

After Recording Mail To:

**QUITCLAIM DEED**

We, Anthony Buxton and R. Robert Reading, as Trustees of the Tactician Realty Trust dated October 21, 1996 and recorded with Essex County North District Registry of Deeds at Book 4615, Page 33, of 305 North Main Street, Andover, Massachusetts,

IN CONSIDERATION OF Four Million Six Hundred Thousand (\$4,600,000.00) Dollars paid,

GRANT TO 305 North Main Street, LLC, of 290 Merrimack Street, Lawrence, Massachusetts 01843,

WITH QUITCLAIM COVENANTS, the land, together with the buildings thereon, situated at and known as 305 North Main Street, in said Andover, Essex County, Massachusetts, described as follows:

The property known as and numbered 305 North Main Street, Andover, Massachusetts, shown Parcels nos. 1, 2, 3, 4, and 5 (and also referred to as Tax Map Lots 93, 94, 95, 96, and 97, therein) on a Plan entitled "ALTA/ACSM Land Title Survey in the Town of Andover, Massachusetts", dated October 25, 1996, by McKenzie Engineering Group, Inc., signed by Albert T. Trudel, P.L.S. on October 30, 1996 and recorded as Plan No. 12947 in the Essex North Registry of Deeds. Also being shown as Lots 1, 2, 3, 4, and 5 on a Plan entitled "Plan of Land in Shawsheen Village, Andover, Mass. Known as Main St. Lot Owned by Phillips Corporation" dated April 1926 and recorded in said Registry as Plan No. 643.

Subject to an Indenture with the Town of Andover recorded at the Essex North Registry of Deeds at Book 1282, Page 53.

Subject to an Order of Taking by the Town of Andover recorded at said Registry at Book 923, Page 42.

The premises are subject to easements, restrictions and agreements of record to the extent presently in force and applicable.

Being the same premises conveyed to the grantor by Deed of Merrimack Mutual Fire Insurance Company, Cambridge Mutual Fire Insurance Company and Bay State Insurance Company, dated November 4, 1996, and recorded with said Registry in Book 4628, Page 260.

**Property Address: 305 North Main Street, Andover, Massachusetts 01810**

Granted Property: 305 North Main Street, Andover, Massachusetts 01810

Witness my hand and seal this 29<sup>th</sup> day of January, 2020

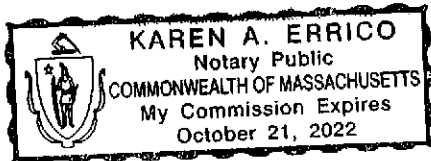
*R. Robert Reading*  
R. Robert Reading, Trustee  
Tactician Realty Trust

**COMMONWEALTH OF MASSACHUSETTS**


COUNTY OF MIDDLESEX, ss.

Personally appeared before me on the 29<sup>th</sup> day of January, 2020, the above named R. Robert Reading, Trustee, proved to me through satisfactory evidence of identification, which was a 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 of Tactician Realty Trust, as the voluntary act of Tactician Realty Trust.

*Karen A. Errico*  
Notary Public: KAREN A ERRICO  
My Commission Expires: OCT 21, 2022




Witness my hand and seal this 30<sup>th</sup> day of January, 2020

  
\_\_\_\_\_  
Anthony Buxton, Trustee  
Tactician Realty Trust

**STATE OF MAINE**

COUNTY OF York, ss.

Personally appeared before me on the 30<sup>th</sup> day of January, 2020, the above named Anthony Buxton, Trustee, proved to me through satisfactory evidence of identification, which was a 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 of Tactician Realty Trust, as the voluntary act of Tactician Realty Trust.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:

**AMBER ST.PETER**  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
January 30, 2026