

I, DAVID M. RITTER, married to DOROTHY RITTER,
of Oak Bluffs, County of Dukes County, Massachusetts,
~~being unmarried~~, for consideration paid, grant to EDWARD KRIKORIAN, JR., unmarried, of
Oak Bluffs, County of Dukes County, Massachusetts, *

~~of~~

with quitclaim covenants

~~the land in~~ My undivided one-half interest in the land in Oak Bluffs,
Dukes County, Massachusetts, with the buildings thereon, bounded and
described as follows: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

- 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;
- 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.

For our title see Certificate of Title No. 2713.

Being subject to a first mortgage to the Wareham Savings Bank dated April 12, 1966, filed as Document No. 5535 with the Dukes County Registry District of Land Court, to a second mortgage to Gene P. Porta and Grace O. Porta dated April 12, 1966, filed as Document No. 5536 with said Dukes County Registry District of Land Court and subject to the uniform commercial code to Cape and Vineyard Electric Company filed as Miscellaneous No. 799 in said Registry District, all of which the grantee herein assumes and by acceptance of this deed, hereby agrees to pay.

Consideration is such that No Documentary Stamps are Necessary.

I, DOROTHY RITTER, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein.

~~husband~~ of said grantor,
~~wife~~

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

Witness my.....hand and seal this.....10th.....day of August.....19.66.

David M. Ritter

DRV *Dorothy Ritter*

The Commonwealth of Massachusetts

Dukes County ss.

August 10th 19 66

Then personally appeared the above named DAVID M. RITTER

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

Henry Corey
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.

REGISTERED LAND

Statute Book #

5643

Quitclaim Deed 5643

(INDIVIDUAL)

DAVID M. RITTER

TO

EDWARD KRİKORIAN, JR.

*Huber Registry District
Clerk*

RECEIVED FOR REGISTRATION
NOTED ON CERTIFICATE NO. *1915*
IN REGISTRATION BOOK *S. PAGE 555*

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)