

FIDUCIARY DEED

We, Mary Muldoon, as Personal Representative of the Estate of Helen S. Vulgaropulos, a/k/a Helen Vurgaropulos, Essex County Probate Court Docket No. ES16P3103EA, by power conferred in the will by Essex County Probate and Family Court, and every other power, and individually, being unmarried and of 1085 Varnum Avenue, Lowell, Middlesex County, Massachusetts 01854 and **Denise Papanastassiou**, a married person, of 584 Mammoth Road, Dracut, MA 01826 and **Spyros Vulgaropulos**, a married person, of 109 Sedgman Court, Cary, NC 27511

for consideration paid, and in full consideration of Four Hundred Seventy-Five Thousand and 00/100 (\$475,000.00) Dollars

grant to Alethia Papanastassiou and Angel Luna, as joint tenants with rights of survivorship, now of 478 River Road, Andover, MA 01810

with *QUITCLAIM COVENANTS*

A certain parcel of land in Andover, Essex County, Massachusetts, with the buildings thereon, situated on the westerly side of Fiske Street and the southerly side of River Road and being shown as Lot D on a plan of land, "Plan of Land in Andover, Mass. - Scale 1" = 60', dated Sept. 14, 1962, Dana F. Perkins & Sons, Inc., Civil Engineers & Surveyors, Mass." to be recorded in Essex North District Registry of Deeds, bounded and described as follows:

- NORTHWESTERLY by River Road as shown on said plan three hundred fifty-eight and 00/100 (358.00) feet;
- EASTERLY by Fiske Street as shown on said plan one hundred seventy-four and 42/100 (174.42) feet;
- SOUTHEASTERLY by Lot E as shown on said plan two hundred forty-one and 14/100 (241.14) feet;
- SOUTHWESTERLY by Andover-Tewksbury Town Line along land of J. Albert McCormack as shown on said plan, one hundred forty-seven and 71/100 (147.71) feet.

Property address: 478 River Road, Andover, MA 01810

Containing according to said plan 43,772 square feet of land, more or less.

The grantor, his heirs and assigns, make this conveyance on condition that he retain the right to install, maintain, replace and repair a drain pipe and culvert on the granted premises to carry surface water from other land of the grantor described in the deed from James Albert McCormack to James V. DeCarolis, dated August 31, 1962 and recorded with the Essex North District Registry of Deeds at Book 971, Page 118, and deed from Catherine L. McCormack to James V. DeCarolis dated August 31, 1962 and recorded with said Registry of Deeds at Book 971, Page 119. The grantor, his heirs and assigns shall have the right to enter upon the above described premises of the within named grantees, their heirs and assigns, so far as maybe necessary to make such repairs and maintain the drain pipe and culvert and the grantor, his heirs and assigns, aforesaid, agrees to restore the premises aforementioned to the same or similar condition as the said premises were in at the time of the entry made thereon.

This is not the homestead of the within named grantors or their spouses.

Meaning and intending to convey the same premises conveyed to Peter Vurgaropulos and Helen Vurgaropulos by deed of James V. DeCarolis dated November 30, 1962 and recorded with the Essex North District Registry of Deeds at Book 974, Page 434.

WITNESS my hand and seal this 8th day of October, 2019.

Mary Muldoon

Mary Muldoon, as Personal Representative
of the Estate of Helen S. Vulgaropulos, a/k/a Helen
Vurgaropulos, Essex County Probate Court Docket No.
ES16P3103EA and Individually

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:


On this 8th day of October, 2019, before me, the undersigned notary public,
personally appeared **Mary Muldoon**, Personal Representative as aforesaid and Individually,
proved to me through satisfactory evidence of identification, which was her driver's license, to
be the person whose name is signed on the preceding or attached document, and acknowledged
to me that she signed it voluntarily for its stated purpose.

Jo Ann D. Patenaude
Notary Public –
My Commission Expires:



JO ANN D. PATENAUDE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
May 7, 2021

WITNESS my hand and seal this 25 day of October, 2019.




Spyros Vulgaropoulos

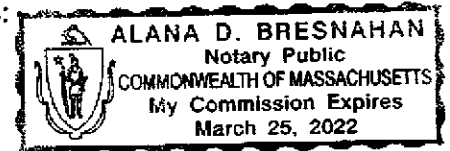
Commonwealth of Massachusetts

Middlesex _____, SS:

On this 25th day of October, 2019, before me, the undersigned notary public, personally appeared Spyros Vulgaropoulos, proved to me through satisfactory evidence of identification, which was his/her 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.



Notary Public –
My Commission Expires:



WITNESS my hand and seal this 25th day of October, 2019.

Denise Papanastassiou
Denise Papanastassiou

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 25th day of October, 2019, before me, the undersigned notary public, personally appeared **Denise Papanastassiou**, proved to me through satisfactory evidence of identification, which was his/her driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

AD Bresnahan

Notary Public -
My Commission Expires:

