

Boston Equity RE LLC
deed



2018 00001064

Bk: 1461 Pg: 391 Doc: DEED

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MARTHA'S VINEYARD LAND BANK FEE

PAID \$ 25,270

EXEMPT \$ _____

68438 2/22/18 mtt
NO. DATE CERTIFICATION

Portion of 119 Meetinghouse Way
Edgartown, MA 02539

PROPERTY ADDRESS:

QUITCLAIM DEED

ADEC MEETING HOUSE WAY REAL ESTATE, LLC, a limited liability company organized and existing under the laws of the State of Delaware, having an address of 172 South Ocean Boulevard, Palm Beach, FL 33480,

in consideration of

ONE MILLION TWO HUNDRED EIGHTY-SIX THOUSAND (\$1,286,000.00) DOLLARS,

hereby grants to

BOSTON EQUITY RE LLC, a limited liability company organized and existing under the laws of the Commonwealth of Massachusetts, having an address of P.O. Box 520370, Salt Lake City, UT 84152,

with quitclaim covenants:

The land with all improvements thereon, if any, shown as Lot 2 on a plan of land entitled "Plan of Land in Edgartown, Mass. Surveyed for ADEC Meeting House Way Real Estate, LLC Scale 1" = 100' March 15, 2017 Vineyard Land Surveying & Engineering, Inc. P.O. Box 421 West Tisbury, MA 02575 508-693-3774" recorded in the Dukes County Registry of Deeds in Plan Book 18, Page 105.

Containing approximately 8.46 acres, more or less, according to said plan.

The above-described premises are conveyed subject to and together with the benefit of an Easement, Declaration of Restrictive Covenants and Right of First Refusal by and between Grantor and Jan W. Whiting,

MASSACHUSETTS EXCISE TAX

Dukes County ROD #8 001

Date: 02/22/2018 12:13 PM

Ctrl# 042856 22096 Doc# 00001064

Fee: \$5,864.16 Cons: \$1,286,000.00

Special Master, dated as of January 31, 2006, and recorded in the Dukes County Registry of Deeds in Book 1112, Page 93, as affected by Release of Restrictive Covenant, by and between Meeting House Way, LLC, and ADEC Meeting House Way Real Estate, LLC, recorded herewith, to the extent the same are in force and applicable.

The above-described premises are subject to terms and provisions of that certain Access and Utility Easement Agreement, by and between Grantor, Grantee and MV Estates, Inc., to be recorded herewith; that certain Landscape Easement Agreement, by and between Grantor and Grantee, to be recorded herewith; and that certain Road Improvement Easement Agreement, by and between Grantor and Grantee, to be recorded herewith.

The premises are conveyed subject to, and with the benefit of, all easements, restrictions, and reservations of record insofar as the same are in force and applicable.

For title, see deed from Eric T. Turkington, Trustee of The EVH Realty Trust, to ADEC Meeting House Way Real Estate, LLC, dated May 19, 2008, and recorded in the Dukes County Registry of Deeds in Book 1151, Page 543; and Confirmatory Deed from Eric T. Turkington, Trustee of The EVH Realty Trust, to ADEC Meeting House Way Real Estate, LLC, dated July 1, 2008, and recorded in the Dukes County Registry of Deeds in Book 1156, Page 664.

[REMAINDER OF PAGE LEFT INTENTIONALLY
BLANK – SIGNATURE FOLLOWS]

EXECUTED as a sealed instrument this 22nd day of February, 2018.

ADEC MEETING HOUSE WAY REAL ESTATE,
LLC:

By: James F. Reynolds, Manager
James F. Reynolds, its Manager

COMMONWEALTH OF MASSACHUSETTS

Dukes County, ss.

On this 22nd day of February, 2018, before me, the undersigned notary public, personally appeared James F. Reynolds, Manager of ADEC Meeting House Way Real Estate, LLC, as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the (insert type of identification provided) preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of ADEC Meeting House Way Real Estate, LLC.

Karen Deakins Burke
Notary Public

My commission expires: 9-19-19

AFFIX :
NOTARIAL :
SEAL :



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ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds