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Recorded: 03/18/2011 12:15 PM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 03/18/2011 12:15 PM
Ctrl# 044757 29264 Doc# 00012296
Fee: \$2,371.20 cons: \$520,000.00

QUITCLAIM DEED

We, Ralph A. Key, Jr. and Doreen G. Key, married, of Tewksbury, Middlesex County, Massachusetts, for consideration paid and in full consideration of Five Hundred and Twenty Thousand and 00/100 (\$520,000.00) Dollars, grant to Jonathan L. Karp and Cheryl A. Gauvain, *as joint tenants, with rights of survivorship*, of 29 Rockway Road, Peabody, Essex County, Massachusetts, with QUITCLAIM COVENANTS, the land situated and described as follows:

9 Bailey Rd, Tewksbury

MORE commonly known as 9 Bailey Road, Tewksbury, Massachusetts 01876.
Assessors Parcel Number: 0040-0090-0000

That certain parcel of land with the buildings thereon, situated on the southerly side of Bailey Road, in Tewksbury, Middlesex County, Massachusetts, being shown as Lot 45 on a plan of land entitled, "Subdivision Plan of Land Lot 44 and lot 45 Bailey Road, Tewksbury, Massachusetts, Scale: 1" = 40' Date: September 17, 1997 Dana F. Perkins, inc., Consulting Engineers and Land Surveyors, 12 15 Main Street, unit 111, Tewksbury, MA 01876, 125 Main Street, Reading, MA 01867, Owner/Applicant Yvon Cormier Const. Corp. 59 Chandler Circle, Andover, Massachusetts, which plan is recorded with the Middlesex North District Registry of Deeds in Plan Book 195 Plan 136, and reference may be had to said plan for a more particular description.

Lot 45 contains 46,152 square feet, more or less, according to said plan.

SUBJECT TO reservation of a "30' Wide Water Easement", as shown on said plan and said Lot 45 is conveyed specifically subject to said easement, as set forth in deed in Book 11972, Page 112.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of record.

Being the same premises conveyed by Deed of record dated January 20, 2004 and recorded on April 2, 2004 in Book: 17085 Page: 237.

Executed as a sealed instrument this 1st day of March, 2011

Ralph A. Key, Jr.
Ralph A. Key, Jr.

Doreen G. Key.
Doreen G. Key

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 1st day of March, 2011, before me, the undersigned notary public, personally appeared Ralph A. Key, Jr. and Doreen G. Key, and proved to me through satisfactory evidence of identification, which was Massachusetts drivers licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

John T. Lyons, Jr.
Notary Public: John T. Lyons, Jr.
My commission expires: 3/11/2016

