

THE COMMONWEALTH OF MASSACHUSETTS

Town of Sandwich

Office of the Treasurer

The Town of Sandwich, Barnstable County, in consideration of \$900,000.00 the receipt whereof is hereby acknowledged, hereby grants to **Monomoy Properties LLC.**, a limited liability company duly established under the laws of the Commonwealth of Massachusetts of 79 Cove Rd., South Dennis, MA 02660, all its right, title and interest in and to a certain parcel of land in said Town bounded and described as follows:

ATKINS ROAD, SANDWICH, MA.

Land in said Sandwich (East) Barnstable County, Massachusetts and more particularly bounded and described as follows:

Parcel 1,

Beginning at a point at the Southwesterly corner of the granted premises;
thence East Northeast 55 degrees by the land of Charles and Lillian Kinch, thirteen hundred fifty-four (1354) feet, more or less, to a stake and trees;
thence South Southeast 145 degrees eight hundred and twenty (820) feet, more or less, by land now or formerly of Webber, to land now or formerly of Edith L. Fleet;
thence West Southwest 235 degrees eight hundred (800) feet, more or less, by land now or formerly of said Fleet to a stake and stones shown on a plan for land taking for the Mid-Cape Highway; and thence Westerly by land of the Commonwealth of Massachusetts, nine hundred and seventy-one (971) feet, more or less, to the point of beginning.

Parcel 2,

Beginning at a point at the Southwesterly corner of the granted premises at a stake and stones, and at the northwesterly corner of the premises described in a deed from William E. Foster et al to Bertram Rose and Mary A. Rose, dated December 11, 1959 and recorded with Barnstable Deeds on February 24, 1960;
thence Southeasterly by land described in said deed, eight hundred (800) feet, more or less to a stake and stones and land now or formerly of Edith L. Fleet;
thence Southeasterly by said Fleet, one hundred and thirty-seven (137) feet;
thence Northeasterly by said Fleet, three hundred and forty-one and seven tenth (341.7) feet, to a concrete bound;
thence Easterly by said Fleet, eighty-one and four tenths (81.4) feet to a stake and stones;
thence Northeasterly by said Fleet, three hundred and ninety-one (391) feet;
thence Westerly by land now or formerly of T. Eldred Holway, eleven hundred and forty (1140) feet, to a stone bound;
thence Southwesterly by land now or formerly of Charles and Lillian Kinch, four hundred and seventy-eight and six tenth (478.6) feet to the point of beginning.

The above described parcels are shown as all the land contained on a plan entitled: "Woodland in Sandwich, Surveyed for Bertram & Mary A. Rose, Scale 1 inch equals 100 feet, Nov. 1955, R.S. Thomas, Surveyor, Sagamore, Mass." Recorded with Barnstable Deeds, Plan Book 124, Page 123.

The above parcels were also shown as Lots 5-13, inclusive 51-56, inclusive and 67-83, inclusive on Town of Sandwich Assessors Map 34 at the time the Town made the tax takings referenced in the following paragraphs

Being the same premises acquired by said Town:

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of Deeds Book 8174, Pages 242, 243, 244 and a decree of the Land Court in Case No. 115307 T.L., dated August 19, 1998 and recorded with said Registry of Deeds Book 11744, Page 24.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of Deeds Book 8174, Pages 245, 246, 247 and a decree of the Land Court in Case No. 115308 T.L., dated July 23, 1998 and recorded with said Registry of Deeds Book 11700, Page 128.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of Deeds Book 8174, Pages 248, 249, 250, 251, 252 and a decree of the Land Court in Case No. 115309 T.L., dated January 31, 2000 and recorded with said Registry of Deeds Book 12958, Page 9.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of deeds Book 8174, Pages 253, 254, 255, 256, 257 and a decree of the Land Court in Case No. 115310 T.L., dated August 3, 1999 and recorded with said Registry of Deeds Book 12792, Page 78.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of deeds Book 8174, Pages 258, 259, 260, 261 and a decree of the Land Court in Case No. 115311 T.L., dated October 11, 2001 and recorded with said Registry of Deeds Book 14668, Page 174.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of deeds Book 8174, Pages 262, 263, 264, 265 and a decree of the Land Court in Case No. 115312 T.L., dated November 23, 1999 and recorded with said Registry of Deeds Book 22518, Page 104.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of deeds Book 8174, Pages 266, 267, 268, 269 and a decree of the Land Court in Case No. 115313 T.L., dated November 23, 1999 and recorded with said Registry of Deeds Book 12809, Page 225.

under instruments of taking dated August 25, 1992 and recorded with the Barnstable County Registry of deeds Book 8174, Pages 270, 271, 272, 273 and a decree of the Land Court in Case No. 115314 T.L., dated October 11, 2001 and recorded with said Registry of Deeds Book 14668, Page 134.

