

TERMINAL INFORMATION **BATH FEATURES** **COMMENTS** **SKETCH**

Type: 5 - COLONIAL	Full Bath 2	Ratio: GOOD
Sy Ht: 2 - 2	A Bath	Ratio: GOOD
Jy Units: 1	3/4 Bath	Ratio: GOOD
Foundation: 1 - CONCRETE	A.3QB	Ratio: GOOD
Frame: 1 - WOOD	1/2 Bath 1	Ratio: GOOD
Time Wall: 2 - CLAPBOARD	A HBth	Ratio: GOOD
Acc Wall: 1 - GABLE	Otherfix: 2	Ratio: GOOD
Roof Stru: 1 - ASPHALT SH	OTHER FEATURES	
Color: 1	Kits: 1	Ratio: GOOD
Insul: 1	A Kits:	Ratio: GOOD
Insul / De: 1	Fpl: 1	Ratio: AVERAGE
GENERAL INFORMATION		
Grade: B - GOOD	WSFu:	Ratio: AVERAGE
Year Bld: 1995	CONDO INFORMATION	
It LUC:	Locatio:	
Indict:	Unit #:	
Const Mod:	Floor:	
Imp Sum Adj:	% Own:	
	Name:	

TERMINAL INFORMATION		DEPRECIATION	
Wg HVFL: 1 - DRYWALL	Phys Con: 1 - Good	4.7%	
Sec Int: 1 - TYPICAL	Functional:		
Partion: 1 - TYPICAL	Economic:		
Fin Floor: 3 - HARDWOOD	Special:		
Acc Floor:	Override:		
ec Floor:	Total:	4.7%	

TERMINAL INFORMATION		DEPRECIATION	
smnt Fir: 12 - CONCRETE	Basic \$ / SQ: 70.00		
smnt Gai:	Size Adj.: 0.857435		
Electric: 3 - TYPICAL	Const Adj.: 0.9898		
Insulation: 2 - TYPICAL	Adj \$ / SQ: 59.408		
tyvs Ext: S	Grade Factor: 1.27		
eat Fuel: 1 - OIL	Other Features: 61306		
Heat Typ: 3 - FORCED HW	Neighborhood: 1		
Heat Sy: 1	LUC Factor: 1.00		
Heated: 100	Adj Total: 354411		
Older HW: NO	Depreciation: 16657		
% Com:	% Sprinkl:		
Depreciated To: 337753			

REMODELING RES BREAKDOWN	
Extorior:	No Unit RMS BRS FL
Interior:	1 8 4
Addition:	
Kitchen:	
Baths:	
Plumbin:	
Electric:	
Heating:	
General:	
Totals:	1 8 4

REMODELING RES BREAKDOWN		
1st Res G	Des	# Unit: 1
Level	FY LR DR D	K FFR RR BR FB HB L O
Other:		
Upp:		
Lvl 2:		
Lvl 1:		
Low:		
Total	Rms: 8	Bth: 2
	Bth: 4	Bth: 2
		H: 1

