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Frederick Flather III, Trustee of Q.D.F. Trust under a declaration of trust dated March 7, 1984, recorded with Essex North Deeds at Book 1784, Page 74,

of Andover, Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$854,496.00

grant to The Inhabitants of the Town of North Andover

of North Andover, Essex County, Massachusetts with quitclaim covenants

the land in North Andover, Essex County, consisting of two parcels:

[Description and encumbrances, if any]

Parcel 1:

The land, together with any buildings thereon, shown as Lot B on a plan entitled "Plan of Land in North Andover, Ma., prepared for Q.D.F. Trust," dated July 8, 1985, Christianson Engineering, Inc., Haverhill, Mass., to be recorded herewith, containing 39.7 acres more or less according to said plan to which reference is made for a more particular description.

And granting herewith to the Inhabitants of the Town of North Andover and to the North Andover Country Club Corp., its successors and assigns, the right to use a fifty foot wide right of way for all purposes for which rights of way presently may be used in North Andover over Purgatory Lane across the northerly portion of Lot A as shown on said Plan, from a proposed way known as Carriage Chase to land of Q.D.F. Trust conveyed to the Inhabitants of the Town of North Andover herein.

Subject to easements and restrictions of record insofar as the same are now in force and applicable.

Being a part of the premises conveyed to the Grantor by deed of Edmund F. Leland III dated March 7, 1984 and recorded with Essex North District Registry of Deeds at Book 1784, Page 78.

Parcel 2:

A certain parcel of land situated in North Andover, Essex County, Massachusetts, being shown as Lot 18AA on a Plan entitled, "Plan of Land in North Andover, Ma. prepared for Landsail Const. dated July 1, 1980," by Frank C. Gelinas Associates, which Plan is duly recorded with Essex North District Deeds as Plan No. 9545, and to which Plan reference is hereby made for a more particular description of the premises conveyed hereby.

Said premises contain 140,525 square feet of land according to said Plan, and are conveyed subject to and with the benefit of a fifty-foot future roadway easement as shown on said Plan in common with others legally entitled thereto.

Excepting and excluding from this conveyance the fee in Bridle Path opposite said Lot, but there is hereby granted to the Grantee and its successors in title the right to use the streets and roads shown on said Plan in common with others legally entitled thereto.

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

Said premises is the same premises conveyed to the Grantor by Deed of Vincent C. Fantasia, Trustee of Melrose Investment Trust, dated July 30, 1984, recorded with said Deeds at Book 1848, Page 229.

SEE PLAN  
No 9984

Property Address: Parcel 1: off Marble Ridge Road, North Andover  
Parcel 2: Lot 18AA, Bridle Path, North Andover

BK 2014

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ESSEX NORTH  
 0475  
 COMMONWEALTH OF MASSACHUSETTS  
 DEEDS & EXCISE  
 JUL 31 '85  
 900.00  
 P.B. 11006

ESSEX NORTH  
 047632  
 COMMONWEALTH OF MASSACHUSETTS  
 DEEDS & EXCISE  
 JUL 31 '85  
 900.00  
 P.B. 11006

Witness my hand and seal this 30th day of July 19 85

*Linda A. Otero*  
WITNESS

Q.D. F. Trust

by *Frederick Flather III*

Trustee

ESSEX NORTH  
 047534  
 COMMONWEALTH OF MASSACHUSETTS  
 DEEDS & EXCISE  
 JUL 31 '85  
 148.26  
 P.B. 11006

The Commonwealth of Massachusetts

Essex ss. July 30, 19 85

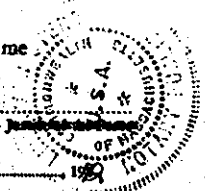
Then personally appeared the above named Frederick Flather III, Trustee of Q.D.F. Trust,

and acknowledged the foregoing instrument to be his & its free act and deed, before me

*Linda A. Otero*

Notary Public - Jurisdiction

My Commission Expires 4-24 1989



Recorded July 31, 1985 at 11:29AM #16643