

WE, GENE P. PORTA and GRACE O. PORTA, husband and wife, both  
of Oak Bluffs, County of Dukes County, Massachusetts,

~~of Oak Bluffs,~~ for consideration paid, grant to EDWARD KRIKORIAN, JR., married to SHIRLEY KRIKORIAN of Oak Bluffs, Dukes County, Massachusetts and DAVID M. RITTER, married to DOROTHY RITTER, both of 368 Summer Street, Framingham, Massachusetts, as tenants in common, each as to an undivided one-half interest, \*

Xof

with quitclaim covenants

the land ~~is~~ with the buildings thereon, in Oak Bluffs, Dukes County, Massachusetts, bounded and described as follows:

- Northerly by land now or formerly of Carrie MacNeill, eighteen and 50/100 (18.50) feet;
- Northeasterly by land now or formerly of Joseph A. Sylvania, one hundred fifty-five and 91/100 (155.91) feet;
- Southeasterly by land now or formerly of The Highlands Property Trust, fifty (50) feet;
- Southwesterly by land now or formerly of Joseph A. Sylvania, one hundred twenty-seven and 23/100 (127.23) feet; and
- Westerly by land now or formerly of said Joseph A. Sylvania forty-seven and 55/100 (47.55) feet, and land now or formerly of Thomas F. Look, eighteen (18) feet.

Being Lot 1 as shown on sub-division Plan #20019B filed with Certificate #1932.

Also another parcel of land in said Oak Bluffs, bounded:

- Northeasterly by Wayland Avenue, one hundred fifty-three and 15/100 (153.15) feet;
- Southeasterly by Chapman Avenue, ninety-five and 32/100 (95.32) feet;
- Southwesterly by lands of sundry adjoining owners as shown on plan hereinafter mentioned, two hundred thirty-two and 36/100 (232.36) feet; and
- Northwesterly thirty-five (35) feet; and
- Northeasterly eighteen and 34/100 (18.34) feet by said Highlands property Trust land; and
- Northwesterly by said Highlands Property Trust land and by land now or formerly of Dorothy R. Scoville, one hundred forty-five and 94/100 (145.94) feet.

Said land is shown as parcels B, C and D on Plan #20019A filed with original certificate #1306, Book 8, Page 19.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Dean H. Swift, Surveyor, dated May 17, 1946, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original certificate of title.

The land herein described is subject to the provisions similar to those designated as conditions and contained in a deed given by the Vineyard Grove Company to Lewis B. Bates, dated August 8, 1870, duly recorded in Book 47, Page 28, which conditions the Court determines to be equitable restrictions only applicable so far as in force at date of original decree; the Court further determines that as to parcels marked B, C and D on said plan, the said equitable restrictions recited in said deed given by the Vineyard Grove Company do not pertain and are not in force so far as said parcels are used for a hotel or hotel purposes.

The above described land is subject to restrictions set forth in a deed given by The Highlands Property Trust to Anna L. Oliver et al, dated June 24, 1942, duly recorded in Book 208, Page 522.

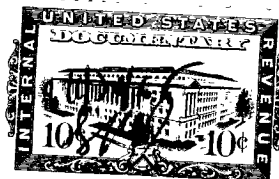
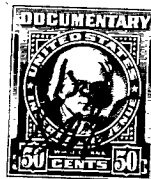
So much of said parcel C as included within the area marked "Asphalted Area" and so much of said parcel D as is included within the area marked asphalt Walk", both shown on said plan, is subject to the rights of all persons lawfully entitled thereto.

There is appurtenant to the land herein described the right to use the way shown on said plan from said Wayland Avenue to Moss Avenue in common with others entitled thereto.

F. 18.70  
 17 19.15

DUKES

#130165  
 COMMONWEALTH OF MASSACHUSETTS  
**DEEDS & EXCISE**  
 NOV 30 '65  
 1915  
 P.B. 190104



We, being husband and wife,

husband of said grantor.  
wife of said grantor.

release to said grantee all rights of tenancy by the curtesy and other interests therein.  
dower and homestead

Witness our hands and seals this 28<sup>th</sup> day of OCTOBER 19 65.

.....  
.....  
.....

*Gene P. Porta*  
*Grace O. Porta*

The Commonwealth of Massachusetts

Dukes County,

ss.

OCTOBER 28<sup>th</sup>, 19 65

Then personally appeared the above named GENE P. PORTA and GRACE O. PORTA,

and acknowledged the foregoing instrument to be their free act and deed, before me

*Henry Covey*  
.....  
Notary Public — ~~Justice of the Peace~~

My Commission Expires OCTOBER 1, 19 71

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

3. REGISTERED LAND  
MASSACHUSETTS

Statute Book of Doc. # 5446  
District Book 5446

(INDIVIDUAL)

GENE P. PORTA, ET UX  
TO  
EDWARD KRİKORIAN, JR., ET AL

*Edward Krikorian Jr. Register*  
*November 30, 1965*

RECEIVED FOR REGISTRATION  
AT 10 O'CLOCK  
NOTED ON CERTIFICATE NO. 2713  
IN REGISTRATION BOOK 15 PAGE 63

....., 19.....

at.....o'clock and.....minutes.....m.

Received and entered with.....

.....Deeds

Book.....Page.....

Attest: .....

Register

FROM THE OFFICE OF  
Henry Corey  
Temahigan Avenue  
Oak Bluffs, Mass.

RETURN TO →

(Please print or type)