

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of:

grant to **Wendy H. Bujak**, with a mailing address of P O Box 1284, Vineyard Haven, MA 02568

with *quitclaim covenants*

The land, with any buildings and improvements thereon, situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

PARCEL ONE:

Being Lot No. 2 as shown on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

PARCEL TWO:

Being Lot No. 4 as shown on a plan of land entitled "Plan of Land in West Tisbury, Mass. Surveyed for John P. Olsen, Jr. & Richard T. Olsen, January 14, 1982, Scale: 1" = 80', Dean R. Swift, Reg'd Land Surveyor, Vineyard Haven, Mass.", recorded with Dukes County Registry of Deeds in West Tisbury Case File No. 208 to which plan reference is hereby made for a more particular description.

Excepted and excluded from Parcel Two is Lot No. 3 on a plan of land entitled "A Plan of Land in West Tisbury, Mass., Prepared for John P. Olsen, Jr. & Richard T. Olsen, Scale: 1" = 50', November 29, 1984, Schofield Brothers, Inc., Registered Professional Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." recorded with the Dukes County Registry of Deeds in West Tisbury Case File No. 275, to which plan reference is hereby made for a more particular description.

31 Huseby Mountain Road, West Tisbury, MA

The premises are conveyed together with and subject to the rights, easements and obligations of record.

Grantor hereby reserves as appurtenant to Grantor's remaining land described in a deed to it from David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667 and filed with the Dukes County Registry District Office of the Land Court as Document No. 71446, being Lot 2 on a plan recorded with the Dukes County Registry of Deeds as West Tisbury Case File No. 267 and the premises shown on Land Court Plan No. 41705A (the "Benefitted Property"), a perpetual right and easement forty (40) feet wide running over the granted premises so as to provide a means of ingress and egress, including installation of utilities, and for all other purposes required by the West Tisbury Planning Board for division or subdivision of the Benefitted Property into not more than six (6) lots for single family residential use (the "Right of Way"). The Right of Way is now located as shown as "40' Wide Easement" and the "40' Wide Private Way (see West Tisbury Case File 399)" on the sketch plan attached hereto entitled "Exhibit Plan 2 West Tisbury, Mass. Scale: 1" = 100' August 7, 2013 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering 12 Surveyor's Lane, Box 339 Vineyard Haven, Mass. 508-693-2781 www.sbhinc.net MV 10580" attached hereto as Exhibit "A" and, but for the requirement that the Right of Way connect with Old Stage Road, Huseby Mountain Road (being the continuation of the "40' Wide Private Way (see West Tisbury Case File 399)") and the Benefitted Property at locations designated on said sketch plan, the Right of Way may be relocated at Grantee's discretion and expense, from time to time as may be determined by Grantee. Any lot having frontage on Pine Hill Road will not travel over the Right of Way unless travel over Pine Hill Road or Old Stage Road is physically blocked or legally challenged. All lots actually using the Right of Way, or any utilities located therein, will share equally the cost and expense to maintain same and keep same open for travel, except that any extraordinary cost or expense occasioned by use of a particular lot, whether to conform to requirements of the West Tisbury Planning Board in the event of any subdivision of the Benefitted Property or incidental to the construction of a single family residence on the Benefitted Property or any lot created from same, shall be the responsibility of such lot. As used herein, a lot shall be deemed to be actually using the Right of Way, when a foundation for a structure is placed on the lot.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as REFERRED TO

2017 00084061
Bk: 1443 Pg: 889 Doc: DEED
Page: 1 of 4 07/14/2017 01:51 PM

2017 00084061
Bk: 78 Pg: 73 Cert: 14317
Doc: DEED 07/14/2017 01:50 PM

JUL 13 2017

Plan 41705-C Lots 4, 5, 6+8
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
ACTING CHIEF ENGINEER JAV

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of ?

grant to Huseby Meadows, LLC, a Massachusetts limited liability company having a mailing address of c/o Ament Klauer LLP, 39 Town Hall Square, Falmouth, MA 02540

with quitclaim covenants

The vacant land situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Being Lots 4, 5, 6 and 8 on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" which plan is filed with the Land Court as Plan No. 41705-C to which plan reference is hereby made for a more particular description. Lot 4 contains 10.00 acres +/-; Lot 5 contains 9.01 acres +/-; Lot 6 contains 7.49 acres +/-; and Lot 8 is a 40 foot wide private right of way containing 0.57 acres +/-, each according to said plan.

