

QUITCLAIM DEED

Steven B. Leed and Elizabeth L. Leed, husband and wife, having an address in Andover, Essex County, MA, for consideration paid, and in full consideration of

Eight Hundred Twenty-Five Thousand and 00/100 Dollars (\$825,000.00),

grant to Patricia Grant, Trustee of the Patricia Grant 2005 Family Trust, under declaration of trust dated October 18, 2005, a certificate of which is recorded herewith, said trust having an address at 24 William Street, Essex County, MA 01810,

with QUITCLAIM covenants the land, with all improvements thereon, situated in Andover, Essex County, MA, and shown as LOT 1 on that certain plan of land entitled:

“Plan of Land, 24 William Street, Andover, Mass.,
Prepared for Steven B. & Elizabeth L. Leed,
Date: May 24, 2021, Scale: 1” = 20’,”
and recorded with the Essex North District Registry of Deeds as Plan No. 18223 (the “Plan”),

Said premises contains 20,732 square feet, more or less, according to said Plan.

The premises herein described are further conveyed subject to and with the benefit of the following:

- (a) Easements and conditions of record which may affect the premises; and
- (b) Reservation of rights by Grantor, their successors and/or assigns, on, over, across and under that portion of the granted premises designated as “20’ wide utility easement” area on the Plan referenced herein, for the purposes of constructing or installing, repairing, replacing and/or maintaining pipes, wires, conduits, or the like, that are to provide drainage and utility services for the benefit of the premises shown as Parcel “X” on the said Plan, such reservation of rights intended as a benefit and burden to run with the land affected thereby.

PROPERTY ADDRESS: 24 WILLIAM STREET, ANDOVER, MA 01810

Being a portion of the premises conveyed to the Grantor herein by Deed of Trustee of P.T. Muto Realty Trust, dated 5/4/2021, and recorded with the said Essex North District Registry Book 16915, Page 272.

The grantors hereby certify that no claim of homestead rights affect the granted premises.

Executed as a sealed instrument this 17th day of NOVEMBER, 2021.



Steven B. Leed



Elizabeth L. Leed

COMMONWEALTH OF MASSACHUSETTS
Essex, ss

On this 17th day of NOVEMBER, 2021, before me, the undersigned notary public, personally appeared Steven B. Leed and Elizabeth L. Leed, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



