



2019 00002801

Bk: 1497 Pg: 240 Doc: EASE  
Page: 1 of 3 05/28/2019 12:33 PM

EASEMENT

**JAMES H. LOBDELL, VIRGINIA A. LOBDELL and DARREN C. LOBDELL, Trustee of the JVD Realty Trust, u/d/t dated 10/30/2001 and recorded with the Dukes County Registry of Deeds in Book 880, Page 437, of 81 Stoney Hill Road, Vineyard Haven MA 02568, (the "Grantor") deed recorded at said Registry in Book 880, Page 437.**

in consideration of nominal consideration, the receipt and sufficiency of which is hereby acknowledged,

grants to **DARREN C. LOBDELL, of 71 Stoney Hill Road, Vineyard Haven MA 02568 (the "Grantee")**

with *quitclaim covenants*

as appurtenant to the property owned by the Grantee, the perpetual right and easement, to use the "Easement Area" owned by the Grantor in Dukes County, Massachusetts, the location of which is shown on the attached Sketch Plan (the "Easement Area"), for the purpose of accessing Lot 2 on a "Plan of Land in Tisbury, Mass. Surveyed For The Martha's Vineyard Land Bank Commission, Clement Levin & Diane K. T. Levin and James H. Lobdell, Virginia A. Lobdell and Darren C. Lobdell, Trustees of the JVD Realty Trust Scale 1" = 100' February 9, 2004" and recorded with the Dukes County Registry of Deeds as Tisbury Case File Number 608, for all purposes for which streets and ways are used in the Commonwealth of Massachusetts.

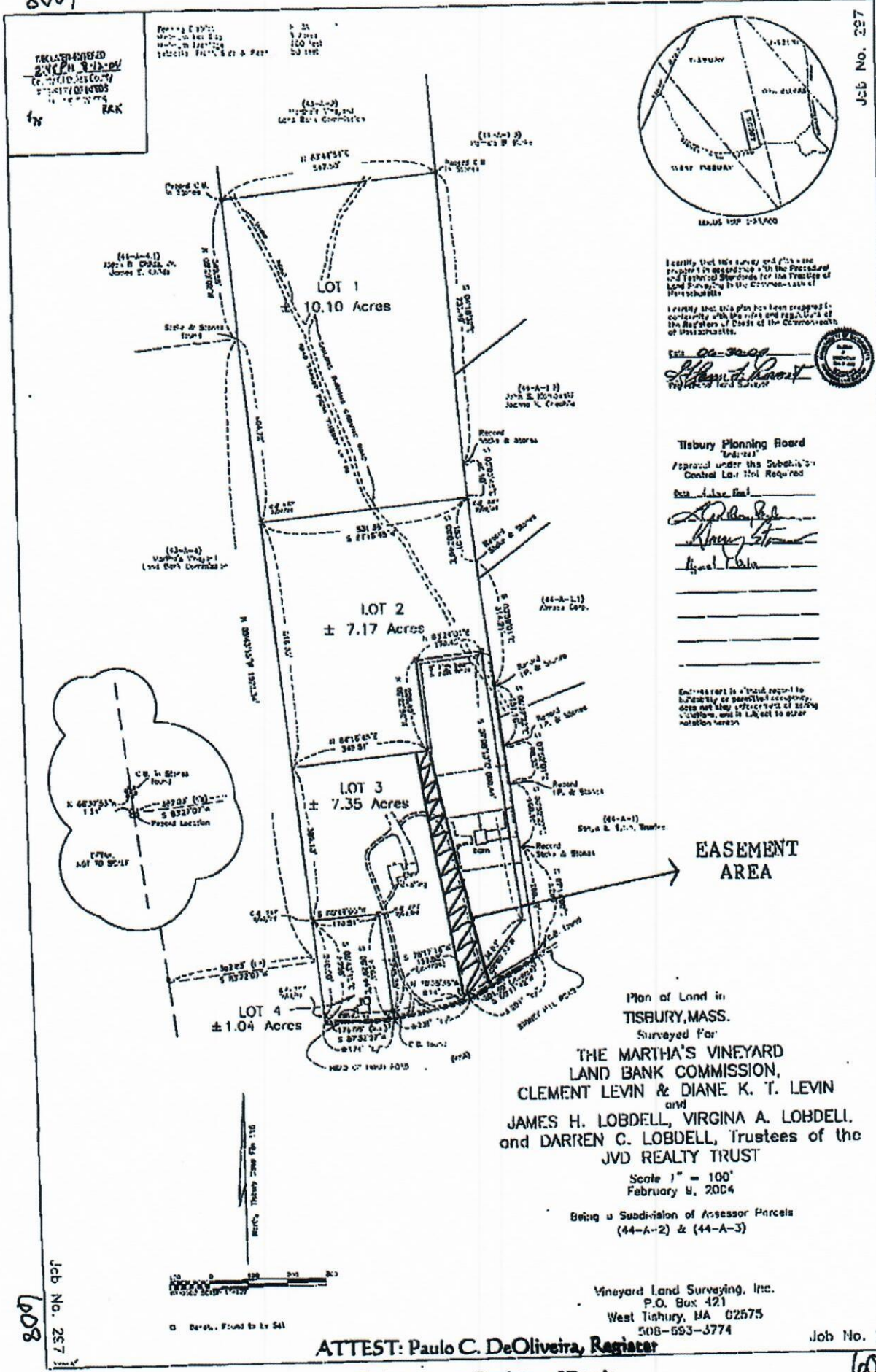
All costs and expenses incurred in the exercise of the rights and easements created herein, shall be the sole obligation of the Grantee; the Grantor and Grantee shall share in the costs to keep or maintain the Easement Area in good condition.

