

MARTHA'S VINEYARD LAND BANK FEE

PAID \$

EXEMPT \$

57672 12/27/2018 CML

NO. DATE CERTIFICATION QUITCLAIM DEED



2018 00007429

Bk: 1484 Pg: 1097 Doc: DEED

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3 Uncas Ave., Oak Bluffs, MA 02557

We, **LARKIN B. REEVES and GRACE A. REEVES**, Trustees of **Larkin B. Reeves Family Trust**, u/d/t dated July 12, 1991 and recorded with Dukes County Registry of Deeds in Book 610, Page 595, a certificate of which is recorded herewith, of Aquinnah, MA

for consideration paid of **less than one hundred dollars**

grant to **FLOWERWOOD LLC**, a **Massachusetts Limited Liability Company**, of P.O. Box 1408, Vineyard Haven, MA 02568.

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in the town of Oak Bluffs, County of Dukes County, Commonwealth of Massachusetts, more particularly bounded and described as follows:

Beginning at a stone bound at the junction of the Westerly side line of Uncas Avenue and the Southerly line of Circuit Avenue and in the Northeasterly corner of the within granted premises;

Thence running Southerly by Uncas Avenue 108 feet 11 inches, more or less, to an iron pipe;

Thence running Westerly by land now or formerly of Etta M. Webb, 92 feet, more or less, to an iron pipe standing in the Easterly line of Hiawatha Avenue;

Thence running Northerly by Hiawatha Avenue, 50 feet, more or less, to a stone bound standing at the junction of the Easterly side line of Hiawatha Avenue and the Southerly line of Circuit Avenue;

Thence Easterly by Circuit Avenue, 93 feet, more or less to the point or place of beginning.

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 October 28, 2015 and recorded with the Dukes County Registry of Deeds in Book 1387, Page 386.

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

EDMOND G. COOGAN
LAW OFFICE, P.C.
4A CAUSEWAY ROAD
P. O. BOX 1639
VINEYARD HAVEN
MASSACHUSETTS 02568
TEL: 608-693-3200
FAX: 608-693-7316

WITNESS our hands and seals this 14 day of Nov, 2018.

Larkin B. Reeves
LARKIN B. REEVES, Trustee

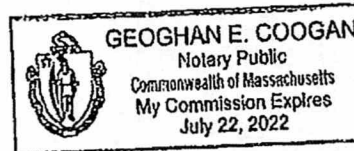
Grace A. Reeves
GRACE A. REEVES, Trustee

STATE OF MA

COUNTY: Duk

On this 14 day of Nov 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 public, (source of identification) to be the people whose names are signed on the preceding or attached document, and acknowledged to me that she 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:



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