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June 18, 2021

Jonathan Idman, Esquire
Harwich Director of Planning and Community Development
Town of Harwich Planning Board
732 Mail Street
Harwich, MA 02645

Re: Proposed ANR Plan off Halls Path, Harwich MA

The Applicant has requested that I comment on Paul O'Connell's title to locus under consideration by the Planning Board in the above matter.

In reference to the plan recorded in Plan Book 690, Page 1 (copy provided with application), I have reviewed the titles and am prepared to issue title insurance that Paul R. O'Connell III, individually and as Trustee of various Trusts is the deeded record title holder of the land shown on Plan Book 690, Page 1 and has good, clear, record, insurable, and marketable title to locus. My opinion is based upon the following deeds and references and the back titles to the parcels:

Parcel "A" on Plan Book 603, Book 41 is a portion of the land as described in the Deed recorded in Book 19988, Page 219, which came into Sylvester Realty Trust from a Commissioner's Deed for all the land shown on Plan Book 603, Page 41. By Deed recorded in Book 30490, Page 20 Parcel A came into Harwich East Realty Trust (HERT) with Mr. O'Connell as the present Trustee. This deed is for all interest of Sylvester Realty Trust between Route 137 and Pleasant Bay Road.

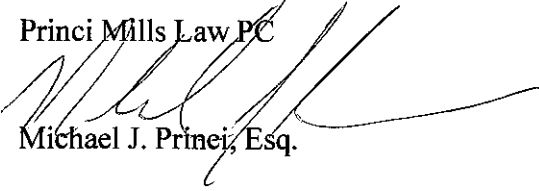
Parcel "T" shown on Plan Book 690, Page 1 came into O'Connell as Trustee of HERT by Deeds recorded in Book 20829, Page 144 and Book 30490, Page 22, which includes all interest in 2 acres formerly owned by David Howes on Hall's Path.

Parcel "P" on Plan Book 690, Page 1 came into O'Connell by Commissioner's Deed recorded in Book 33155, Page 209 for 2 acres on Hall's Path.

Parcel "Q" shown on Plan Book 690, Page 1 came into HERT by Commissioner's Deed recorded in Book 22255, Page 269 for 2 acres abutting "P".

Parcel "R" on Plan Book 690, Page 1 came into Quason Realty Trust from Evans by Deed recorded in Book 19605, Page 13 for 2 acres abutting "Q" with O'Connell as the present Trustee of record.

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Michael J. Princi, Esq.