

File
COPY
08-02-22

Town of West Tisbury
Attn: Planning Board
P. O. Box 278
West Tisbury, MA 02575

Re: #5 Stillpoint Meadows Rd., West Tisbury Assessor Parcel 22-4.1
Lot 1 on West Tisbury Case File 381
VLS&E Job No. 175-3

Dear Board Members,

The ways and municipal services required by the covenant when the subdivision as approved have been completed on the above referenced property. Please consider this a request for a recordable document releasing this lot from the covenant.

List of Attachments:

- Covenant Book 507 Page 373
- Plan West Tisbury Case File 381
- Deed to current owner: Cynthia & William Cavanaro

If you have questions or need any additional information, please contact our office.

Sincerely,



Glenn Provost,
Professional Land Surveyor

Dukes County Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 7379
Document Type : DEED
Recorded Date : September 13, 2021
Recorded Time : 02:01:23 PM

Recorded Book and Page : 01594 / 883
Number of Pages(including cover sheet) : 3
Receipt Number : 236548
Recording Fee (including excise) : \$15,317.00

MASSACHUSETTS EXCISE TAX
Dukes County ROD #8 001
Date: 09/13/2021 02:01 PM
Ctrl# 045556 15225 Doc# 00007379
Fee: \$15,162.00 Cons: \$3,325,000.00

Dukes County Registry of Deeds
Paulo C. DeOliveira, Register
81 Main Street
PO Box 5231
Edgartown, MA 02539
508-627-4025
www.Masslandrecords.com

MARTHA'S VINEYARD LAND BANK FEE

PAID \$66,500.00

EXEMPT

63781 09/13/2021

NO. DATE

Contra
CERTIFICATION

QUITCLAIM DEED

STILLPOINT MEADOWS, LLC, a Florida Limited Liability Company, of Key West, FL

for consideration paid of **THREE MILLION THREE HUNDRED TWENTY-FIVE THOUSAND AND XX/100, (\$3,325,000.00) DOLLARS**

grant to **CYNTHIA CAVANARO and WILLIAM CAVANARO**, husband and wife as tenants by the entirety, of 108 Elm Street, #3, Cohasset, MA 02025.

WITH QUITCLAIM COVENANTS

The land with the buildings, structures and improvements thereon situated in the town of West Tisbury, County of Dukes County, Commonwealth of Massachusetts within the so-called "Priester's Pond subdivision" and the premises known as "5 Princess Meadows Road", and being more particularly bounded and described as follows:

Being shown as "1 ±3.10 acres" on a plan entitled "Priester's Pond, Plan of Land in West Tisbury, Mass., surveyed for Mill Brook Associates", dated March 17, 1988, revised March 30, 1988, and further revised June 29, 1988, by Vineyard Land Surveying, Inc. recorded at the Dukes County Registry of Deeds as West Tisbury Case File No. 381 (the "Plan").

The premises are conveyed subject to and together with the benefit of any rights, easements and/or restrictions of record insofar as the same are in force and applicable, and specifically together with the following rights and easements:

1. The right and easement to use the "20 ft. driveway easement" located on Lot A on the Plan for all purposes for which roads and ways are now or in the future used in the Town of West Tisbury;
2. The right to move the natural wood gate located on Lot A to a location closer to the entrance of grantee's easement over Lot A, described above, and to retain and improve same at such new location.

By signing below the Grantor hereby certifies, under the pains and penalties of perjury, that the Premises conveyed by this deed is not a principal residence and is therefore not homestead property pursuant to M.G.L. c. 188.

This transaction does not represent a sale of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts

For title see deed dated December 24, 2007 and recorded with the Dukes County Registry of Deeds in Book 1140, Page 225.

PROPERTY ADDRESS: 5 Stillpoint Meadows Road, West Tisbury, Dukes County, MA 02575

WITNESS my hand and seal this 10 day of Sept, 2021.

[Handwritten signature]

STILLPOINT MEADOWS, LLC
ITS: JOHN E. MOORE, III
ITS: MANAGER

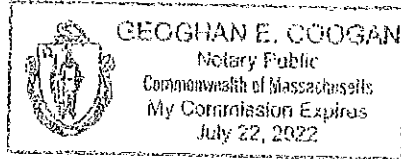
STATE OF MA

COUNTY: Dukes

On this 10 day of Sept 2021, before me, the undersigned notary public, personally appeared JOHN E. MOORE, III, who proved to me through satisfactory evidence of identification which was Pass ID, (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed, and who swore or affirmed to me that the homestead statement is truthful and accurate to the best of his/her/their knowledge information and belief, as Manager of Stillpoint Meadows, LLC.

[Handwritten signature]

Notary Public
My commission expires:



ATTEST: Paulo C. DeOliveira, Register

Dukes - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/28/2022 10:58:48 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
5635	DEED		00507/373	09/20/1988	0.00
Property-Street Address and/or Description					
Grantors					
KLEBANOFF HOWARD M GEN. PARTNER					
Grantees					
COVENANT AGREEMENT					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

COVENANT
DATED AUGUST 1, 1988

507 373

The undersigned, Howard M. Klebanoff, General Partner of West Tisbury, County of Dukes County, Massachusetts, hereinafter called the "Covenantor", having submitted to the West Tisbury Planning Board, a definitive plan of a subdivision, entitled Priester's Pond dated March 17, 1988, made by Vineyard Land Surveying does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to G.L. (TER. ED.) C41, Section 81U, as amended, that -

