

THE TRUSTEES of THE VINEYARD OPEN LAND FOUNDATION, a Massachusetts charitable trust u/d/t dated June 20, 1970 and recorded with Dukes County Registry of Deeds in Book 283, Page 529, of P.O. Box 408, Vineyard Haven, MA 02568,

in consideration of the sum of Two Hundred Twenty-five Thousand and no/100 (\$225,000.00) Dollars paid,

grants to MARTHA'S VINEYARD LAND BANK COMMISSION, a corporate body politic with a principal place of business at 167 Main Street, Edgartown Massachusetts 02539,

with *Quitclaim Covenants*, the vacant land situated in Aquinnah, County of Dukes County, Commonwealth of Massachusetts, more particularly bounded and described as follows:

First Parcel: Beginning at a point at the top of the bluff in range of the center line of the wharf location hereinafter referred to, projected inland, thence running easterly by the northerly line of the First Parcel described in a deed from Henry Cronig dated August 31, 1949, recorded with Dukes County Registry of Deeds in Book 216, Page 558, one hundred four (104) feet four and one-quarter (4 1/4) inches, and by owners unknown, in aggregate twenty (20) rods, to a corner; thence turning and running northerly, by owners unknown, to the waters of Vineyard Sound; thence turning and running westerly by the waters of Vineyard Sound, twenty (20) rods or more to land of owners unknown; thence turning and running southerly by land of owners unknown to a corner twenty (20) rods westerly of the said point of beginning, and thence turning and running easterly by owners unknown, and one hundred and four (104) feet four and one-quarter (4 1/4) inches by the northerly line of the "First Parcel" described in said deed in Book 216, Page 558, in aggregate twenty (20) rods, to the point of beginning.

Second Parcel: Beginning at a point at the top of the bluff in range of the centerline of the wharf location hereinafter referred to, projected inland, thence running easterly one hundred four (104) feet four and one-quarter (4 1/4) inches to a bound on the top of said bluff; thence turning at a right angle and running southerly two hundred and eight (208) feet eight and one-half (8 1/2) inches to a bound; thence turning at a right angle and running westerly by a line parallel with the first course, two hundred and eight (208) feet eight and one-half (8 1/2) inches to a bound; thence turning at a right angle and running northerly by a line parallel with the second course, two hundred and eight (208) feet eight and one-half (8 1/2) inches to a bound; thence turning at a right angle and running easterly by a line parallel with the third course, one hundred and four (104) feet four and one-quarter (4 1/4) inches to the point of beginning.

See also deed from Henry Cronig to Cape Cod Company dated August 31, 1949 recorded with

hereby made for further particulars.

The Grantor further conveys all the appurtenances, rights, licenses, easements, conditions, covenants, rights of entry and re-entry, shore and wharf privileges, riparian rights and all other rights pertaining to the above-described parcels.

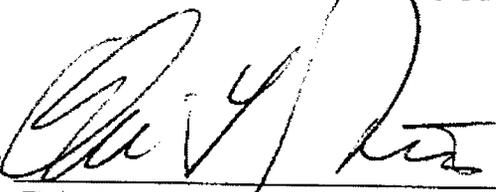
The Grantor further conveys any and all rights it has, of record or prescriptive, in and to such ways or roads which provide access to the above described parcels to and from Lobsterville Road, including rights in the ways or roads shown on Land Court Plan No. 31560-A.

The premises are conveyed subject to an easement in gross described in a deed dated December 30, 1996 and recorded with said Registry in Book 691, Page 317.

For Grantor's title, see deed dated December 30, 1996 recorded with said Registry in Book 691, Page 317 and confirmatory deed dated December 15, 1998 recorded with said Registry in Book 749, Page 896.

IN WITNESS WHEREOF, the VINEYARD OPEN LAND FOUNDATION has caused these presents to be signed, sealed, acknowledged and delivered in its name and on its behalf by Eric L. Peters, its Trustee and Chairman, this 21<sup>st</sup> day of October, 2011.

VINEYARD OPEN LAND FOUNDATION

by:   
Eric L. Peters, Trustee and Chairman,  
hereto duly authorized

(See Consent recorded with said Registry in Book 692, Page 847 and the provisions of Article IX of the Declaration of Trust establishing The Vineyard Open Land Foundation dated June 20, 1970 recorded with said registry in Book 283, Page 529.)



Notary Public -

My commission expires:



Attest:

*Deanne E. Powers* Register