

QUITCLAIM DEED

I, Adam R. Oates, of North Andover, Essex County, Massachusetts, being unmarried, in consideration of the sum of Seven Hundred Twenty Thousand (\$720,000.00) Dollars paid, grant to Lora E. S. Stewart, Trustee of the Stewart 1996 Realty Trust u/d/t dated November 14, 1996, to be recorded herewith, of 12 Carriage Chase, North Andover, Massachusetts, with Quitclaim Covenants, that certain parcel of land with the building thereon now known as and numbered 12 Carriage Chase, North Andover, Essex County, Massachusetts, and being that parcel of land shown as Lot A on a plan of land entitled "Plan of Land in North Andover, Massachusetts, prepared for Q.D.F. Trust," dated July 8, 1985, Christiansen Engineering, Inc., Haverhill, Massachusetts, recorded with Essex North Registry of Deeds (the "Registry") as Plan No. 9984, containing 6.4 acres, more or less according to said plan, to which reference may be had for a more particular description of the premises granted hereby.

30097

NOV 15 '96 PM3:14

The within conveyance is subject to the following:

1. A right of way to the Inhabitants of the Town of North Andover and to the North Andover Country Club Corp., its successors and assigns for the right to use a 50' wide right of way for all purposes for which rights of way are presently used in the Town of North Andover over Purgatory Lane across the Northerly portion of Lot A as shown on Plan No. 9984; see Deed recorded with the Registry at Book 2049, Page 178;
2. A driveway easement for the benefit of the owner of Lot 16, 20' wide as shown on Plan No. 9955; see easement recorded with the Registry at Book 2003, Page 60; see also Grant of Easement recorded with the Registry at Book 2479, Page 348; and,
3. A Special Permit from the North Andover Planning Board recorded with the Registry at Book 2350, Page 49, as affected by a Certificate of Compliance recorded with the Registry at Book 3525, Page 222.

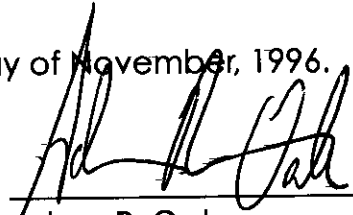
Essex Registry of Deeds
North District

RECORDED
ESSEX NORTH
11/15/96
TAX 3283.20
CHCK 3283.20
1297000 15:15
EXCISE TAX

P. CARUSO
BOX

For Grantor's title, see deed dated November 9, 1993 and recorded with the Registry at Book 3952, Page 95.

Executed as an instrument under seal this 14th day of November, 1996.

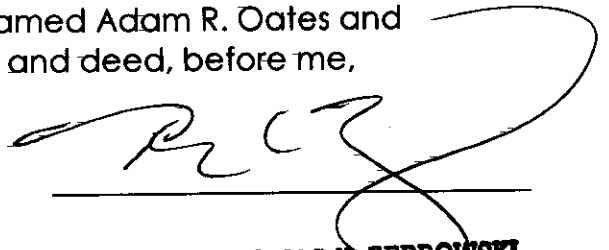

Adam R. Oates

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK County, ss.

November 14, 1996

Then personally appeared the above named Adam R. Oates and acknowledged the foregoing to be his free act and deed, before me,



Notary Public:

My commission Expires:

THOMAS K. ZEBROWSKI
NOTARY PUBLIC
My Commission Expires July 26, 2002