

MARTHA'S VINEYARD LAND BANK FEE
 PAID \$ _____
 EXEMPT \$ D
47277 3-1-10 MH
 NO. DATE CERTIFICATION



Bk: 1205 Pg: 576 Doc: DEED
 Page: 1 of 2 03/01/2010 02:24 PM

QUITCLAIM DEED

HENRY J. KRIEGSTEIN of Hingham, Plymouth County, Massachusetts, for consideration of One Dollar (\$1.00) paid, grants to HENRY J. KRIEGSTEIN AND JOAN B. KRIEGSTEIN, AS TRUSTEES OF THE H. KRIEGSTEIN REALTY TRUST, created under declaration of trust dated February 24, 2010 and recorded with the Dukes County Registry of Deeds herewith, having an address of 3 Evergreen Lane, Hingham, Massachusetts 02043, with QUITCLAIM COVENANTS, two parcels of land, together with the buildings and improvements thereon, situated in Oak Bluffs, Dukes County, Massachusetts, bounded and described as follows:

20 Hubbard Lane
 Oak Bluffs, MA

PARCEL I

Lot 1 shown on a plan entitled "Plan of Land in Oak Bluffs, Mass. prepared for S. William Hamilla, Scale: 1" = 50, dated April 8, 1980 by Schofield Brothers, Inc., Registered Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." and recorded with the Dukes County Registry of Deeds as Oak Bluffs Case File No. 96, to which plan reference may be made for a more particular description.

PARCEL I is conveyed together with (i) the fee in the "25' Right of Way" as shown on said plan, subject to the rights of others to lawfully use same, and (ii) the right to use "Old Barnes Road" as shown on said plan for all purposes for which ways now or hereafter may be used in the Town of Oak Bluffs.

PARCEL II

Lot 2 on a plan entitled "Plan of Land in Oak Bluffs, Mass. Prepared for S. William Hamilla" dated March 29, 1982 by Schofield Brothers, Inc., Registered Professional Engineers & Land Surveyors" and recorded with said Deeds, Book 402, Page 52.


Containing 9,211 ± square feet.

Attn: Svetla Bartsch
RETURN TO
HEMENWAY & BARNES
 60 State Street
 Boston, MA 02109

PARCEL I and PARCEL II are conveyed subject to and together with the benefit of all rights, restrictions and easements of record, if any, to the extent that they are in force and applicable.

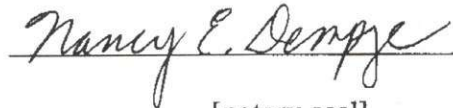
Being the same premises conveyed to the grantor by deed of Henry J. Kriegstein and Roman Kriegstein dated April 14, 2005 and recorded with said Deeds, Book 1039, Page 1067.

Executed as a sealed instrument this 24th day of February, 2010.

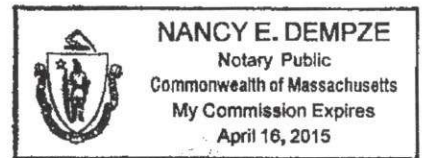

Henry J. Kriegstein

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned notary public, on this 24th day of February, 2010, personally appeared Henry J. Kriegstein, who is personally known to me or was proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory's face and signature, to be the person whose name is signed to the foregoing instrument and acknowledged to me that he signed it as his free act and deed for its stated purpose.


[notary seal]

 Registrar



ADDRESS OF PREMISES: 20 Hubbard Lane, Oak Bluffs, MA

