

QUITCLAIM DEED

6 Sorrento Cir. And.
I, Angelo Petrosino, Trustee of Reliance Realty Trust u/d/t dated January 13, 2006, and recorded as Document No. 91711 with Certificate Number 15413 in Book 120 Page 185 with the Essex Northern District Land Court Department and Document No. 1408101 with Certificate Number 236541 in Book 1318, Page 87 with the Middlesex Southern District Land Court Department for consideration paid of Three Hundred Thousand (\$300,000.00) Dollars do grant to George A. Hughes, a married man, of P.O. Box 802, Andover, MA 01810

that parcel of land with the buildings thereon, if any, situated in Andover in the County of Essex and the Commonwealth of Massachusetts bounded and described as follows:

Said parcel is shown as Lot #1 as shown on a plan of land entitled, "Definitive Subdivision Plan of Land, Andover, Massachusetts PINE FOREST PARK Subdivision Plan" prepared for Angelo Petrosino, Date: May 1, 2009, Scale: 1"=40', prepared by O'Neill Associates Civil Engineers & Land Surveyors, and being recorded with the Essex North District Registry of Deeds as Plan Number 16884 ("Plan"), with QUITCLAIM COVENANTS.

For title references, see deeds recorded at the Essex North District Registry of Deeds as Document 44017 in Book 5633, Page 253; Document 012567 in Book 10135, Page 124; Book 1367, Page 53; Book 1374, Page 478; Essex Northern District Land Court Department Document No. 13978, Certificate 4505, Book 30, Page 421; Document 91710, Certificate 15413, Book 120, Page 185; Middlesex Southern District Land Court Department Document No. 1126491, Certificate 0217065, Book 1215, page 115; Document No. 1408100, Certificate 236541, Book 1318, Page 87. Some of the land comprising Pine Forest Park was originally registered land but the entire subdivision is now recorded land since the registered land was withdrawn from registration as evidenced by the withdrawal recording at Essex North Registry of Deeds Land Court Document 109549, Certificate 15413, Book 120, Page 185 and Middlesex South Registry of Deeds Land Court Document 1664729, Certificate 236541, Book 1318, Page 87.

Subject to easements, rights and restrictions of record as the same may be in force and applicable including the easement to Massachusetts Electric Company recorded in Essex North District Registry of Deeds as Document 33325, Book 13707, Page 180 and the Declaration of Restrictions and Easements recorded in Essex North District Registry of Deeds as Document

MASSACHUSETTS STATE EXCISE TAX

Essex North Registry

Date: 01-20-2017 @ 03:02pm

Ctl#: 181 Doc#: 1948

Fee: \$1,368.00 Cons: \$300,000.00

34074 Book 14495 Page 123, which Declaration includes, among other restrictions and easements, the following restrictions in perpetuity:

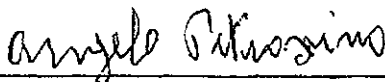
- 1) As stated in the conditional approval issued by the Andover Board of Health dated August 16, 2011, any dwelling constructed on the Lot shall be limited to no more than 4 bedrooms, 9 rooms total as allowed in 310 CMR 15.000 and the permitting sequence as outlined in the conditional approval shall be followed.
- 2) Individual dwelling sprinkler systems shall be installed in any dwelling constructed on the Lot in accordance with NFPA 13D and Sheet 10 of the approved plans. Modification of the sprinkler system design can be made with approval of the Andover Fire Department.

All owners of Lots in the subdivision shall have the right to use the ways of the subdivision which shall remain private as further described in deed from Grantor to Pine Forest Homeowners' Association Trust dated December 30, 2015 and recorded at the Essex North District Registry of Deeds in Book 14495, Page 119.

Subject to the Declaration of Pine Forest Homeowners' Association Trust and Protective Covenants recorded at the Essex North Registry of Deeds in Book 13493 at Page 196, By-Laws of the Pine Forest Park Homeowners' Association Trust recorded at the Essex North Registry of Deeds in Book 13493 at Page 226; the Special Permit recorded at the Essex North District Registry of Deeds in Book 13388, Page 37; the Planning Board Decision recorded at the Essex North Registry of Deeds in Book 13388, Page 49 and in the Declaration of Pine Forest Homeowners' Association Trust and Protective Covenants at Book 13493 at Page 207, and the Intermunicipal Agreement recorded at the Essex North Registry of Deeds in Book 13493, Page 189 and in the Declaration of Pine Forest Homeowners' Association Trust and Protective Covenants at Book 13493, at Page 217.

This is not homestead property of the Grantor.

Executed as a sealed instrument this 4 day of January, 2017.




Angelo Petrosino, Trustee
Reliance Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

January 19, 2017

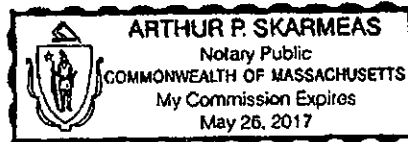
On this 19th day of January 2017, before me, the undersigned notary public, personally appeared Angelo Petrosino, proved to me through satisfactory evidence of identification, which was his Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, acting in his capacity as Trustee of Reliance Realty Trust.



Notary Public

SEAL

My Commission Expires: 5-26-2017



M. PAUL IANNUCCILLO, REGISTER
ESSEX NORTH REGISTRY OF DEEDS
E-RECORDED