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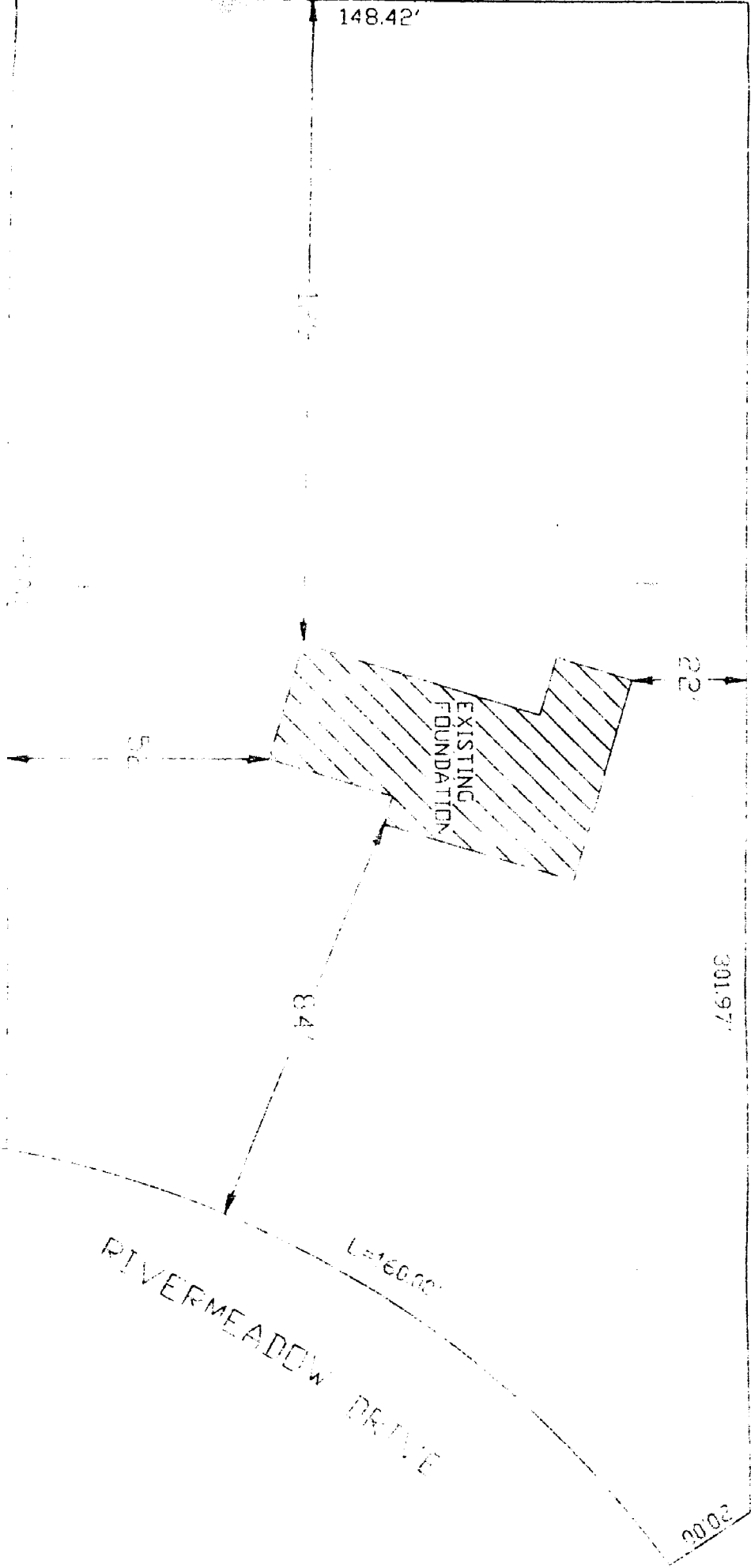
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148.42'



EXISTING
FOUNDATION

RIVERMEADOW DRIVE
L=160.00'

22'

301.97'

84'

50'

15.0'

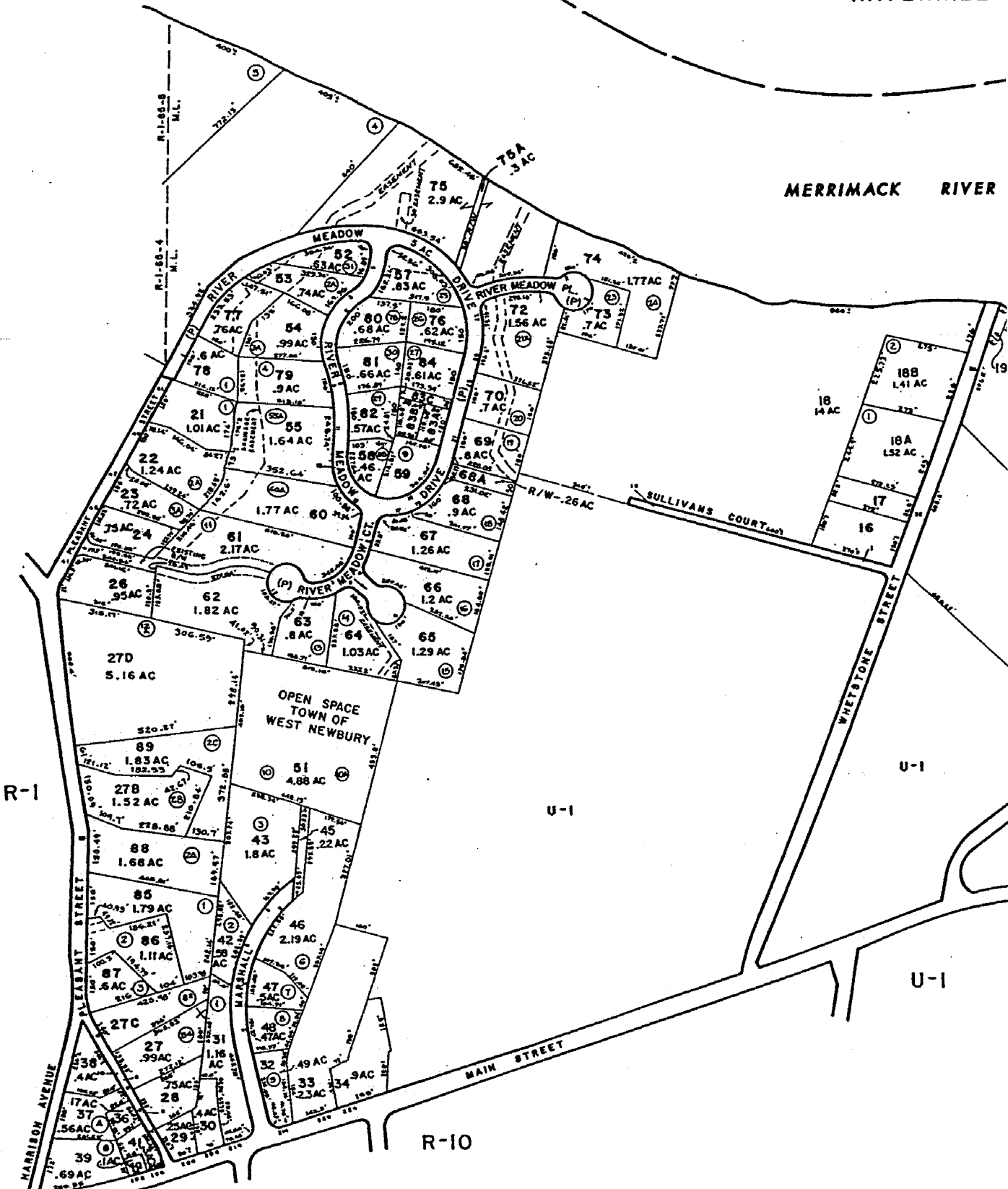
20.00'