- 1.) The covenantor is the owner of record of the premises shown on said plan;
- 2.) This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan;
- 3.) The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this Covenant which provides that before any lot is built or conveyed all ways and services for that lot will be provided. The Planning Board may waive any of the above mentioned Rules and Regulations as per Section 81R, Chapter 41 of the Massachusetts General Laws.
- 4.) Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;
- 5.) This covenant shall take effect upon the approval of said plan;
- 6.) Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

Howard M. Klebanoff
Covenantor

The undersigned *Janice Klebanoff* wife, husband, of the covenantor hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a sealed instrument this 15th day of September, 1988.
STATE OF CONNECTICUT

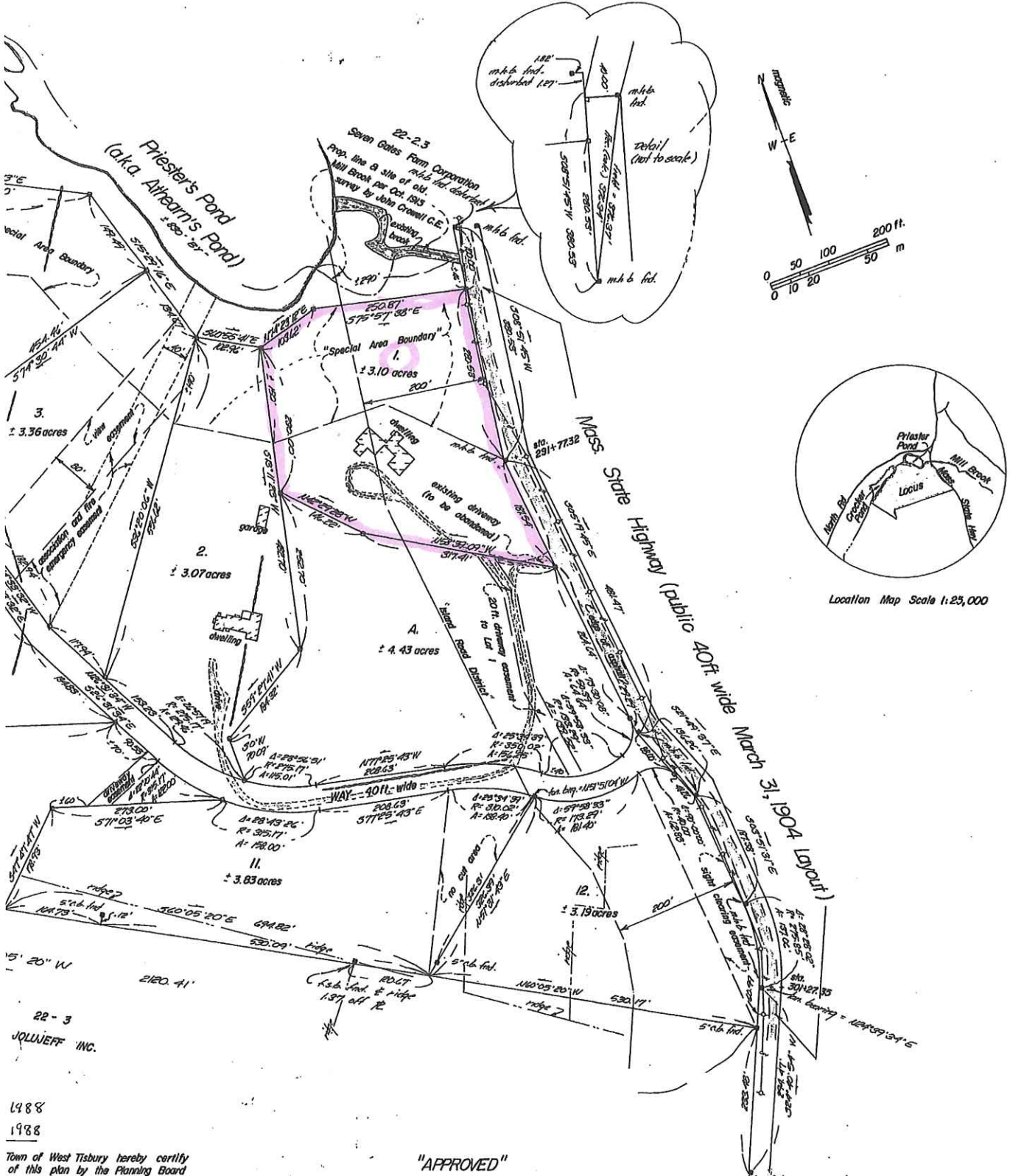
~~COMMONWEALTH OF MASSACHUSETTS~~
Hartford ss. Norfolk September 15, 1988.

Then personally appeared Howard Klebanoff and acknowledged the foregoing instrument to be his ~~own~~ free act and deed.

Lucille Ciavone Notary Public
My Comm. exp. 3/31/93
CONNECTICUT

Edgartown, Mass. Sept. 20, 1988
at 11 o'clock and 05 minutes A. M.
received and entered with me
book 507 page 373

Attest: *Suzely A. King*
Register



22-3
JOLLIJEFF INC.

1988
1988

Town of West Tisbury hereby certify of this plan by the Planning Board ded at this office and no notice is to be given the twenty days next after such notice.

hultz
Clerk
Jelly

"APPROVED"
TOWN OF WEST TISBURY PLANNING BOARD

see covenant dated Aug 1, 1988
date Sept. 12, 1988
Diana B. Douglas

Location Map Scale 1:25,000