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QUITCLAIM DEED

I, HAROLD W. MOODY, III and STEPHANIE J. MAHONEY (now know as Stephanie J. Moody) of 67 Ipswich Road, Boxford, MA 01921, for consideration of ONE (\$1.00) DOLLAR, grant to ANTHONY F. PELLETIER AND DOLORES PELLETIER, TRUSTEES OF IPSWICH FARM REALTY TRUST U/D/T DATED FEBRUARY 26, 1992 and recorded with the Essex South District Registry of Deed at Book 11155, Page 161, with QUITCLAIM covenants, the premises described as Lot 2A and the new roadway cul-du-sac located on the northwesterly side of Ipswich Road, shown a plan of land entitled "Definitive Subdivision Plan in Boxford, MA" prepared for Harold W. & Stephanie J. Moody, III" dated September 20, 1995, drawn by Thomas E. Neve Associates, Engineers, which Plan is recorded with Essex South District Registry of Deeds, Plan Book 307, Plan 55.

WITNESSETH.

The Grantee and any successors in title, upon acceptance of this deed, hereby releases the Grantors from any and all obligations or responsibility relative to the Boxford Planning Board conditions applicable to the approval of the above referenced plan and the construction of any improvements located on Ipswich Road, Boxford, MA servicing the above-referenced Lot 2A, which the grantee assumes.

For title see Deed recorded with said Registry as Book ¹²⁶¹⁵ Page 469

WITNESS my hand and seal this 2 day of May, 1996.

Harold W. Moody, III

HAROLD W. MOODY, III

Stephanie J. Moody

STEPHANIE J. MOODY

COMMONWEALTH OF MASSACHUSETTS

Suffolk , ss

May 2 , 1996

Then personally appeared the above-named HAROLD W. MOODY AND STEPHANIE J. MOODY and acknowledged the foregoing instrument to be their free act and deed, before me,

Priscilla Madson
8/23/02 , Notary Public

8/23/02

Comtee = 43 Topsfield Rd Boxford