-seven  
hundredths (1.37) acres more or less, and Lot 3 containing  
one and thirty-five hundredths (1.35) acres more or less  
on a plan to be recorded with the Essex North District  
Registry of Deeds, said plan being entitled "Plan of Land  
in North Andover, Mass. as Surveyed for Samuel D. Stevens  
Heirs & Trustees u/w Nathaniel Stevens Scale 1" = 100'  
Nov. 1951 Ralph B. Brasseur, C.E. 31 Hamilton Avenue,  
Haverhill, Mass."

Also two and eighty-three hundredths (2.83) acres of land below the causeway and near the head of Stevens' mill pond lying on the Westerly side of the Railroad between the railroad location and the waters of said pond.

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But there is excepted from this conveyance the land at and around the dam about ninety-five hundredths (.95) of an acre, belonging to the owners of the water power of the lake.

Also conveying hereby our right, title and interest in any land under the waters of the lake and pond so far as our title extends, and in the location of said Railroad wherever it lies wholly between parcels of the granted premises and to the middle line of such location where the granted premises abut thereon on one side only.

The granted premises are conveyed subject to the right of J. P. Stevens & Co., Inc. to maintain a reservoir on Weir Hill and the pipe or conduit leading to the same, said rights having been acquired by deed to the M. T. Stevens & Sons Company from Nathaniel Stevens, et al, dated April 11, 1908 and recorded with Essex North District Registry of Deeds in Book 262, Page 1. Subject also to the municipal real estate taxes for 1955 which the grantee covenants to assume and agrees to pay.

Being part of the premises conveyed to Nathaniel Stevens, Samuel D. Stevens and Moses T. Stevens by deed of Helen S. Lovekin, dated June 10, 1912 and recorded with Essex North District Registry of Deeds, Book 318, Page 114. See Estate of said Samuel D. Stevens (Essex Probate #141918) and Estate of Lucy A. Stevens (Essex Probate #186206), the said Mary F. Charles having been known as Mary F. Stevens.

IN WITNESS WHEREOF the said ABBOT STEVENS and HORACE N. STEVENS, JR., Trustees as aforesaid, the said GEORGE M. NAYLOR, JR., Trustee as aforesaid, the said CAROLINE S. ROGERS, the said HORATIO ROGERS, the said MARY F. CHARLES and the said BUCHANAN CHARLES have hereto affixed their respective hands and seals, and the said BOSTON SAFE DEPOSIT AND TRUST COMPANY, Trustee as aforesaid, has caused these presents to be signed and its seal to be hereto affixed in its name and behalf by