

IMPROVED

DEED

25

A.C. BUILDERS INC. a Massachusetts corporation with a principal place of business at 33 Walker Road, North Andover, Massachusetts, for consideration paid of Four Hundred Ninety Nine Thousand, Nine Hundred (\$499,900.00) grants to Michael P. Morrill and Marcy L. Barker , husband and wife as tenants by the entirety of 49 Ox Bow Circle, North Andover of North Andover, Massachusetts with QUITCLAIM COVENANTS a certain lot of land with buildings thereon, situated in North Andover Essex County, Massachusetts, and being shown as Lot 23 on a plan entitled "Definitive Plan, Woodland Estates in North Andover, MA; owned and developed by A.C. Builders, Inc.; dated August 14, 1992; rev.; Nov. 30, 1992; rev. March 9, 1993"; recorded with Essex North District Registry of Deeds as Plan No. 12285.

MAR 2 '99 AM 11:18

No fee ownership in any ways or streets as shown on said plan is conveyed hereby, either expressly or by implication. The fee ownership in all of the ways and streets as shown on said plan are reserved by the Grantor unto itself, its successors and assigns. Grantor does grant unto Grantee, its successors and assigns, 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. Grantor reserves the right to relocate the ways and easements as shown on the above-referenced Subdivision Plan provided that the frontage of the lot conveyed by this deed is not changed and easements on the lot are not altered. Once relocated, easement rights appurtenant to the lot automatically change to be over the roadway and easements as relocated. The rights of the Grantor as reserved herein to relocate the easements and roadways shall expire when the ways in the subdivision become public ways.

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 such Protective Covenants and agree to abide thereby. Pursuant to

Address: lot 23 Woodland Estates, North Andover, MA
 Ox Bow Circle, North Andover, MA

2016
 Essex Registry of Deeds
 North District

Mail: Morrill
 49 Oxbow Circle
 N.A., MA 01855

paragraphs 1 and 2 of the Protective Covenants, the Developer hereby Certifies Approval of the plans and location and hereby Certifies Approval of Work as to the dwelling and other improvements now constructed on the lot.

Grantor reserves the right, but not the duty, to go upon the Premises for a period of thirty-six months after this conveyance to complete grading and final drainage work pursuant to conditions as approved or imposed by the Town of North Andover, Massachusetts, and the Commonwealth of Massachusetts.

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 Order of Conditions recorded at Book 3662, Page 177, 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.

Grantor hereby certifies that this conveyance does not constitute a transfer of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts. This transfer is made in the usual course of the Grantor's business.

Title Reference: Deed of Salem Five Cents Savings Bank dated January 3, 1992 and recorded at Essex North District Registry of Deeds at Book 3375; Page 227 and deed dated October 27, 1990 and recorded at Essex North District Registry of Deeds, Book 4054, Page 159 and deed of Spar and Spindle Girl Scout Council, Inc. dated May 24, 1994 recorded at said Registry at Book 4054, Page 158; and deed of Harold A. Whipple and Beverly S. Whipple recorded at said Registry at Book 4341, Page 246.

IN WITNESS WHEREOF, A. C. Builders, Inc., has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by AURELE CORMIER, as President and Treasurer of A. C. Builders, Inc.. this 26th day of February, 1999

A.C. BUILDERS, INC.

by: *Aurele Cormier*
Aurele Cormier as President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

February 26, 1999

Then personally appeared the above-named AURELE CORMIER as President and Treasurer of A.C. BUILDERS, INC. and acknowledged the foregoing instrument to be his free act and deed on behalf of said Corporation, before me.

Paula A. Pepper
Notary Public
My Commission Expires: 11/25/99

obl:pp:\cormier\wdeed

CANCELLED
LAURENCE
REG 09
MIDDLESEX NORTH
02/99 11:21AM 01
001 #0637
\$2280.00
CASH \$2280.00