The Premises are conveyed together with and subject to the following:

- (i) Easement reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380;
- (ii) Restriction dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 385, and filed with the Dukes County Registry District of the Land Court as Document No 77870;
- (iii) Easements, restrictions and other matters contained in a deed of Huseby Mountain Farm, LLC to Stephen C. Araujo dated August 19, 2014 and recorded with the Dukes County Registry of Deeds in Book 1355, Page 699;
- (iv) Easement granted by Huseby Mountain Farm, LLC to Steven C. Araujo, dated August 19, 2014 and filed with the Dukes County Registry District of the

MARTIN'S VINEYARD Land Court as Document No. 79434;

X PAID \$ 46,000 -

EXEMPT \$

57582 7/14/17 MIT
NO. DATE CERTIFICATION

MASSACHUSETTS EXCISE TAX
Dukes County ROD #8 001
Date: 07/14/2017 01:50 PM
Cit# 042408 28650 Don# 00084061
Fee: \$10,488.00 Cons: \$2,300,000.00

Property Address: Huseby Mountain Road, West Tisbury, Massachusetts

- (v) Easement from Huseby Mountain Farm, LLC to Daniel Van Landingham dated November 30, 2015 and with the recorded with the Dukes County Registry of Deeds in Book 1392, Page 196, and filed with the Dukes County Registry District of the Land Court as Document No 81602;
- (vi) Utility Tie-In Agreement and Easement granted to H. Porter Thompson, Trustee, dated December 23, 2016 and recorded with the Dukes County Registry of Deeds in Book 1427, Page 62, and filed with the Dukes County Registry District Office of the Land Court as Document No 83308;
- (vii) Decision of the Martha's Vineyard Commission dated June 18, 2015 and filed with the Dukes County Registry District of the Land Court as Document No. 80891;
- (viii) Decision of the West Tisbury Planning Board dated July 28, 2015 and filed with the Dukes County Registry District of the Land Court as Document No. 81553; and
- (ix) Affidavit dated November 30, 2015 and recorded with the Dukes County Registry of Deeds in Book 1392, page 191.

Grantor hereby reserves as appurtenant to Lot 9 on a plan entitled "Plan a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190 (the "2014 Plan"), to which plan reference is hereby made for a more particular description, the perpetual right and easement, in common with others now or hereafter entitled thereto, in and to a way forty (40) feet wide (the "Alternate Right of Way"), as more particularly located below.

The right and easement in and to the Alternate Right of Way is to be for all purposes for which streets and ways are used in the Town of West Tisbury, including installation of utilities. The location of the Alternate Right of Way shall run along and abut the southeasterly boundary of Lot 6 and the northeasterly boundary of Lots 6 and 7 on Land Court Plan No. 41705-C to a point that meets the Right of Way reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380, provided that the Alternate Right of Way may be relocated by and at the expense of the owner burdened thereby. The Alternate Right of Way is also shown, in part, as "Proposed 40' Wide Easement" and "40 ft. wide easement "Alternate Right of Way" see LC document 79434" on the 2014 Plan.

The right to travel over the Alternate Right of Way shall not be exercised and the travelled surface of Alternate Right of Way shall not be constructed or opened by the owner of Lot 9 unless travel to and from Lot 9 over Pine Hill Road to and from Old Stage Road is physically blocked or legally challenged. Nothing herein will limit or prohibit rights to install, maintain or repair utilities within the Alternate Right of Way and the right and easement to tie-into and maintain access to said utilities is hereby reserved to said Lot 9.

Grantor grants to the Grantee all right, title or interest in and to any and all utility service apparatus located on the Premises conveyed hereby, subject to the rights of all others having rights thereto.

The Premises are vacant land and no homestead right or interest exists therein.


The conveyance described herein does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

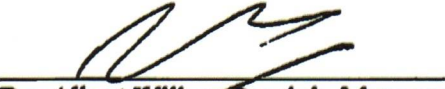
For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

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Executed as a sealed instrument on this 12 day of July, 2017.

Huseby Mountain Farm, LLC

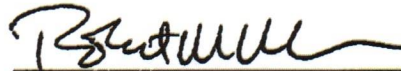

By: Joseph N. El-Deiry, Manager
and authorized signatory


By: Albert Willem Bussink, Manager
and authorized signatory

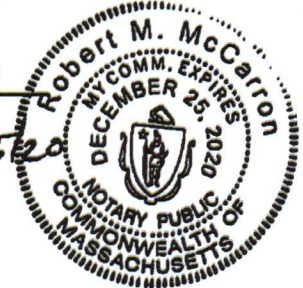
COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this 14 day of July 2017, before me, the undersigned notary public, personally appeared **Joseph N. El-Deiry**, to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily as his free act and deed for its stated purpose.



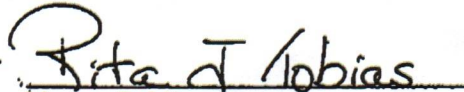
Notary Public:
My Commission Expires: 12/25/20



COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 12 day of July, 2017, before me, the undersigned notary public, personally appeared **Albert Willem Bussink**, proved to me through satisfactory evidence of identification which was personal knowledge / driver's license / passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily as his free act and deed for its stated purpose.



Notary Public:
My Commission Expires: 4/22/18



ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds

REGISTERED

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as

REFERRED TO

NOV 19 2015

Plan 41705^C Lot 7
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
~~ACTING~~ CHIEF ENGINEER JAV

QUITCLAIM DEED

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts

in consideration of

grant to **Daniel VanLandingham**, of 7 Vandrow Lane, Tisbury, Massachusetts 02568

with *quitclaim covenants*

The vacant land situated in West Tisbury, County of Dukes County and Commonwealth of Massachusetts and being more particularly bounded and described as follows:

Parcel One (un-registered land):

Being Lot 7 as shown on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190, to which plan reference is hereby made for a more particular description and containing 87,851 s.f. +/-, 2.02 acres +/-, according to said plan.

