

Property address: 0 Orleans Road, Harwich, MA
Assessor's Map 63, Lot C3

QUITCLAIM DEED

Robert D. Fratus, OF 74 Hawksnest Road, Harwich, MA 02645

in consideration of EIGHT HUNDRED FIFTY THOUSAND AND NO/100 (\$850,000.00)
DOLLARS paid

grants to Eastward MBT, LLC, Trustee of Eastward Companies Business Trust, of 155
Crowell Road, Chatham, MA 02633

with *quitclaim covenants*

Certain parcels of land, with any buildings thereon, situated in Harwich, Barnstable
County, Massachusetts, bounded and described as follows:

On the North by woodland now or formerly of Mary Nickerson;

On the East by woodland, now or formerly of Oscar C. Nickerson, as the trees are
marked;

On the South by woodland, now or formerly of Edward Y. Howes, as the trees are
marked; and

On the West by woodland, now or formerly of Mary Nickerson, as the trees are
marked.

Containing five acres, more or less,

Also a certain parcel of land bounded and described as follows:

On the West by land formerly of Mary Nickerson, now or formerly of Chester E.
Cheney, Jr., et ux;

On the North by the County Road (Route #39);

On the East by land formerly of Charles N. Taylor, now or formerly of Paul A.
Lipper, et ux and Francis and Elizabeth W. Crisci, and a pond;

On the South by land formerly of Richard McGran and Mary Nickerson, now or
formerly of John J. Giulietti.

Containing 2 acres, more or less.

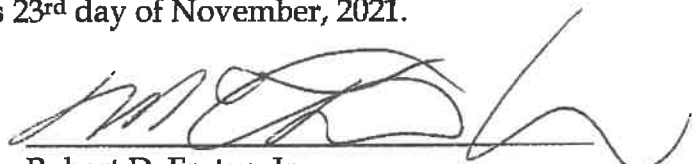
The above-described premises are shown on a Plan recorded at Plan Book 604, Page 59.

Subject to all rights, restrictions and easements of record, insofar as they are still in force and applicable.

This Deed releases any and all homestead rights created either automatically by operation of law or by a written declaration that is recorded. The Grantor waives any and all rights of Homestead in and to the premises conveyed hereby and warrants under the pains and penalties of perjury and represents that there are no persons entitled to any rights of Homestead under M.G.L. c. 188 because it is not the principal residence of the grantor or his spouse in the premises conveyed by this deed.

For my title, see deeds at Book 29319, Page 171 and Book 31451, Page 252.

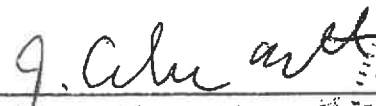
EXECUTED as a sealed instrument this 23rd day of November, 2021.


Robert D. Fratus, Jr.

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 23rd day of November, 2021, personally appeared before me Robert D. Fratus, Jr., who proved to me through satisfactory evidence of identification, to wit, personal knowledge, to be the signer of the foregoing document, and acknowledged to me that the same was signed as his free act and deed.


Notary Public: J. Alexander Watt
My commission expires: 10/31/2025

[SEAL]

