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08/01/2005 12:06:00 DEED Pg 1/3

QUITCLAIM DEED

Christopher D. Deorocki, Trustee of Three Seas Nominee Trust under Declaration of Trust dated March 31, 1992, recorded in the Essex South District Registry of Deeds at Book 11259, Page 537 and having its usual place of business at 21 Water Street, Amesbury, Essex County, Massachusetts,

for consideration paid, and in full consideration of \$395,000.00

grants to Newburyport Five Cents Savings Bank, a Massachusetts corporation having a usual place of business at 63 State Street, Newburyport, Essex County, Massachusetts

the land in Amesbury, Essex County, Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situate on the Northwestern side of Main Street, Amesbury, Essex County, Massachusetts, being numbered 43 on said Main Street, bounded and described as follows:

Beginning at a point on Friend Street at land now or formally of the Town of Amesbury; thence turning and running

NORTH 36° 55' 29" West along said land now or formerly of the Town of Amesbury, 78.28 feet to a point; thence turning and running

NORTH 53° 04' 31" East along land now or formerly of the Town of Amesbury, 50.66 feet to a point at Lot 2 as shown on the hereinafter referenced plan; thence turning and running

SOUTH 36° 55' 29" East along Lot 2, 18.45 feet to a point; thence turning and running

SOUTH 52° 36' 07" West along Lot 2, 14.10 feet to a point; thence turning and running

SOUTH 37° 24' 31" East along Lot 2, 77.24 feet to a point on Main Street; thence turning and running along Main Street on an arc with a radius of 78.00 feet for a distance of 40.26 feet to a point; turning and running

NORTH 87° 24' 14" West along Friend Street, 1.36 feet to the point and place of beginning.

Containing 3,540 square feet, more or less, and being shown as Lot #1 on a plan of land entitled, "Plan of Land in Amesbury, Mass. for First & Ocean National Bank, Scale 1" = 10', May 23, 1991", said plan being filed in the Essex South District Registry of Deeds, Plan Book 271, Plan 8.

Bux 60

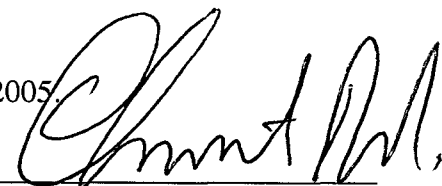
1801.20

The above described premises are hereby conveyed subject to and with the benefit of any and all rights, easements, agreements, reservations and restrictions of record insofar as the same are now in force and applicable, including those set forth in the following instruments:

1. Subject to and with the benefit of any and all rights, easements, agreements and reservations set forth in deeds from the Merrimack Valley Power & Buildings Company to Arthur Shackman both dated April 4, 1928, recorded in the Essex South District Registry of Deeds, Book 2760, Pages 277 and 284, and in particular to the easement relative to the location of a pier in the Powow River and the construction of a building and maintenance of same over a portion of said Powow River shown as Parcel B on a plan drawn by Morse & Dickinson Eng. dated November 29, 1927, recorded with said Registry of Deeds, Plan Book 53, Plan 40.
2. Hamilton Woolen Co. to Frederick J. Quinn, et al. dated July 31, 1912, recorded in said Registry of Deeds, Book 2162, Page 551.
3. Arthur Shackman to Edward D. Hanley dated May 25, 1928, recorded in said Registry of Deeds, Book 2768, Page 55.
4. Edward D. Hanley to Merrimack Valley Power & Buildings Company dated July 23, 1928, recorded with said Registry of Deeds, Book 2773, Page 289.
5. Subject to the terms of a party wall agreement, notice of which is recorded with said Registry of Deeds, Book 10,933, Page 607.
6. Subject to the terms of a lease with Bank of America.

Conveying hereby a portion of the premises conveyed to the grantor by deed of First and Ocean National Bank of Newburyport dated April 27, 1992, recorded in the Essex South District Registry of Deeds, Book 11259, Page 544.

Witness my hand and seal this first day of August, 2005.


Christopher D. Deorocki,
Trustee

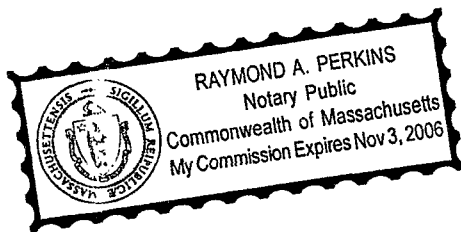
SALEM
DEEDS REG 10
ESSEX SOUTH
08/01/05 12:08PM
000000 #413
FEE \$1801.20
CASH \$1801.20
CANCELLED

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss

August 1, 2005

Then personally appeared the above named Christopher D. Deorocki, as trustee of Three Seas Nominee Trust, who is personally known to me, and acknowledged the foregoing instrument to be his free act and deed before me.





NOTARY PUBLIC

My Commission Expires: