


Nextun Box 11
R Harris ESQ


2004102800438 Bk:23559 Pg:327
10/28/2004 13:35:00 DEED Pg 1/3

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I, James H. Lyons, Trustee of The Dennysville-Lyons Realty Trust, U/D/T dated June 4, 1998 and recorded with the Essex South District Registry of Deeds in Book 14872 Page 8, of Haverhill, Essex County, Commonwealth of Massachusetts

in consideration of Three Million Five Hundred Thousand (\$3,500,000.00) Dollars paid

grant to Lyons Development, Corp., a Massachusetts Corporation with a usual place of business at 261 Hyatt Ave., Haverhill, MA 01835 MA

with quitclaim covenants

The twenty lots of land located on Chadwick Road, Julianna Drive and Lyons Farm Road in Haverhill, Essex County, Commonwealth of Massachusetts, being shown as Lots 4 through 23 inclusive on a Plan of land entitled, "Definitive Subdivision Plan 'Lyons Farms' located in Haverhill, Mass., Applicant & Record Owner Dennysville-Lyons Realty Trust, 261 Hyatt Avenue, Haverhill, MA 01830", dated January 8, 2001 and revised April 19, 2001, recorded with the Essex South District Registry of Deeds in Plan Book 357 Plan 50, to which Plan reference is hereby made for a more particular description of said Lots.

Together with the right to use Julianna Drive and Lyons Farm Road as shown on said Subdivision Plan in common with others for all purposes of a street.

Seller specifically reserves and excludes from this conveyance the fee interest in the right of ways known as Allison Circle, Julianna Drive and Lyons Farm Road as shown on said Plan. Grantor also specifically reserves the right to complete construction of said right of ways in accordance with the applicable rules and regulations of the City of Haverhill Planning Department, and to install sidewalks and municipal services therein, as shown on said Plan of land entitled, "Definitive Subdivision Plan 'Lyons Farms' located in Haverhill, Mass., Applicant and Record Owner Dennysville-Lyons Realty Trust, 261 Hyatt Avenue, Haverhill, MA 01830", dated January 8, 2001 and revised April 19, 2001, recorded with the Essex South District Registry of Deeds in Plan Book 357 Plan 50, and the right to enter upon said LOTS until the completion of the construction of said right of ways and the installation of sidewalks and municipal services as aforesaid a distance of 20 feet from the lot line abutting said right of ways for the purposes of completing said construction of the right of ways, and the installation of municipal services.

Being a portion of the premises conveyed to me by deed of James H. Lyons, Trustee and Individually, dated September 8, 1999 and recorded with said Registry in Book 15933 Page 305. Also being a portion of the premises described in deed recorded with said Registry in Book 14872 Page 14.



Subject to an easement to Massachusetts Electric Company and New England Telephone & Telegraph Company recorded with said Registry in Book 10984 Page 88.

Subject to an easement to Massachusetts Electric Company and New England Telephone & Telegraph Company recorded with said Registry in Book 11159 Page 285.

Subject to and with the benefit of the Notes, drainage easements, utility easements, and all matters as set forth on said Plan recorded with said Registry in Plan Book 357 Plan 50.

Subject to an easement to Verizon New England, Inc. recorded with said Registry in Book 18824 Page 576.

Subject to an easement to Massachusetts Electric Company recorded with said Registry in Book 18834 Page 358

Said Lots are conveyed together with and subject the provisions of an instrument entitled "Declaration of Restriction and Easements and Formation of Association" dated June 17, 2002 and recorded with the Essex South District Registry of Deeds in Book 18828 Page 497.

Said Lots are conveyed together with the benefit of and subject to the provisions of an instrument entitled "Declaration of Protective Covenants and Restrictions" dated June 17, 2002 and recorded with said Registry in Book 18828 Page 506. In accordance with Paragraph 2 of said Protective Covenants and Restrictions the construction plans and specifications for construction on all said Lots are hereby approved.

Said Premises are also subject to an Order of Conditions recorded with said Registry in Book 17910 Page 47 as affected by Extension recorded with said Registry in Book 23411 Page 144.

Subject to a Form E covenant recorded with said Registry in Book 18396 Page 278 as affected by Bipartite Agreement recorded in Book 19005 Page 311, and as further affected by Bipartite Agreement and Lot Release recorded herewith. See also Lot release recorded with said Registry in Book 18959 Page 276. The Lots conveyed herein are all the Lots not previously released by the Planning Board.

Grantor reserves the right to enter upon said LOTS to construct the drainage facilities as shown on and in accordance with the above said Subdivision Plan, Declarations and Orders of Conditions.

SALEM
DEEDS REG 10
ESSEX SOUTH
10/28/04 1:44PM 01
0000001 #3843
FEE \$15960.00
CASH \$15960.00
CANCELLLED
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I do hereby certify that I have been duly authorized in writing by all of the beneficiaries of said Trust to sign, seal, acknowledge and deliver this deed, and that said Trust is in full force and effect and has not been amended or revoked.

Executed as a sealed instrument this 28th day of October 2004.

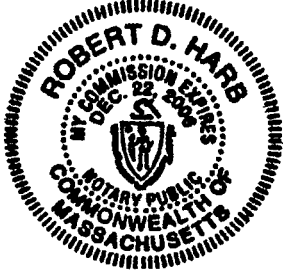
Robert D Harb
WITNESS } *James H Lyons Trustee*
James H. Lyons, Trustee of The
Dennysville-Lyons Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 28th day of October, 2004, before me, the undersigned notary public, personally appeared James H. Lyons, proved to me through satisfactory evidence of identification, which was a 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 as Trustee for The Dennysville-Lyons Realty Trust, a Massachusetts Trust.

Robert D. Harb
Robert D. Harb-Notary Public
My Commission expires: 12/22/06



d-lyons-2004