20.00'

X

HAVERHILL

MERRIMACK RIVER



FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1966

PROPERTY MAP
WEST NEWBURY, MA

100

2
2

Brian Shea a/k/a Brian R. Shea and Cathleen Shea a/k/a Cathleen Ellen Shea
of W. Newbury, Essex County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of One Dollar (\$1.00)

grant to Brian R. Shea and Cathleen Ellen Shea, Trustees of Shea Family Nominee *
Trust u/d/t dated JUN 21 1999
of 19 River Meadow Dr., W. Newbury, MA 01985 with quitclaim covenants

the land in West Newbury, Essex County, Commonwealth of Massachusetts, more particularly

[Description and encumbrances, if any]

bounded and described as set forth in SCHEDULE A Legal Description attached hereto and made a part hereof.

07/13/99 9:20 inst. 123

BK 15805 PG 458

This transfer is not subject to the inspection requirements for on-site sewage treatment and disposal systems found in 310 C.M.R. Section 15.301 (I), which states that the inspection requirements shall not apply to "a change in the form of ownership among the same owners, such as placing the facility within a family trust of which the owners are the beneficiaries."

For our title, see deed from Goodwin Homes, Inc. dated August 16, 1995 and recorded in the Essex South Registry of Deeds in Book 13150, Page 92.

Title Not Examined.

Property Address: 19 River Meadow Drive, W. Newbury, MA

Witness our hands and seals this 21 day of JUNE, 1999

Brian Shea

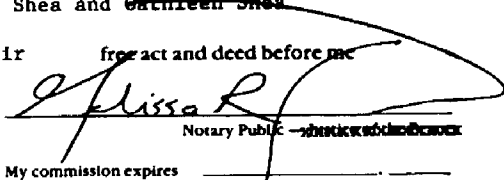
Cathleen Shea

The Commonwealth of Massachusetts

JUN 21 1999

Middlesex ss.

Then personally appeared the above named Brian Shea and Cathleen Shea
and acknowledged the foregoing instrument to be their free act and deed before me


Notary Public
My commission expires _____

(* Individual — Joint Tenants — Tenants in Common.)

MELISSA R. SHAPIRO
Notary Public
My Commission Expires

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

SCHEDULE A

LEGAL DESCRIPTION

The land, together with the buildings thereon, located at 19 Rivermeadows, West Newbury, Essex County, Massachusetts, bounded and described as follows:

Lot 18 as shown on a plan of land entitled "Definitve Subdivision River Meadows West Newbury, MA, owner and designer River Meadows Trust, 18 Center Street, Newburyport, MA, dated March 12, 1986, revised May 7, 1986". Said plan is duly recorded at the South Essex Registry of Deeds Plan Book 212, Plan 85, as modified by a plan entitled "Subdivision Modification of 'River Meadows' in West Newbury prepared for Whittier Inn Realty Trust", dated September 25, 1989. Said plan is duly recorded at the South Essex Registry of Deeds Plan Book 256, Page 76 and to which plan specific reference is hereby made for a further description, together with the right to use all streets and ways shown on said plan in common with all others entitled to use thereof, for such purposes as streets and ways are commonly used in the Town of West Newbury, Massachusetts.

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