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1/2 79895

**QUITCLAIM DEED**

RIVERBEND CROSSING DEVELOPMENT, LLC, a Massachusetts Limited Liability Company, of 451 Andover Street, North Andover, Massachusetts 01845

for consideration paid and in full consideration of TWO MILLION FOUR HUNDRED THIRTEEN THOUSAND (\$2,413,000.00) DOLLARS

grants to NORTH ANDOVER RESIDENTIAL PROPERTY, LLC, a Massachusetts Limited Liability Company with a principal address at c/o Rosewood Construction, 259 Turnpike Road, Southborough, Massachusetts 01772

**WITH QUITCLAIM COVENANTS**

those three parcels of land with the improvements thereon situated in North Andover, Essex County, Commonwealth of Massachusetts, said parcels being more particularly described as follows:

Parcel 1:

A certain tract of land, situated in North Andover, County of Essex, Massachusetts, being Lot #180 and 181 on plan number 463, of "Waverly West Park," North Andover, made by Horace Hale Smith, dated June 1906, and filed with the Registry of Deeds, North District of Essex County.

Being the lots conveyed to Riverbend Crossing Development, LLC, by deed of Frances V. Fichera dated August 3, 2001 and recorded with the Essex North District Registry of Deeds in Book 6296, Page 125.

Parcel 2:

A certain tract of land, situated in North Andover, County of Essex, Commonwealth of Massachusetts, being lot numbered one hundred eighty two (182) as shown on a plan entitled "Waverly West Park" recorded with North Essex Registry of Deeds, Plan No. 463, bounded and described as follows:

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Northerly: one hundred (100) feet by lot numbered one hundred eighty three (183) on said plan;

Westerly: fifty (50) feet by lot numbered one hundred seventy-nine (179) on said plan;

Southerly: one hundred (100) feet by lot numbered one hundred eighty-one on said plan; and

Atty Michael A. ...  
65 Besta P...  
Suite 106

53861

Essex Registry of Deeds  
North District

ma... 01752

Easterly: fifty (50) feet by Kenwood Street.

Being the same premises conveyed to Riverbend Crossing Development, LLC, by deed of James Mistretta and Linda Holt dated August 4, 2001 and recorded with the Essex North District Registry of Deeds in Book 6299, Page 124.

Parcel 3:

That certain parcel of land situate in North Andover in the County of Essex and said Commonwealth, bounded and described as follows:

Northerly and northeasterly by the southerly and southwesterly lines of Green Street about three hundred seventy and 99/100 (370.99) feet;

Southeasterly and easterly by the northwesterly and westerly lines of a way twenty (20) feet wide as shown on the plan hereinafter mentioned four hundred seventy eight and 95/100 (478.95) feet;

Southwesterly by land now or formerly of Ivar L. Sjostrom, Jr., about two hundred seventy six and 18/100 (276.18) feet;

Westerly and northwesterly by the easterly and southeasterly bank of Shawsheen River as shown on said plan;

Northerly by a line in said Shawsheen River; and

Westerly by the easterly bank of said Shawsheen River.

All of said boundaries, except the water lines, are determined by the Court to be located as shown on Plan No. 20608A, drawn by Ralph B. Brasseur, C.E., dated April 1947, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 3362, Book 23, Page 49.

The above described land is subject to the flow of a natural water course running through the same and as shown on said plan as Shawsheen River.

There is appurtenant to the above described land the right to use said way twenty (20) feet wide as shown on said plan in common with others lawfully entitled thereto. For title, see Certificate of Title No. 13719, Book 107, Page 385.

IN WITNESS WHEREOF, the said Riverbend Crossing Development, LLC, has caused its seal to be hereto attached and in these presents signed by Franklin S. Davis, James

L. Sheridan, and Sandra Grifoni, Managers of Riverbend Crossing Development, LLC,  
this 23 day October 2002.

RIVERBEND CROSSING  
DEVELOPMENT, LLC

By Franklin S. Davis  
Franklin S. Davis, Manager  
and not individually

By James L. Sheridan, Jr.  
James L. Sheridan, Jr., Manager  
and not individually

By Sandra Grifoni  
Sandra Grifoni, Manager  
and not individually

LAWRENCE  
DEEDS REG OF  
ESSEX NORTH

10/25/02 2:02PM  
000317 #263

FEE \$1,003.28

CASH \$11,003.28

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

Date: October 23, 2002

Then personally appeared the above-named Franklin S. Davis, James L. Sheridan, Jr., and Sandra Grifoni, Managers of RIVERBEND CROSSING DEVELOPMENT, LLC, and acknowledged the foregoing to be their free act and deed and the free act and deed of said Limited Liability Company, before me,

Elaine M. Rabenius

Notary Public  
My Commission Expires:

ELAINE M. RABENIUS  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 27, 2008

Essex ss. Land Court October 25, 2002

A true copy of Land Court Document 79895

Certificate \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Registered 10/25/02 at 2 H 6 M P M

Attest: [Signature]

Register of Deeds