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C O P Y C O P Y
EASEMENT

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We, **JILL M. MASON, PAMELA M. GROSWALD and JUDITH M. BROWN,**
all c/o 98 Gilbert Lane, Harwich Port, MA 02646

In consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS -- NO
REVENUE STAMPS REQUIRED

Grant to **KENNETH L. MASON II and JILL M. MASON,** Husband and Wife
as Tenants by the Entirety, both of 22 Homer Road, Harwich Port, MA 02646

WITH QUITCLAIM COVENANTS

The following Easements in, over, along and under the premises shown as Lot 2 in
Plan Book 365 Page 3 at the Barnstable County Registry of Deeds and as shown on an
Easement Plan by Moran Engineering, Inc. dated July 22, 2008 attached hereto and
incorporated as a part hereof (hereinafter referred to as "Easement Plan").

1. An Easement and a right of way over and the right to park vehicles in the
"Existing Stone Parking Area" including the parking spaces delineated by
solid lines and dotted lines all as shown on the Easement Plan.
2. Not withstanding anything contained herein to the contrary the owners of
said Lot 2 and their agents, tenants, business and social invitees, customers,
vendors, contractors and the like shall have the exclusive right to use the
four parking spaces located immediately to the north of the "Existing
Building" shown on Lot 2 on the Easement Plan.
3. An Easement for pedestrian traffic over the "4' Walkway Easement" as
shown on said Easement Plan.
4. A Utility Easement for all purposes for which Utility Easements are
commonly granted in, along, over, and under the "2' Utility Easement" as
shown on the Easement Plan, which said Utility Easement shall be used to
service any and all of the buildings located on Lot 1 as shown on said
Easement Plan.

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5. An Easement to use the dumpster for disposal of refuse, garbage, etc. located in the area shown as "Dumpster Easement" on said Easement Plan.
6. The Grantors hereby agree to maintain the opening in the fence to the Town Parking Lot shown as "Opening in Fence to Town Parking Lot" on the Easement Plan so that persons using said Town Parking Lot can access all of the properties and buildings on the Easement Plan by foot from said Town Parking Lot.
7. The Grantors hereby agree to be responsible for fifty (50%) percent of the ordinary and usual maintenance of the "Existing Stone Parking Area," "Existing Sidewalk," "4' Walkway Easement," "Edge of Crushed Stone," "Utility Easement," and "Driveway" as shown on the Easement Plan.
8. An Easement and right of way over the "Driveway" located immediately south of the "2' Utility Easement" on the Easement Plan.
9. An Easement and right of way over the driveway shown as "Edge of Crushed Stone" on the Easement Plan.
10. The rights granted herein shall be appurtenant to the land shown as Lot 1 in Plan Book 365 Page 3 which shall include the owners thereof and their agents, tenants, business and social invitees, customers, vendors, contractors and the like.

For our title see Book 23374 Page 167 at the Barnstable County Registry of Deeds.

Street Address is: 546 Main Street (Route 28), Harwich Port, MA 02646

WITNESS OUR HANDS AND SEALS this 25th day of February A N, A.D. 2009
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Jill M. Mason
JILL M. MASON
Pamela M. Groswald
PAMELA M. GROSWALD

