

**MILLER SEDERHOLM**

**LAW OFFICE**

3 Mariners Landing • Post Office Box 2356  
Edgartown, MA 02539

**HOWARD M. MILLER**

hmm@millersederholmlaw.com

**E. DOUGLAS SEDERHOLM**

eds@millersederholmlaw.com

April 19, 2018

VIA EMAIL

Wastewater Commissioners c/o Wastewater Department  
330 West Tisbury Road  
Edgartown, MA 02539

Dear Commissioners:

I am writing to you on behalf of MV Estates, Inc. ("my Client") and specifically to respond to a copy of the letter you received from Richard Brown dated April 11, 2018 he wrote to the MV Commission claiming he is the owner of Lot 240, Map 28 ("the Property") and not my client. While Mr. Brown is outrageous in his claim for reasons I will not bore you with, I suggest that given the nature of your board that you have no choice other than to accept the records of the Board of Assessors as being accurate as to who the owner of the property is.

Those records (copies enclosed) show that the owner since sometime in 2008 and in 2018 was ADEC Meeting House Way Real Estate, LLC "ADEC" (through a predecessor entity) In February of this year ADEC sold the property to my Client. A copy of the deed for this transaction is enclosed. The assessors' records do not reflect the conveyance because it only recently happened.

If it be important from the records you may infer (which is beyond dispute) that property taxes have been paid by ADEEC between 2008 (prior to that time none were paid the owner of the lot according to the assessors records being unknown) to the present and now will be paid by my Client.

If Mr. Brown truly wants to challenge the validity my client's title he will probably figure out the correct place to do so is in a court of law and not before a municipal board such as yours. If he does not come to that conclusion on his own, he may be forced to respond to a suit brought by my client for defamation of title, attempt to interfere with a business transaction and a violation of 93A by attempting to secure a business advantage for himself by improper means.

If you think there is any reason to further discuss, please feel free to call me.

Sincerely yours,



Howard M. Miller

HMM/rb

**MESHACKET RD****Location** MESHACKET RD**Mblu** 28/ 240/ / /**Owner** ADEC MEETING HOUSE WAY  
REAL EST LLC**Assessment** \$281,200**Appraisal** \$281,200**PID** 3841**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$281,200	\$281,200
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$281,200	\$281,200

**Owner of Record**

<b>Owner</b>	ADEC MEETING HOUSE WAY REAL EST LLC	<b>Sale Price</b>	\$35,000
<b>Co-Owner</b>		<b>Certificate</b>	
<b>Address</b>	C/O JDJ FAMILY OFFICE SERVICES PO BOX 962049 BOSTON, MA 02196	<b>Book &amp; Page</b>	1398/ 470
		<b>Sale Date</b>	02/16/2016
		<b>Instrument</b>	1J

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ADEC MEETING HOUSE WAY REAL EST LLC	\$35,000		1398/ 470	1J	02/16/2016
ADEC MEETING HOUSE WAY RE LLC	\$1		1153/ 637	1J	06/10/2008
UNKNOWN OWNER	\$0				

**Building Information**

**Building 1 : Section 1****Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent****Good:****Replacement Cost****Less Depreciation:** \$0**Building Attributes**

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Fir 1	
Interior Fir 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

**Building Photo**

(<http://images.vgsi.com/photos2/EdgartownMAPhotos//default.jpg>)

**Building Layout**

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land****Land Use**

**Use Code** 1300  
**Description** RES ACLNDV MDL00  
**Zone** R20

**Land Line Valuation**

**Size (Acres)** 0.75  
**Frontage** 0  
**Depth** 0

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$281,200	\$281,200
2017	\$0	\$281,200	\$281,200
2016	\$0	\$281,200	\$281,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$281,200	\$281,200
2017	\$0	\$281,200	\$281,200
2016	\$0	\$281,200	\$281,200

MARTHA'S VINEYARD LAND BANK FEE

PAID \$ 2,280

EXEMPT \$

5479 2/22/18 MH  
NO, DATE CERTIFICATION

2018 00001065

Bk: 1461 Pg: 394 Doc: DEED

Page: 1 of 3 02/22/2018 12:13 PM

**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,

for consideration of

**ONE HUNDRED FOURTEEN THOUSAND (\$114,000.00) DOLLARS,**

hereby grants to

**MV ESTATES INC.**, a Nevada corporation, with an address of c/o Gilbert Menna, 100 Northern Avenue, Boston, MA 02110,with *quitclaim covenants*:

All right, title and interest in and to the land with the improvements, if any, thereon in Edgartown, County of Dukes County, Massachusetts more particularly described as follows:

A tract of wood land being a part of the Eleventh Lot in the Second Division of the Old Purchase: Beginning at a heap of stones at Meshacket Path, so called; thence South 80° West, twenty-two rods to a heap of stones on the north side of said path; thence North 51° West twenty-eight and one-half rods to a heap of stones; thence North 38° East, twenty rods to the Swimming Place Path; thence Southeasterly by said path to the first mentioned bound containing five acres, more or less.

Excepting and excluding therefrom that portion of said premises included within the limits of the land registered in Land Court Case No. 37222. See Certificate of Title No. 4072.

MASSACHUSETTS EXCISE TAX  
Dukes County ROD #8 001  
Date: 02/22/2018 12:13 PM  
Ctri# 042857 23827 Doc# 00001065  
Fee: \$519.84 Cons: \$114,000.00

PROPERTY ADDRESS: Meshacket Road  
Edgartown, MA 02539

The above-described premises are subject to the terms and provisions of that certain Access and Utility Easement Agreement by and between ADEC Meeting House Way Real Estate, LLC, Boston Equity RE LLC and MV Estates Inc., to be recorded herewith.

For title see the following deeds from:

1. Deed from Kendra West-Senor, individually and as Executrix of the Estate of Merna West, et al, to ADEC Meeting House Way Real Estate LLC dated as of May 22, 2008 in the Dukes County Registry of Deeds in Book 1153, Page 637.
2. Deed from Thomas L. Flynn, a/k/a Thomas L. Flynn, Jr. and Harry F. Flynn to ADEC Meeting House Way Real Estate LLC dated February 11, 2016, and recorded in the Dukes County Registry of Deeds in Book 1398, Page 470.
3. Deed from Frank S. Yeomans, Trustee of The Stonewall Acres Residuary Realty Trust, to ADEC Meeting House Way Real Estate LLC, recorded in the Dukes County Registry of Deeds in Book 1461, Page 331.

[REMAINDER OF PAGE LEFT INTENTIONALLY  
BLANK – SIGNATURE FOLLOWS]

EXECUTED as a sealed instrument this 22<sup>nd</sup> day of February, 2018.

ADEC MEETING HOUSE WAY REAL ESTATE,  
LLC:

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

COMMONWEALTH OF MASSACHUSETTS

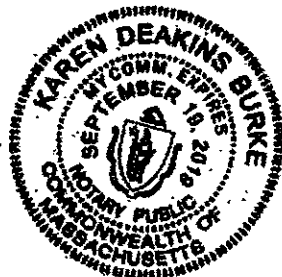
Dukes County, ss.

On this 22<sup>nd</sup> 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 :



0401-037\DEED - to MV Estate Inc.doc

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