Parcel Two (registered land):

Being Lot 7 as shown on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" which plan is filed with the Land Court as Plan No. 41705-C to which plan reference is hereby made for a more particular description and containing 42,896 s.f. +/-, 0.96 acres +/-, according to said plan.

The Premises are conveyed together with and subject to the following: (i) Easement to NSTAR Electric Company dated July 1, 2013 and recorded with the Dukes County Registry of Deeds in Book 1325, page 577; (ii) Easement reserved in a deed of Huseby

Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380; (iii) Easement granted by Huseby Mountain Farm, LLC dated of even date herewith and filed with the Dukes County Registry District of the Land Court as Document No. _____; (iv) terms and restrictions of an Easement granted to H. Porter Thompson, Trustee, dated of even date herewith and recorded and filed herewith.

No right or interest is granted in or to that certain right and easement in and to a common driveway (the "Common Driveway") thirty (30) feet wide running from Pine Hill Road which was reserved in a deed to Steven C. Araujo dated August 19, 2014 and recorded with the Dukes County Registry of Deeds in Book 1355, Page 699.

The Premises are vacant land and no homestead right or interest exists therein.

For title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

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EASEMENT

Huseby Mountain Farm, LLC, a Massachusetts limited liability company, with a principal place of business in West Tisbury, Massachusetts, for nominal consideration of ONE DOLLAR (\$1.00) grants to **Daniel VanLandingham**, of Tisbury, Massachusetts, his heirs, successors and assigns as owner of Lot 7, as defined below, with *quitclaim covenants*,

the perpetual right and easement, in common with others now or hereafter entitled thereto, in and to a way forty (40) feet wide (the "Alternate Right of Way"), running between and connecting said Lot 7 and that certain "Right of Way" as defined and reserved in a deed of Huseby Mountain Farm, LLC to Wendy H. Bujak dated August 23, 2013 and recorded with the Dukes County Registry of Deeds in Book 1327, Page 380 (the "Deed").

As used herein "Lot 7" includes both registered and record land and is shown as (i) Lot 7 on a plan entitled "Plan of Land in West Tisbury, Mass., Huseby Mountain Farm LLC being a subdivision of lots 1, 2 & 3, LCP 41705-B & un-registered land Scale: 1" = 100' October 21, 2014 Schofield, Barbini & Hoehn Inc. Land Surveying Civil Engineering" recorded with the Dukes County Registry of Deeds in Plan Book 17, Page 190 (the "2014 Plan"), to which plan reference is hereby made for a more particular description and containing 87,851 s.f. +/-, 2.02 acres +/-, according to said plan; and (ii) Lot 7 on Land Court Plan No. 417054-C.

The right and easement in and to the Alternate Right of Way is to be for all purposes for which streets and ways are used in the Town of West Tisbury, including installation of utilities. The location of the Alternate Right of Way shall run along and abut the southeasterly boundary of Lot 6 and the northeasterly boundary of Lots 6 and 7 on Land Court Plan No. 41705-C to a point that meets the Right of Way reserved in the Deed, provided that the Alternate Right of Way may be relocated by and at the expense of the owner burdened thereby. The Alternate Right of Way is also shown, in part, as "Proposed 40' Wide Easement" and "40 ft. wide easement "Alternate Right of Way" see LC document 79434" on the 2014 Plan.

The right to travel over the Alternate Right of Way shall not be exercised and the travelled surface of Alternate Right of Way shall not be constructed or opened by the owner of Lot 7 unless travel to and from Lot 7 over Pine Hill Road to and from Old Stage Road is physically blocked or legally challenged. Nothing herein will limit or prohibit rights to install, maintain or repair utilities within the Alternate Right of Way.

For grantor's title see Deed of David A. Sandell, Executor of the Last Will and Testament of Florence D. Olsen, dated March 8, 2010 and recorded with the Dukes County Registry of Deeds in Book 1206, Page 667.

Executed as a sealed instrument on this 30th day of November, 2015.

Huseby Mountain Farm, LLC

Joe El-Deiry
By: Joseph N. El-Deiry, Manager
and authorized signatory

Albert Willem Bussink
By: Albert Willem Bussink
Manager and authorized signatory

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this 30 day of November, 2015, before me, the undersigned notary public, personally appeared **Joseph N. El-Deiry**, to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily for its stated purpose.

Robert M. McCarron
Notary Public:
My Commission Expires: 12/25/20



COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 24 day of November, 2015, before me, the undersigned notary public, personally appeared **Albert Willem Bussink**, proved to me through satisfactory evidence of identification which was personal knowledge driver's license passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that as Manager and authorized signatory as aforesaid, he signed it voluntarily for its stated purpose.

Adrienne Bailey
Notary Public:
My Commission Expires: April 24 2020



ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24 2020