

MARTHA'S VINEYARD LAND BANK FEE		
PAID	\$0.00	
EXEMPT	D	<i>M. McManus</i>
62662	01/08/2021	
NO.	DATE	CERTIFICATION

QUITCLAIM DEED

I, **LEE M. VAN ALLEN**, individually, of Oak Bluffs, MA ("Grantor"),

In consideration of **ONE DOLLAR and no cents (\$1.00)**, paid

Grants to **ERIC P. VAN ALLEN**, Trustee of **SHEARER COTTAGE REALTY TRUST**, u/t/d January 15, 1974 and recorded in the Dukes County Registry of Deeds in Book 315, Page 179, of 41 Warren Court, South Orange, NJ 07079 ("Grantee"),

with **QUITCLAIM COVENANTS**

The land with buildings thereon, situated in Oak Bluffs, Dukes County & Commonwealth of Massachusetts, and being two (2) certain Lots or parcels of land located at a place called "VINEYARD HIGHLANDS" and numbered 336 & 337 upon a Plan of Lands of the Vineyard Grove Company drawn by Charles Talbot & filed with Dukes County Registry of Deeds.

Lot No. 336 situated on "Morgan Avenue" being 35 feet front, 70 feet deep, and 41 & one-half feet wide on back end.

Lot No. 337 situated on "Morgan Avenue"; being 35 feet front, 70 feet deep, and 41 & one-half feet wide on back end.

Also two (2) Lots on said Morgan Avenue being numbered 331 & 332 as shown on said plan. Each of said two Lots is further described as measuring 40 feet on said Morgan Avenue, 32 & one-half feet rear line on Church Avenue, and measuring 70 feet on the sidelines.

Also two (2) Lots numbered 334 & 335 as set forth upon said plan of lands of Vineyard Grove company.

The above-described premises are conveyed subject to and with the benefit of all rights, rights of way, easements, reservations and restrictions of record, if any there be and insofar as the same are of legal force and in effect.

For title, see Deed dated March 30, 2012, and recorded on April 4, 2012 with Dukes County Registry of Deeds Book 1276 Page 150.

Property Address: 4 Morgan Avenue, Oak Bluffs, MA 02557
5 Morgan Avenue, Oak Bluffs, MA 02557