Grantee, on behalf of itself, its heirs, successors and assigns hereby covenants and agrees to indemnify and hold harmless Grantor, its heirs, successors and assigns, from and against any and all costs, expenses, claims, liability, losses, injuries to persons or property, or actions that may arise or result from the exercise of the rights and easements created herein.

The foregoing terms, provisions and obligations are hereby acknowledged and agreed to by the Grantee on behalf of itself, its heirs, successors and assigns.

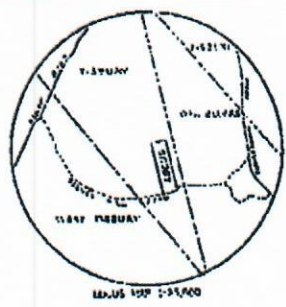
# Sketch Plan

800)



RECORDED  
 2/13/04  
 2004  
 RAK

Plan of Land in  
 Tisbury, Mass.  
 Surveyed for  
 The Martha's Vineyard  
 Land Bank Commission  
 by Paulo C. DeOliveira  
 Registered Land Surveyor



Job No. 297  
 608

I certify that this survey and plan were prepared in accordance with the Procedure and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that this plan has been prepared in conformity with the rules and regulations of the Registrar of Deeds of the Commonwealth of Massachusetts.

Paulo C. DeOliveira  
 Registered Land Surveyor

Tisbury Planning Board  
 Approval under the Subdivision  
 Control Law Not Required

Paulo C. DeOliveira  
 Registered Land Surveyor

Every part is a true and correct copy of the original survey and is subject to other notation hereon.

EASEMENT AREA

Plan of Land in  
 TISBURY, MASS.  
 Surveyed for  
 THE MARTHA'S VINEYARD  
 LAND BANK COMMISSION,  
 CLEMENT LEVIN & DIANE K. T. LEVIN  
 and  
 JAMES H. LOBDELL, VIRGINIA A. LOBDELL,  
 and DARREN C. LOBDELL, Trustees of the  
 JVD REALTY TRUST

Scale 1" = 100'  
 February 11, 2004

Being a Subdivision of Assessor Parcels  
 (44-A-2) & (44-A-3)

Vineyard Land Surveying, Inc.  
 P.O. Box 421  
 West Tisbury, MA 02575  
 508-693-3774

ATTEST: Paulo C. DeOliveira, Registrar

Dukes County Registry of Deeds

Job No. 297  
 608