The land hereby granted was sold in accordance with the provisions of Massachusetts General Law Ch. 60 Sec. 77B, as amended, by Craig Mayen, duly appointed Tax Possession Custodian, to the above-named grantee at public auction on December 6, 2007 notice of the proposed sale having been sent by certified mail to the owner of record on November 2, 2007 and similar notices posted on November 2, 2007, in the following public places:

Sandwich Town Hall Annex

Sandwich Post Office

The grantee hereof has paid, in addition to the purchase price, the sum required by G. L. c. 44, s. 63A, to be paid in lieu of current taxes.

The Town of Sandwich has received a statement signed under the pain and penalties of perjury by Raymond W. Caterino, member of Monomoy Properties LLC, under the provisions of and in compliance with Massachusetts General Laws Chapter 60 Section 77B as amended by Chapter 803 of the Acts of 1986 that neither the said LLC nor any other person who would gain equity in the above-described land have ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire; or of a claim involving the fraudulent filing of a claim for fire insurance; or are delinquent in the payment of real estate taxes to the Town of Sandwich.

Witness the execution of this instrument this 20th day of February, 2008.

Town of Sandwich

By Craig Mayen
Craig Mayen
Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

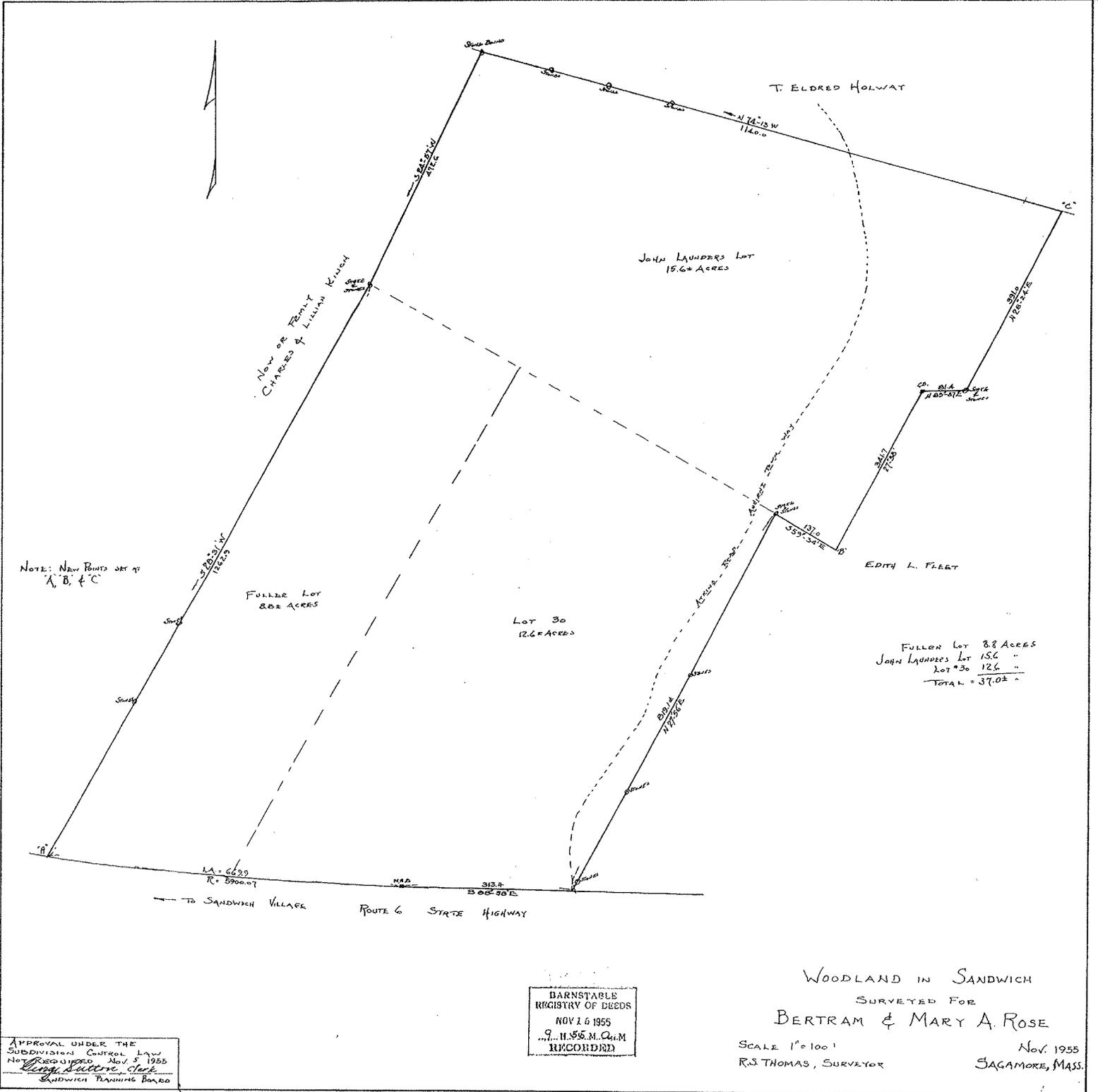
On February 20, 2008 before me the undersigned Notary Public, personally appeared Craig Mayen, Treasurer of the Town of Sandwich, proved to me on the basis of satisfactory evidence of identification, which were diver's license and personal knowledge, to be the person whose name is signed in the preceding or attached document, and acknowledged to me that he signed it voluntarily as Treasurer of the Town of Sandwich for its stated purpose.

