

QUITCLAIM DEED

We, Kenneth H. Aulbach and Kristen G. Aulbach, being married

of North Andover, Essex County, Massachusetts

For consideration paid and in full consideration of Seven Hundred Twenty Thousand and 00/100 (\$720,000.00) Dollars

Grant to David Robinson and Vanessa Robinson, husband and wife, as Tenants by the Entirety

of 43 Oxbow Circle, North Andover, Essex County, Massachusetts

With QUITCLAIM COVENANTS

A certain lot of land with buildings thereon, situated in North Andover, Essex County, Massachusetts, and being shown as Lot 22A on a plan entitled "Plan of Land in North Andover, Mass.; dated December 29, 1997; scale 1" = 40'; Engineer: Hayes Engineering Inc.,"; recorded with Essex North District Registry of Deeds as Plan No. 13205.

No fee ownership in any ways or streets as shown on said plan is conveyed hereby, either expressly or by implication. An easement right to use in common with others the ways as shown on the aforementioned plan for all purposes for which a public way may be used in the Town of North Andover, Essex County, Massachusetts is conveyed herewith.

The premises are conveyed subject to Protective Covenants recorded at Essex North District Registry of Deeds, Book 4605, Page 152. By accepting and recording this deed, Grantee, its successors and assigns, acknowledge that they are bound by the provision of the such Protective Covenants and agree to abide thereby. Pursuant to paragraphs 1 and 2 of the Protective Covenants, the Developer Certified Approval of the plans and location and Certified Approval of Work as to the dwelling and other improvements constructed on the lot, said approval in deed Book 5055, Page 168.

The Premises are conveyed subject to a conveyance of easement and utilities recorded at Book 4257 Page 78, subdivision covenant at Book 3850 Page 163, (as affected by recorded modifications and releases, if any) and conditions of subdivision approval recorded at Book 4257, Page 333 as affected by lot release at Book 4388, Page 184; and special permit for the Planned Residential Development from Planning Board at Book 3835, Page 65. The Premises are conveyed subject to and together with the benefit of all other easements, restrictions, orders, decisions and agreements of record, insofar as in force an applicable, including but not limited to those shown on the aforementioned plan.

ESSEX REGISTRY OF DEEDS
NORTH DISTRICT

2004 MAR 19 P 3 38

0111331

43 OXBOW CIRCLE, No. ANDOVER

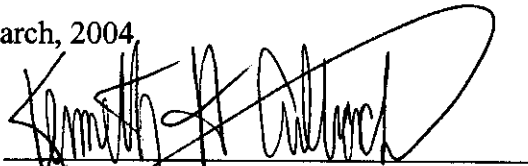
LORRI S. COVITZ, P.C.
ATTORNEY AT LAW
90 MAIN STREET
ANDOVER, MA 01810-3824

RECORDED
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ESSEX COUNTY
MASSACHUSETTS

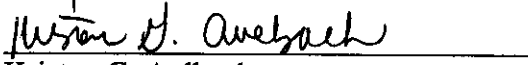
The Premises are conveyed subject to a 15 foot wide pathway, which easement is shown on Plan No. 13205 at the Essex North District Registry of Deeds for the benefit of the Town of North Andover for access to Open Space IV situated westerly of lot 22A.

Being the same premises conveyed to Grantors by deed of A.C. Builders, Inc. and dated May 15, 1998 and recorded with the North Essex Registry of Deeds at Book 5055, Page 168.

Executed as a sealed instrument this 11th day of March, 2004



Kenneth H. Aulbach



Kristen G. Aulbach

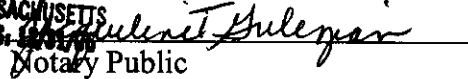
ESSEX, ss

COMMONWEALTH OF MASSACHUSETTS

On this 11th day of March, 2004, before me, the undersigned notary public, personally appeared Kenneth H. Aulbach and Kristen H. Aulbach, Proved to me through satisfactory evidence of identification, which were copy of licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



JACQUELINE T. GULEZIAN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES: 12/31/06


Notary Public

PROPERTY ADDRESS: 43 Oxbow Circle, North Andover, Massachusetts