

02607

QUITCLAIM DEED

I, MEREDITH CARVER JOHNSTON, of Merriam Forge Road, Westport, New York 12993, individually and as Executrix under the Will of Elinor K. Brown a/k/a Elinor K. Emslie (Barnstable Probate Court Docket No. 84P-0003-EF1), pursuant to the powers conferred in said Will and every other power, and we, WILLIAM ALLAN EMSLIE, of 305 Robin Lake Drive, Dudley, North Carolina, MARGARET WHITNEY OWEN, of 210 West 4th Street, Lewes, Delaware, and ROBERT SIM EMSLIE, of 5 Washington Avenue (Unit 6), Cambridge, Massachusetts 02140, all being the sole beneficiaries under the Will of said Elinor K. Brown a/k/a Elinor K. Emslie,

for consideration paid of ONE AND 00/100 (\$1.00) DOLLAR,

hereby grant to MEREDITH CARVER JOHNSTON, of Merriam Forge Road, Westport, New York, WILLIAM ALLAN EMSLIE, of 305 Robin Lake Drive, Dudley, North Carolina, MARGARET WHITNEY OWEN, of 210 West 4th Street, Lewes, Delaware, and ROBERT SIM EMSLIE, of 5 Washington Avenue (Unit 6), Cambridge, Massachusetts 02140, as TENANTS IN COMMON, and not as Joint Tenants,

with QUITCLAIM COVENANTS,

the land in Dennis (West), Barnstable County, Massachusetts, bounded and described as follows:

The two story wood frame dwelling house located at No. 12 Pleasant St., Dennis (West), Mass., the single story 4 room, wood frame cottage, and the land at said 12 Pleasant St., bounded and described as follows:

On the SOUTH by road leading by the estate formerly owned by the late Zeno Crowell, now or formerly of one Bigelow, and known as Pleasant Street;

On the WEST by land formerly owned by the late Uriah B. Fisk;

On the NORTH by a meadow formerly owned by William Nelson Hamblin, now or formerly of Sarah O. Murray; and

On the EAST by land formerly of the said Zeno Crowell, now or formerly of Bigelow;

Containing about one-half (1/2) acres, be the same more or less;

ALSO a certain piece of English Meadow land situated in Dennis

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aforesaid, in that part known as West Dennis, bounded and described as follows:

Beginning at the northeast corner of the premises at a ditch and fence in the range now or formerly of Luther Crowell; Thence runs Easterly following range of said Crowell and others as a ditch runs, twenty (20) rods and one (1) link, more or less, to land now or formerly of Amos Chase;

Thence Southerly by said Chase and others nine (9) rods, more or less, to the upland now or formerly of the Zeno Crowell estate;

Then runs Westerly by said upland twenty (20) rods, more or less, to range now or formerly of the heirs of David Fisk;

Then runs Northerly by said heirs range and range now or formerly of the heirs of Luther Fisk six (6) rods, more or less, to the first mentioned bound.

Containing one hundred fifty (150) square rods, more or less. Together with the right to take sand from the upland and a right of way over the old Zeno Crowell homestead to the Town Road.

For grantors' title, see estate of Elinor K. Brown a/k/a Elinor K. Emslie, Barnstable Probate Court Docket No. 84P-0003-EF1, and Massachusetts Estate Tax Lien Release recorded with Barnstable County Registry of Deeds in Book 4384, Page 83. See also, deed of Wardens and Members of the Grand Lodge of Masons in Massachusetts, dated September 5, 1978 and recorded with said Deeds in Book 2784, Page 084.

CONSIDERATION FOR THIS DEED BEING NOMINAL, NO TAX STAMPS ARE REQUIRED.

WITNESS our hands and seals this 30th day of AUGUST, 1988.

Meredith Carver Johnston
Meredith Carver Johnston

William Allen Emslie
William Allen Emslie

Margaret Whitney Owen
Margaret Whitney Owen

Robert Sim Emslie
Robert Sim Emslie

State of Massachusetts

STATE OF NEW YORK

Barnstable

County, ss.

Date: 8/23/88

Then personally appeared the above named MEREDITH CARVER JOHNSTON and acknowledged the foregoing instrument to be her free act and deed, before me,

Donna L. G...
NOTARY PUBLIC
My commission expires December 17, 1993
DONNA L. G...
My Commission Expires December 17, 1993

State of Massachusetts

Barnstable

County, ss.

Date: 8/23/88

Then personally appeared the above named WILLIAM ALLEN EMSLIE and acknowledged the foregoing instrument to be his free act and deed, before me,

Donna L. G...
NOTARY PUBLIC
My commission expires December 17, 1993
DONNA L. G...
My Commission Expires December 17, 1993

State of Delaware

New Castle

County, ss.

Date: 8/30/88

Then personally appeared the above named MARGARET WHITNEY OWEN and acknowledged the foregoing instrument to be her free act and deed, before me,

Jean B. St...
NOTARY PUBLIC
My commission expires 8/15/89

State of Massachusetts

Suffolk

County, ss.

Date: Aug. 15, 1988

Then personally appeared the above named ROBERT SIM, EMSLIE and acknowledged the foregoing instrument to be his free act and deed, before me,

Mary J. Gross
NOTARY PUBLIC
My commission expires 8/15/92

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