Witness my hand and official seal
James E. Coppola, Jr.
James E. Coppola, Jr. Notary Public

My commission expires April 13, 2012

(This form approved by the Department of Revenue.)





NOTE: NEW POINTS SET AT 'A', 'B', & 'C'

FULLER LOT 80.2 ACRES

LOT 30 12.6 ACRES

JOHN LAUNDERS LOT 15.6 ACRES

EDITH L. FLEET

FULLER LOT 8.8 ACRES
JOHN LAUNDERS LOT 15.6 "
LOT #30 12.6 "
TOTAL = 37.0 "

TO SANDWICH VILAGE ROUTE 6 STATE HIGHWAY

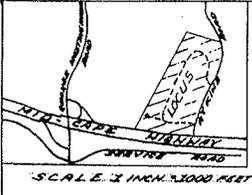
BARNSTABLE
REGISTRY OF DEEDS
NOV 6 1955
S. H. S. M. QUINN
RECORDED

WOODLAND IN SANDWICH
SURVEYED FOR
BERTRAM & MARY A. ROSE

SCALE 1" = 100'
R.S. THOMAS, SURVEYOR

NOV. 1955
SAGAMORE, MASS.

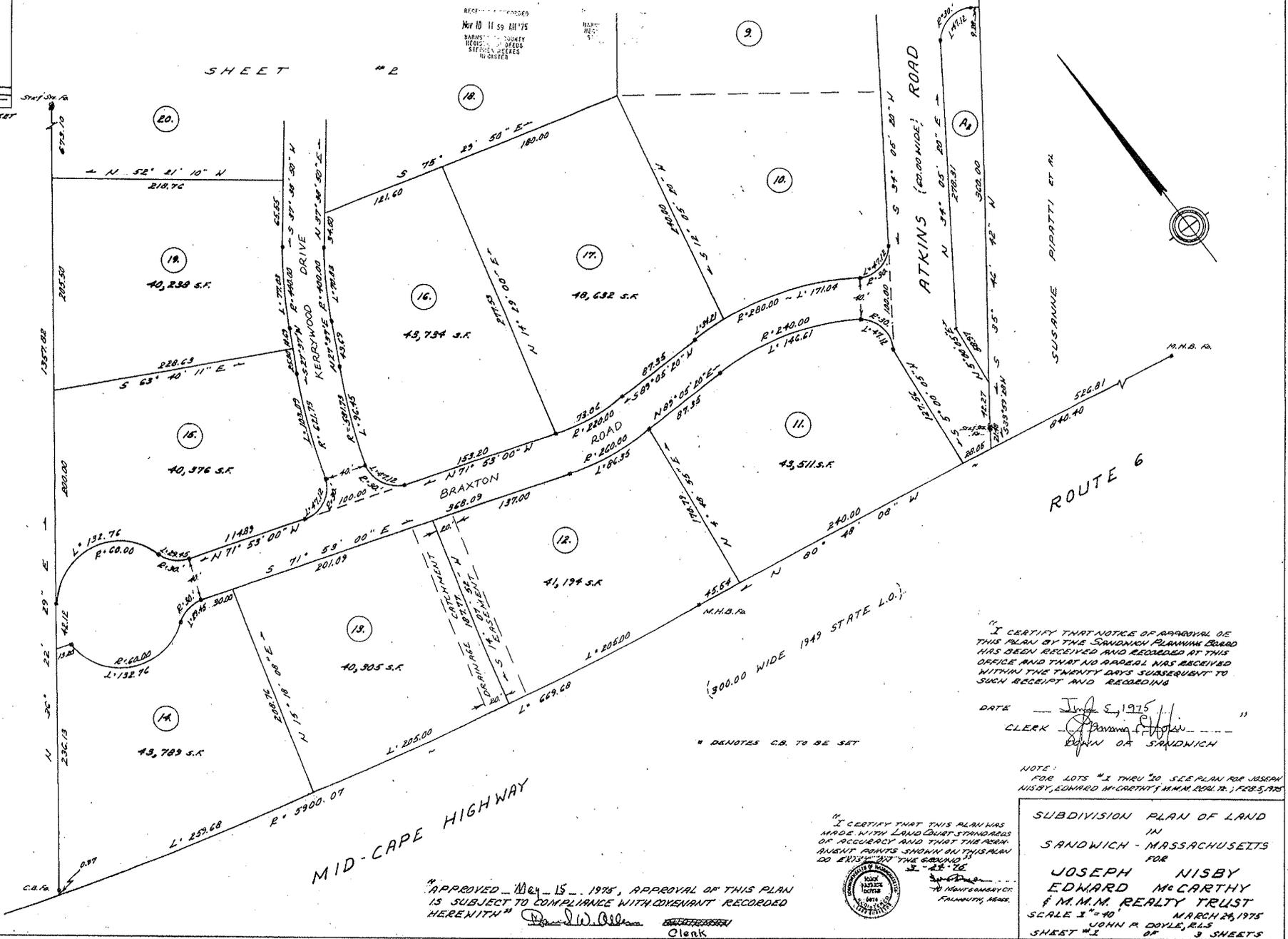
APPROVAL UNDER THE
SUBDIVISIONS CONTROL LAW
NOT REQUIRED NOV. 5 1955
Vernon S. Sutter, Clerk
SANDWICH PLANNING BOARD



SHEET # 2

SCALE 1" INCH = 1000 FEET

RICHARD L. CURLEY



RECORDED
Nov 10 11 59 AM '75
DARYL J. QUINCY
REGISTERED SURVEYOR
STEPHEN W. GREENE
REGISTERED SURVEYOR



"I CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE SANDWICH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO OBJECTION HAS RECEIVED WITHIN THE TWENTY DAYS SUBSEQUENT TO SUCH RECEIPT AND RECORDING

DATE July 5, 1975
CLERK [Signature]
TOWN OF SANDWICH

* DENOTES C.B. TO BE SET

NOTE: FOR LOTS #1 THRU #20 SEE PLAN FOR JOSEPH NISBY, EDWARD MCCARTHY'S M.M.M. REALTY TRUST, FEB 5, 1975

"I CERTIFY THAT THIS PLAN WAS MADE WITH CARE AND ACCURACY AND THAT THE POINTS SHOWN ON THIS PLAN DO EXIST ON THE GROUND."