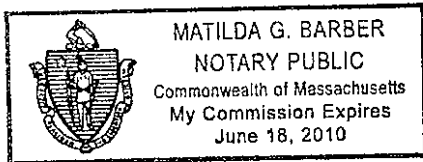
Judith M. Brown
JUDITH M. BROWN

COMMONWEALTH OF MASSACHUSETTS

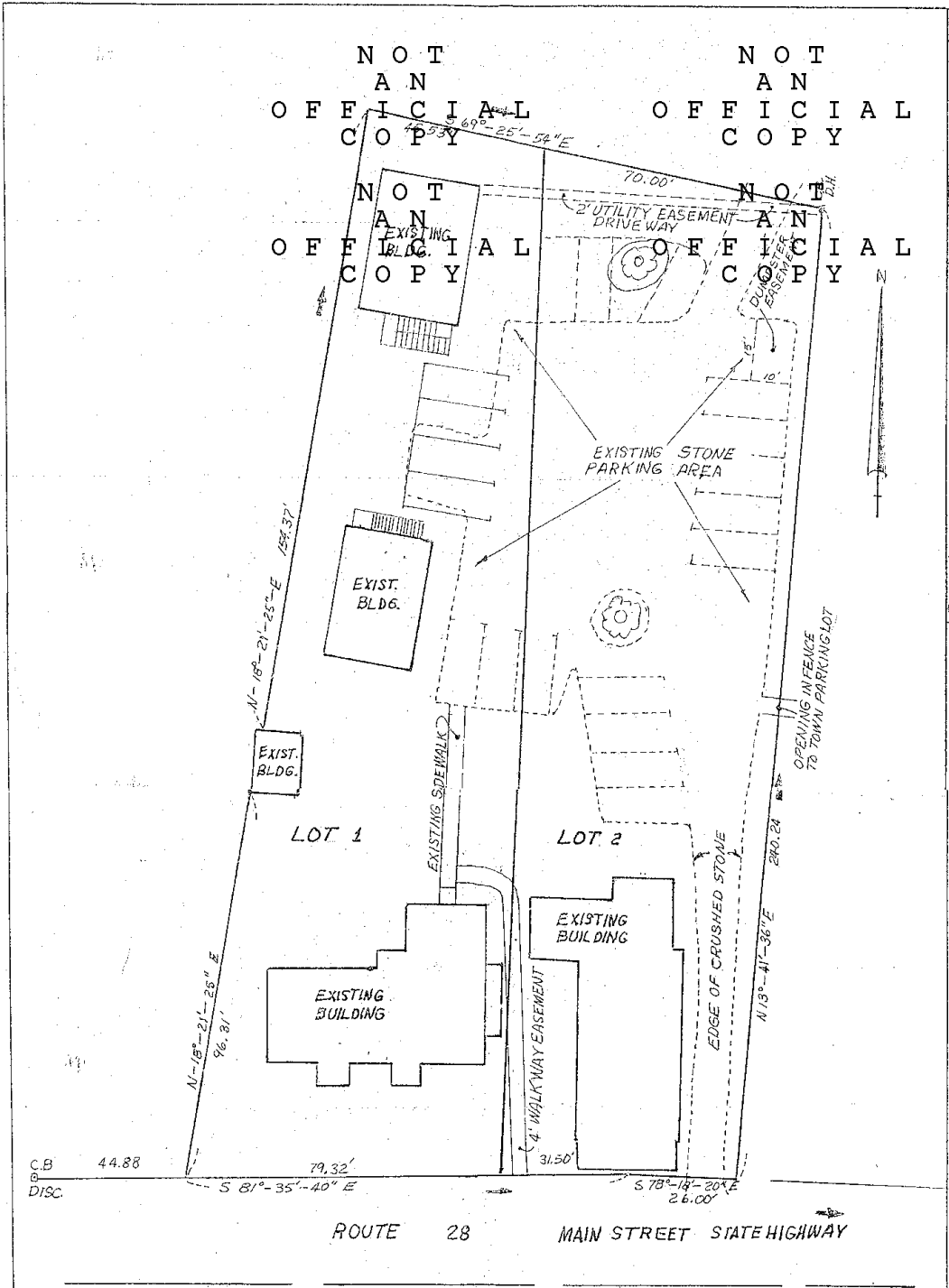
BARNSTABLE, ss.

On this 25th day of February, 2009, before me, the undersigned Notary Public, personally **JILL M. MASON**, proved to me through satisfactory evidence of identification, which was MA Diver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

NOTARY SEAL:



Matilda G. Barber
NOTARY PUBLIC
My Commission expires: 6/18/10



EASEMENT PLAN
 PLAN FOR : KENNETH MASON HARWICHPORT, MASS.
 PLAN PREPARED BY : MORAN ENGINEERING, INC.
 941 MAIN STREET
 S. HARWICH, MASS. 02661



SCALE 1" = 20' PROJECT: 08-030 JULY 22, 2008

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