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QUITCLAIM DEED


SO.ESSEX #161 Bk:35266 Pg:472
09/16/2016 10:40 DEED Pg 1/2

DUC RESIDENTIAL, LLC a Massachusetts Limited Liability Company, with a principal office located at 749 Lowell Street, Lynnfield, MA 01940 for consideration paid and in full consideration of **ONE (\$1.00) DOLLAR** and pursuant to the terms, conditions, and/or requirements of an Open Space Residential Development Decision issued by the City of Beverly Planning Board dated November 25, 2014 and recorded at Essex South Registry of Deeds at Book 33792, Page 502 (the "Decision") hereby

Grant(s) to **ESSEX CROSSING AT MONTSERRAT HOMEOWNERS ASSOCIATION TRUST** u/d/t dated **December 9, 2015** recorded at Essex South Registry of Deeds at Book 34576, Page 486, with *Quitclaim Covenants*

Certain parcels of land, with any improvements thereon, situated on or about Essex Street in Beverly, Essex County, Commonwealth of Massachusetts, and being described as follows:

The parcels designated as Open Space Parcel C containing 219,556 square feet more or less as shown on a plan entitled "OSRD Site & Definitive Plan Essex Crossing Beverly, Mass., prepared by Hayes Engineering, Inc., dated June 6, 2014 last revised on September 30, 2014, recorded in Essex South Registry of Deeds in Plan Book 446, Plan 73 (the "Plan"). Said conveyance is subject to any existing rights, restrictions, or easements including the reservation of a drainage easement and an Emergency 20' Wide Access & Utility Easement as shown on the Plan.

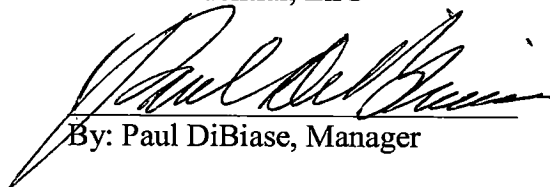
The preservation of said Open Space Parcel C in perpetuity is a condition of the Decision and this conveyance is subject to the terms, conditions, restrictions, requirements, and easements stated in the DECLARATION OF COVENANTS, EASEMENTS, AGREEMENTS & MANAGEMENT PLAN RELATING TO OPEN SPACE AND HOMEOWNERS ASSOCIATION AND OTHER AMENITIES FOR, ESSEX CROSSING AT MONTSERRAT, BEVERLY, MASSACHUSETTS recorded herewith.

For title reference, see deed recorded at Book 33792, Page 509 at the Essex South Registry of Deeds.

Property Address: 232 Essex Street, Beverly MA
Grantee Address: P.O. Box 780 Lynnfield MA 01940

In witness thereof, Paul DiBiase, the manager of DUC Residential LLC has caused this deed to be executed and sealed on its behalf this 13th day of September, 2016.

DUC Residential, LLC


By: Paul DiBiase, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

September 13, 2016

On this 13th day of September, 2016, before me, the undersigned notary public, personally appeared Paul DiBiase, Manager as aforesaid proved to me through satisfactory evidence of identification, which was his Massachusetts Driver's license to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public: Brian D. McGrail

My Commission Expires: 3/14/19

