

(Deed)
(3 pages)
Bk: 01474 Pg: 838

MARTHA'S VINEYARD LAND BANK FEE

PAID \$ _____
 EXEMPT \$ _____
59146 8/21/18 MH
NO. DATE CERTIFICATION



2018 00004858
Bk: 1474 Pg: 838 Doc: DEED
Page: 1 of 3 08/21/2018 11:24 AM

QUITCLAIM DEED

We, Larkin B. Reeves and Grace A. Reeves, Trustees of the Larkin B. Reeves Family Trust, u/d/t dated July 12, 1991 and recorded with the Dukes County Registry of Deeds in Book 610, Page 594, a certificate of which is recorded herewith, of Aquinnah, MA 02535

for consideration paid of less than one hundred dollars

grant to HARBORWOOD LLC, a Massachusetts Limited Liability Company with a mailing address of c/o P.O. Box 1408, Vineyard Haven, MA 02568.

WITH QUITCLAIM COVENANTS

The land in that part of Tisbury, Dukes County, Martha's Vineyard Massachusetts, known as Vineyard Haven, together with the buildings thereon and consisting of two parcels of land on the Southerly side of Beach Road bounded and described as follows:

PARCEL 1

Beginning at a concrete bound in the Southwesterly line of Beach Road in said Tisbury at the corner of the house lot of Benjamin C. Cromwell;

THENCE Southeasterly by said Beach Road two hundred (200) feet to a concrete bound;

THENCE Southwesterly two hundred fifty-two and 70/100 (252.70) feet to a concrete bound; and in the same course to the waters of the Bass Creek, so called, and forming an angle of 90°;

THENCE Commencing again at the first mentioned concrete bound;

THENCE Southwesterly one hundred ninety-two and 75/100 (192.75) feet, and in the same course to waters of Bass Creek, so called, and forming an angle of 90°;

THENCE by the waters of said Bass Creek. Southeasterly to the point where the 252.70 foot line projected reaches said water.

Subject to the rights of the Cape & Vineyard Electric Co. to Bass Creek above described as it existed prior to the fill hereinafter mentioned.

61 Beach Rd. Tisbury, MA 02568

EDMOND G. COOGAN
LAW OFFICE, P.C.
4A CAUSEWAY ROAD
P. O. BOX 1839
VINEYARD HAVEN
MASSACHUSETTS 02568
TEL: 508-693-3200
FAX: 508-693-7318

Being premises conveyed to Grantor from Herbert C. Hinckley, by deed dated April 29, 1924, and recorded with the Dukes County Registry of Deeds in Book 163, Page 56.

PARCEL II

All the right, title and interest of the Grantor in and to fill lying southerly of the above described premises and consisting of a parcel of land described as follows:

Beginning at a point marked M on a plan annexed to a license of the Commonwealth of Massachusetts Department of Public Works as hereinafter set forth, in the high water line of the waters of Bass Creek and in the northerly boundary line of the property above set forth and running southerly in the present high water line, two hundred (200) feet, more or less, to a point marked N in the southerly boundary line of the property above described; thence running southwesterly one hundred sixty (160) feet, more or less, to a point marked C; thence running northerly two hundred twenty-five (225) feet, more or less, to a point marked L; thence running northeasterly one hundred twenty (120) feet, more or less, to the point of beginning, marked M.

See license issued to the Grantor with accompanying plan, dated May 2, 1929, recorded with the Dukes County Registry of Deeds in Book 179, Page 93.

Subject to and together with the benefit of any easements and/or restrictions of record insofar as the same are in force and applicable.

Grantor hereby certifies under the pains and penalties of perjury that the premises herein conveyed is not homestead property.

For title see deed dated July 31, 2018 and recorded with the Dukes County Registry of Deeds in Book 1473, Page 125.

No Title research was completed for purposes of the preparation of this deed.

EDMOND G. COOGAN
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P. O. BOX 1839
VINEYARD HAVEN
MASSACHUSETTS 02568
TEL: 508-683-3200
FAX: 508-683-7316

WITNESS our hands and seals this 15th day of August . 2018.

[Signature]
Larkin B. Reeves, Trustee

[Signature]
Grace A. Reeves, Trustee

STATE OF MA

COUNTY: DUKES

On this 15th day of August 2018, before me, the undersigned notary public, personally appeared Larkin B. Reeves and Grace A. Reeves, Trustees of the aforementioned Trust, who proved to me through satisfactory evidence of identification which was Person Known (source of identification) to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful to the best of his/her/their knowledge and belief.

[Signature]
Notary Public
My commission expires: 8/28/2020



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

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