

Dukes - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
3675	DEED		00395/837	10/29/1982	
Property-Street Address and/or Description					
Grantors					
WOODS EDWIN NEWHALL					
Grantees					
WEST TISBURY TOWN					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

BK 395 PG 837

DEED

EDWIN NEWHALL WOODS, of Santa Maria, California, in consideration of one dollar and other valuable consideration, hereby grants to the TOWN OF WEST TISBURY, a municipal corporation within the County of Dukes, Commonwealth of Massachusetts, with quitclaim covenants, the land in said town known as the "Brandy Brow" lot, more particularly described as follows:

Beginning at the Southwesterly corner of the property, it being the Norwesterly corner of the property of Thomas B. & Eleanor S. Waldron, at a Massachusetts State Highway Bound on the Easterly sideline of the State Highway at STA 368 + 95.75;

Thence, North 39° 24' 24" East Sixty-Nine and 12/100 (69.12) feet by the sideline of the State Highway to a Massachusetts Highway Bound;

Thence, by the sideline of the State Highway, on a curve with a radius of 200.00 feet, Two Hundred Thirty-Five and 12/100 (235.12) feet to a Massachusetts Highway Bound;

Thence, by the sideline of the State Highway South 73° 14' 12" East Two Hundred and 11/100 (200.11) feet to a Massachusetts Highway Bound;

Thence, continuing Easterly by the State Highway Twenty-Four (24) feet to the centerline of a dirt road;

Thence, Southerly by the centerline of said road One Hundred Sixty-Three and 00/100 (163) feet to a point;

Thence, North 76° 59' 06" West by land of said Waldron, Ten (10) feet to a concrete bound;

Thence, continuing by land of Waldron on the same course Four Hundred Seventy-Two and 80/100 (472.80) feet to the Massachusetts State Highway Bound at the point of beginning.

Containing 1.56 Acres more or less.

Said land is shown as Lot #1 on a plan prepared by Schofield Brothers, Inc., dated December 9, 1980, and recorded with Dukes County Registry of Deeds in Book 387, Page 528.

This land is given to the Town of West Tisbury to be held and maintained in perpetuity as a park in memory of the grantor's mother, Frances Newhall Woods, for the enjoyment of the people of the Town and the preservation of the natural beauty which is the heritage of West Tisbury.

The conveyance of said land is subject to the following restrictions and conditions:

1. that no buildings be constructed on said land;
2. that no commerical or non-profit enterprise be allowed to do business on said land;
3. the property shall be held and maintained by the Town as a Memorial Park, and shall not be sold, or deeded, or otherwise disposed of, or any part thereof, to any individual or other entity;
4. should a question of policy, planning or operation occur, the Selectmen or other authority shall confer with me, my heirs or designated spokesman for a decision.

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The foregoing restrictions and conditions shall not prohibit the use of said land for activities which are consistent with park purposes and which do not adversely affect the beauty of said land or the plant and animal life existing thereon.

None of the foregoing conditions shall be deemed violated unless and until a violation has occurred, the grantor or his issue has given written notice of the violation to the grantee, and grantee shall not have cured such notice. In the event of such a violation of the foregoing conditions, the grantor or his issue shall have the right to enter and terminate the estate granted hereby. Notice hereunder shall be sufficient if mailed to the grantee addressed as follows: Town of West Tisbury, Town Hall, West Tisbury, MA 02575, Attn: Board of Selectmen.

The conveyance herein is in fee simple subject to the conditions listed above, with the reservation to the grantor and his issue of a right of entry for condition broken, as hereinabove specified.

Witness my hand and seal this twenty-ninth day of October, 1982.

Edwin Newhall Woods

The Commonwealth of Massachusetts

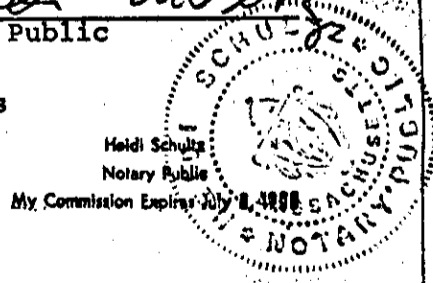
County of Dukes, ss.

October 29, 1982

Then personally appeared the above named Edwin Newhall Woods and acknowledged the foregoing instrument to be his free act and deed, before me

Heidi Schulte
Notary Public

My commission expires



Edgartown, Mass. Oct 29 1982
at 2 o'clock in 35 minutes P M
Received and entered with Dukes County Deeds
book 345 Page 837

Attest: *Suzerly W. King*
Register