"APPROVED May 15, 1975, APPROVAL OF THIS PLAN IS SUBJECT TO COMPLIANCE WITH DEEDS RECORDED HEREWITH"
[Signature]
Clerk

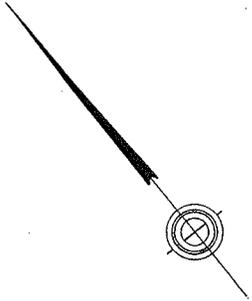
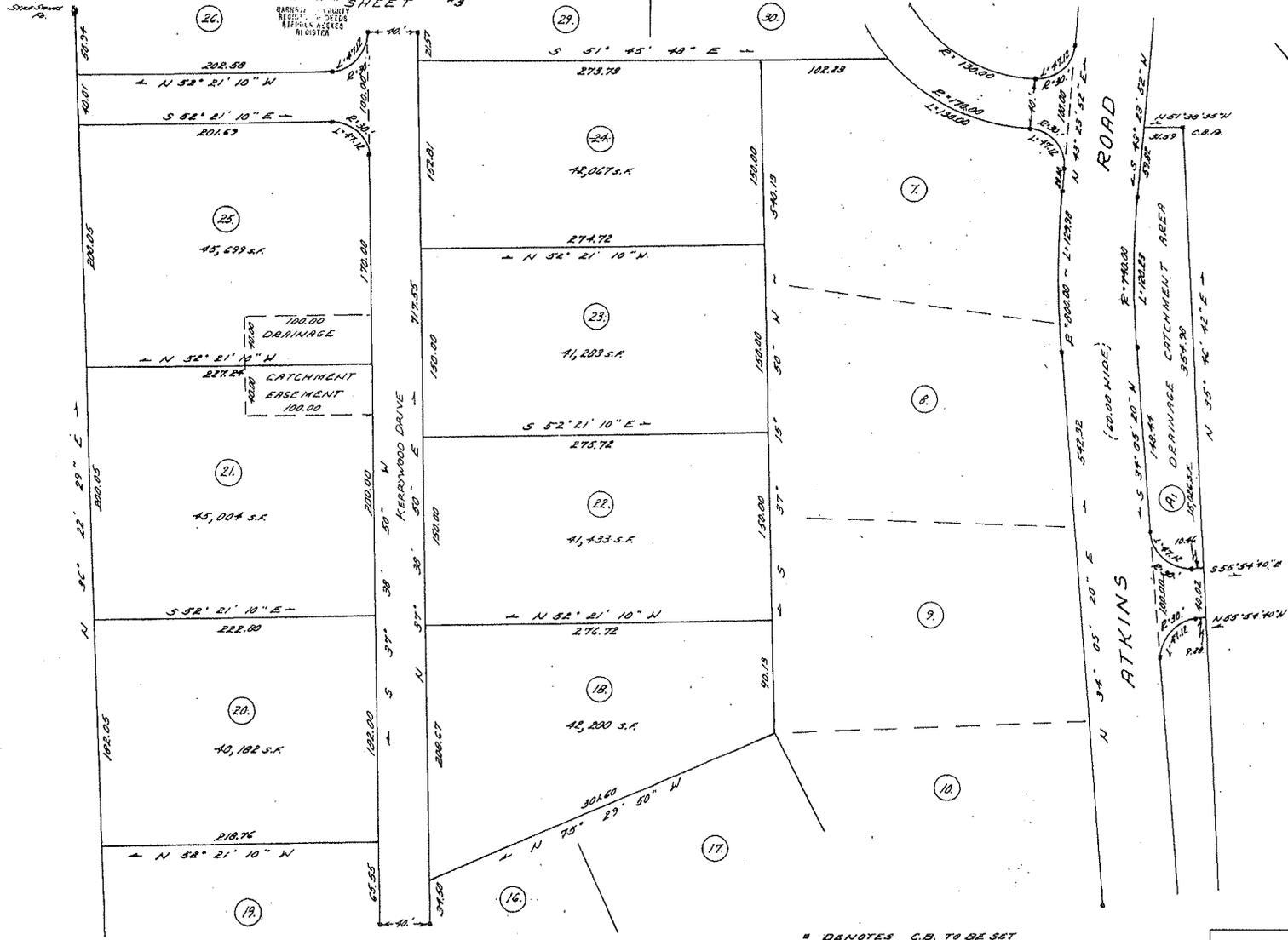
SUBDIVISION PLAN OF LAND
IN
SANDWICH - MASSACHUSETTS
FOR
JOSEPH NISBY
EDWARD MCCARTHY
& M.M.M. REALTY TRUST
SCALE 1" = 40' MARCH 26, 1975
JOHN P. DOYLE, R.L.S.
SHEET # 2

