



2015 00080067

Bk: 75 Pg: 151 Cert: 13834

Doc: DEED 01/12/2015 03:16 PM

MARSH'S VINEYARD LAND BANK FEE

PAID \$

D

EXEMPT \$

53849  
NO

1/12/15  
DATE

MA  
CERTIFICATION

### QUITCLAIM DEED

**RONALD E. JACKSON, Trustee of EAST CHOP REALTY TRUST, u/d/t dated July 2, 1976, registered as Document No. 9244 with the Dukes County District of the Land Court**

for consideration of **zero dollars and pursuant to the terms and conditions of the aforesaid East Chop Realty Trust**

Grant to **RONALD E. JACKSON and MARGARET JACKSON, Individually, with an address of PO Box 1085, Vineyard Haven, MA 02568**

with *quitclaim covenants*

The land with the improvements thereon situated in Oak Bluffs, County of Dukes County, Massachusetts, described as follows:

#### PARCEL ONE

Parcels B, C, and D on Plan 20019A filed with Original Certificate No. 1306, Book 8, Page 19 in the Dukes County Division of the Land Court. Said land is also shown as the second parcel on Certificate of Title No. 3222 filed with said Land Registry. Bounded and described as follows:

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 mentioned above two hundred thirty-two and 36/100 (232.36) feet; and

NORTHWESTERLY thirty-five (35) feet;

NORTHEASTERLY eighteen and 34/100 (18.34) feet by said Highlands Property Trust Land; and

Property Address: 16 Chapman Ave., and Off Summerfield Park, Oak Bluffs, MA 02557

**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.

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.

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 restriction 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 Anne L. Oliver, et al, dated June 24, 1942 duly recorded in Book 208, Page 522.

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

For Title See Document No. 9245 registered with the Dukes County District of the Land Court.

## **PARCEL TWO**

Being Lot 1 as shown on subdivision plan 20019B filed with Certificate of Title No. 1932 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. Sylvia, one hundred fifty-five and 91/100 (155.91) feet; and

**SOUTHEASTERLY** by land now or formerly of The Highlands Property Trust, fifty (50) feet;

**WESTERLY** by land now or formerly of said Joseph A. Sylvia, forty-seven and 55/100 (47.55) feet, and land now or formerly of Thomas F. Look, eighteen (18) feet..

For title see Document No. 16615 registered with the Dukes County District of the Land Court.

Witness my hand and seal this 12 day of January, 2015.

  
RONALD E. JACKSON, TRUSTEE

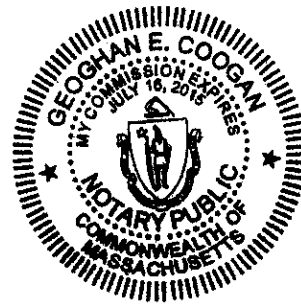
**COMMONWEALTH OF MASSACHUSETTS**

County of Dukes: ss

On this 12 day of January, 2015, before me, the undersigned notary public, personally appeared RONALD E. JACKSON, TRUSTEE as aforesaid, proved to me through satisfactory evidence of identification, which was (circle one) personal knowledge of identity of the principal/ passport or drivers license bearing photographic image of principal/ other \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



Doc 00080067

DUKES LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Jan 12, 2015 at 03:16P

Document Fee 250.00 Rec Total \$7,264.00

NOTED ON: CERT 13834 BK 00075 PG 151