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We, HENRY R. CARREIRO, married to Carol Carreiro, of Oak Bluffs, County of Dukes County, Massachusetts, and LOUIS J. CIMENO, married to Anita Cimeno, of Tisbury, County of Dukes County, Massachusetts,

~~being annexed~~ for consideration paid, grant to DAVID R. SIMMONS, married to Betty M. Simmons

*

Chapman Avenue
of Oak Bluffs, Massachusetts

with ~~quitclaim covenants~~ our undivided interests in

the land ~~in~~ with the buildings thereon, situated in Oak Bluffs, County of Dukes County and Commonwealth of Massachusetts, bounded 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;
Southeasterly	by	land now or formerly of The Highlands Property Trust fifty (50) feet;
Southwesterly	by	land now or formerly of Joseph A. Sylvia one hundred twenty-seven and 23/100 (127.23) feet; and
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.

Being Lot 1 as shown on Sub-Division Plan 20019B filed with this 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;
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

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

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.

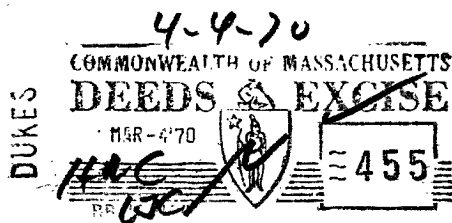
The above described land is subject to restrictions set forth in a deed given by the Highlands Property Trust to Anna L. Oliver et al, dated June 24, 1942 duly recorded in Book 208, Page 522.

So much of said parcel C as 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.

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.

Being subject to a mortgage to Dukes County Savings Bank dated April 15, 1969, filed as Doc. No. 6379 and assigned to New Bedford Institution for Savings by assignment dated April 16, 1969, filed as Doc. No. 6381, and being subject to a mortgage to Edward Krikorian, Jr. dated April 15, 1969, filed as Doc. No. 6380.

The consideration for this transfer is \$1,000.00 to each grantor, for a total of \$2,000.00.



husband of said grantor,
wife

~~release to said grantor all rights of tenancy by the entirety and other interests therein~~

Witness our hands and seals this 4th day of March 1970

.....
.....
.....

Louis J. Cimeno
Henry R. Carreiro

The Commonwealth of Massachusetts

Dukes County, ss. March 4th 19 70

Then personally appeared the above named LOUIS J. CIMENO and HENRY R. CARREIRO

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

Henry Corey
.....
Notary Public — ~~Notary Public~~

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 of # 6661
Quitclaim Book 6661

(INDIVIDUAL)

HENRY R. CARREIRO, ET AL

TO

DAVID R. SIMMONS

*Book Register District
March 4, 1976*

RECEIVED FOR REGISTRATION
NOTED ON CERTIFICATE NO. 5292M
IN REGISTRATION BOOK PAGE 332
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 →

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.

Form 882

REVISED CHAPTER 381 — 1967

(Please print or type)