RECEIVED
MAY 10 11 29 AM 1975
BARNSTABLE COUNTY
REGISTRY DEPARTMENT
BARNSTABLE COUNTY
REGISTRY DEPARTMENT

SHEET #3

SHEET #1

RICHARD L. CURLEY



0149-41

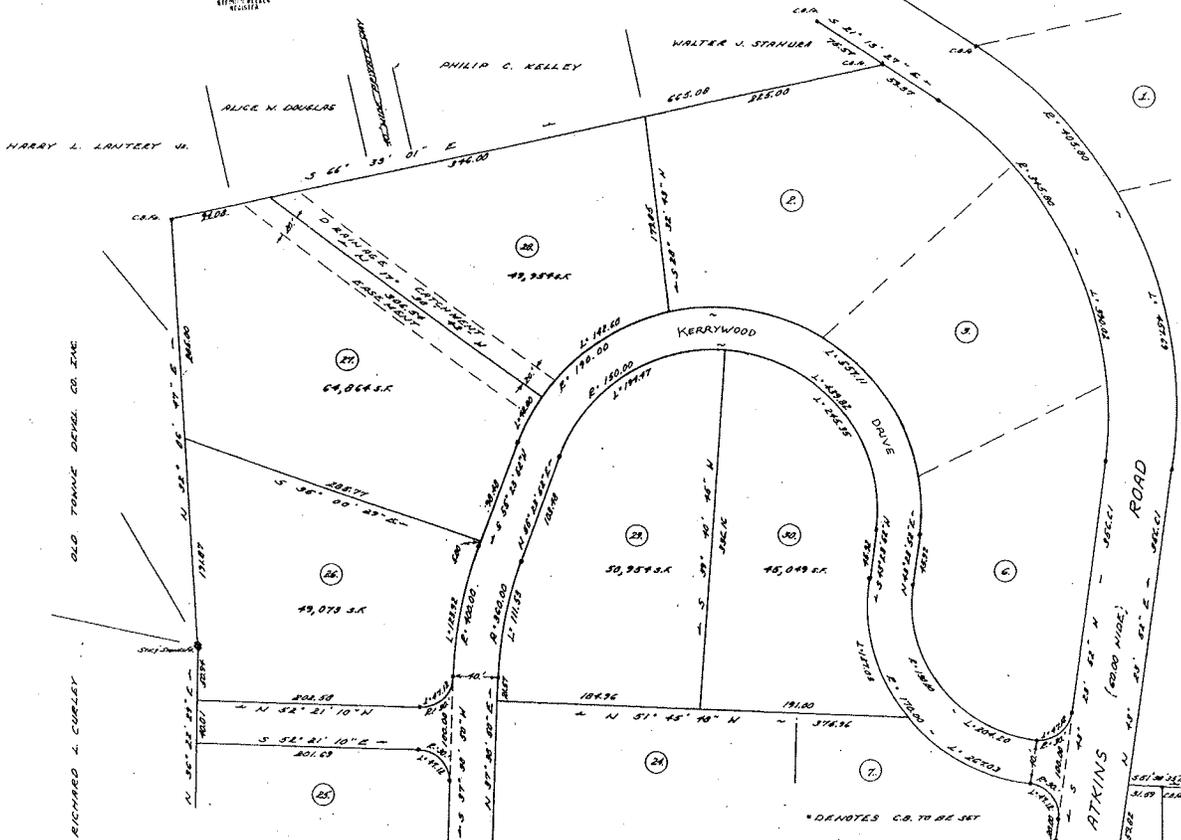
* DENOTES C.B. TO BE SET

SUBDIVISION PLAN OF LAND
IN
SANDWICH - MASSACHUSETTS

FOR
JOSEPH NISBY
EDWARD McCARNEY
F.M.M. REALTY TRUST
SCALE 1" = 40' MARCH 24, 1975
JOHN P. DOYLE, R.L.S.
SHEET #2 OF 3 SHEETS



REVISED
MAY 10 11 AM 1975
MASSACHUSETTS
RECORDING DEPARTMENT
REGISTER



SUBDIVISION PLAN OF LAND
IN
SANDWICH MASSACHUSETTS
FOR
JOSEPH NISBY
EDWARD MC CARTHY
I.M.M. REALTY TRUST
SCALE 1"=40' MARCH 24, 1974
JOHN P. DOYLE, P.E.
SHEET #3 OF 3 SHEETS



299-42

SHEET #2

* DENOTES C.G. TO BE SET