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100773

Noted on 5/7260

3 Bayview  
Bayshore

REGISTERED

APR 1 12 18 PM '85

STEPHEN DEKES  
REGISTER OF DEEDS

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

MAR 26 1985

Plan 35350<sup>J</sup> Lot 241  
(EXAMINED AS TO DESCRIPTION ONLY) RAS  
Louis A. Moore, Engineer

Sub to the Private Reg.  
of a Release of Covenant

**QUITCLAIM DEED**

REDBROOK CORPORATION, a corporation duly established under the laws of Massachusetts and having its usual place of business at P.O. Box 1, Mashpee, Barnstable County, Massachusetts, in consideration of TWENTY-TWO THOUSAND NINE HUNDRED (\$22,900.00) DOLLARS grants to EDWARD W. KOVARY and MARY JANE Z. KOVARY, Trustees of MEKO Realty Trust, under Declaration of Trust dated September 17, 1984, and registered in the Barnstable County Registry District of the Land Court as Document No. 344,907, both of 37 Overlook Drive, Southboro, Massachusetts 01772,

with Quitclaim Covenants

the land in Mashpee, Barnstable County, Massachusetts, bounded and described as follows:

NORTHEASTERLY by a portion of Lot 244, as shown on the hereinafter-mentioned plan, One Hundred Eleven and 70/100 (111.70) feet;

EASTERLY by the line of Monomoscoy Road, as shown on said plan, Ninety-eight and 64/100 (98.64) feet;

SOUTHEASTERLY by the intersection of Monomoscoy Road and Bayshore Drive, as shown on said plan, in an arc having a radius of 30.00 feet, a distance of Forty-eight and 57/100 (48.57) feet;

SOUTHERLY by Bayshore Drive, as shown on said plan, One Hundred Nine and 04/100 (109.04) feet; and

NORTHWESTERLY by Lot 242 and Lot 243, as shown on said plan, One Hundred Sixty-nine and 17/100 (169.17) feet.

Containing 18,237 square feet, more or less, and being shown as LOT 241 on a Plan of Land entitled: "Subdivision Plan of Land of Redbrook Corporation in Mashpee Mass. being a subdivision of Lot 4 as shown on Land Court Plan 35350A Scale: 1"=80' Date: June 5, 1984 holmes and mcgrath, inc. civil engineers and land surveyors 200 main street falmouth, ma. 02540", being Land Court Plan No. 35350-J.

BIANCHI AND PAQUIN  
ATTORNEYS AT LAW  
55 SEA STREET EAST  
POST OFFICE BOX 128  
MASHPEE MASS 02541  
TELEPHONE (617) 775-0788

... 241 of P. 35350 J

Together with a right of way over the ways as shown on said plan for all purposes for which ways are commonly used in the Town of Mashpee, in common with all others who are now or may hereafter become lawfully entitled thereto.

Reserving and excepting to the grantor and its successors and assigns the fee in Bayshore Drive adjacent to the above-described premises.

Reserving and excepting to the grantor and its successors and assigns an easement for the purpose of beautifying the entrance to Bayshore Drive and for use as the site for a sign having a surface area not greater than Twelve (12) square feet over the following described portion of the granted premises:

**SOUTHEASTERLY** by the intersection of Monomoscoy Road and Bayshore Drive, as shown on the hereinbefore-mentioned plan, in an arc having a radius of 30.00 feet, a distance of Forty-eight and 57/100 (48.57) feet; and

**NORTHWESTERLY** by the remaining portion of Lot 241, as hereinbefore described, in a line connecting a point on the Southerly bound of Lot 241 One Hundred Nine and 04/100 (109.04) feet from the Southwesterly corner of Lot 241 with a point on the Easterly bound of Lot 241 Ninety-eight and 64/100 (98.64) feet from the Northeasterly corner of Lot 241.

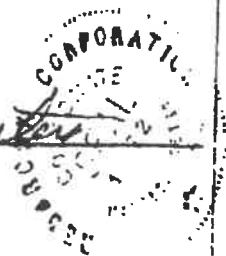
Subject to and having benefit of Declaration of Restrictive Covenants dated December 7, 1984, and filed for registration with the Barnstable Registry District of the Land Court as Document No. 353,616, and noted on Certificate of Title No. 57260, and which declaration is recorded with the Barnstable County Registry of Deeds in Book 4380, Page 227.

For title, see Certificate of Title No. 57260.

IN WITNESS WHEREOF, the said REDBROOK CORPORATION has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by EARLE M. MARSTERS, its President, hereto duly authorized, this <sup>12TH</sup> day of <sup>MARCH</sup> in the year One Thousand Nine Hundred and Eighty-five.

REDBROOK CORPORATION

By: Earle M. Marsters  
President



4/1/85  
357.44

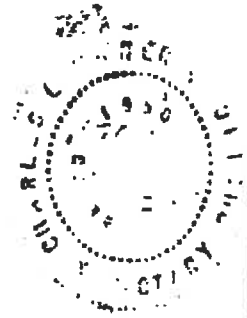
COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS.

MARCH 12, 1985

Then personally appeared the above-named EARLE M. MARSTERS, President of Redbrook Corporation as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of Redbrook Corporation, before me,

*Steven L. McCall*  
Notary Public  
My Commission Expires: 12/28/90



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