

R E G I S T E R E D L A N D

2

I, Betty M. Simmons,

EXECUTOR under the WILL of — ~~ADMINISTRATOR OF THE ESTATE OF~~ ~~TRUSTEE OF~~ ~~RECEIVER~~ ~~CONSERVATOR OF~~ ~~RECEIVER~~ of the ESTATE of — ~~(PUBLIC)~~ ~~COMMISSIONER~~

David R. Simmons

by power conferred by license of the Dukes County Probate Court dated January 21, 1976

and every other power, for One Hundred Sixty Thousand (\$160,000) ----- Dollars paid, grants to ROBERT R. BAILEY, Trustee of EAST CHOP REALTY TRUST under a Declaration of Trust dated July 2, 1976, registered as Document No. 9244 with the Dukes County Registry District of the Land Court, the land with the buildings thereon situated in Oak Bluffs, bounded and ~~follows~~ 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 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 No. 1306, Book 8, Page 19 in Dukes County Land Records.

Said land is also shown as the second parcel on Certificate of Title No. 3222 filed with said Land Records.

Said premises are conveyed subject to a mortgage to the Dukes County Savings Bank dated April 15, 1969, and being document No. 6379 noted on the aforesaid Certificate of Title, which mortgage was subsequently assigned to the New Bedford Institution for Savings Bank and has a present principal balance of \$61,856.90, which said mortgage the grantee, by the acceptance of this deed, hereby assumes and agrees to pay.

~~Said premises are also shown as the second parcel on Certificate of Title No. 3222 filed with said Land Records.~~

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.

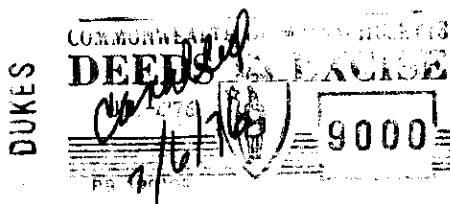
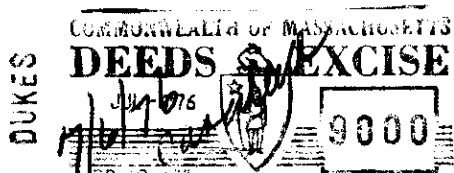
The land herein described is subject to the provisions similar to those designated as conditions and contained in a deed given by the Vineyard Grove Company to Lewis B. Bates, dated August 8, 1870, duly recorded in Book 47, Page 28, which conditions the Court determines to be equitable restrictions only 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.

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. 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.

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.



Witness my hand and seal this 2nd day of July 1976

Betty M. Simmons
Betty M. Simmons, Executrix of the
Estate of David R. Simmons

The Commonwealth of Massachusetts

DUKES,

ss.

July 2, 1976

Then personally appeared the above named Betty M. Simmons, Executrix of the Estate of David R. Simmons and acknowledged the foregoing instrument to be her free act and deed, before me

James E. Perry

Notary Public

My commission expires April 15 1977

REGISTERED LAND.

Statute Form **9245**

Exemptor's — Administrator's
Trustee's — Guardian's — Conservator's
Receiver's — Commissioner's — (Fiduciary)

Deed

TO
Dukes Registry District
July 6, 1976
RECEIVED FOR REGISTRATION
8 O'CLOCK...40...m.....A.M
NOTED ON CERTIFICATE NO.4060.....
IN REGISTRATION BOOK. 21.PAGE401

.....19.....
at..... o'clock and..... minutes.....m.
Received and entered with.....
.....Deeds
Book.....Page.....
Attest:
.....
Register.

FROM THE OFFICE OF

RETURN TO →

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.
Form 926

REVISED CHAPTER 487 - 1969

(Please print or type)