

Lot N° 556. - five hundred fifty six. - was drawn by
Mary Cuff. - Census. N° 103.

And is thus bounded and described:

Beginning at the easterly corner bound of Lot N° 553; thence
by Lot N° 555. S31° 36' E. two hundred sixty four feet to a bound, thence
by Lot N° 559. S38° 24' W. four hundred seventy three feet to a bound,
thence by Lot N° 557. N31° 36' W. two hundred sixty four feet to a bound,
thence by Lot N° 553. N38° 24' E. four hundred seventy three feet to the
first mentioned bound. or the place of commencement.

Lot N° 557. five hundred fifty seven. - was drawn by
Joseph S. Anthony. - Census. N° 92.

And is thus bounded and described:

Beginning at the easterly corner bound of Lot N° 552; thence by
Lot N° 556. S31° 36' E. two hundred sixty four feet to a bound; thence
by Lot N° 558. S38° 24' W. four hundred seventy three feet. or to the
waters of the Atlantic Ocean; then by the same. N31° 36' W. two hun-
dred sixty four feet to Lot N° 552; thence by the same. N38° 24' E. four
hundred seventy three feet. or to the first mentioned bound. or the
place of commencement.

Lot N° 558. - five hundred fifty eight. - was drawn by
Huldah Bassett. - Census. N° 81.

And is thus bounded and described:

Beginning at the easterly corner bound of Lot N° 557; thence
by Lot N° 559. S31° 36' E. two hundred sixty four feet to a bound; thence
by Lot N° 563. S38° 24' W. four hundred seventy three feet. or to the
waters of the Atlantic Ocean; then by the same. N31° 36' W. two
hundred sixty four feet to Lot N° 557; then by the same. N38° 24' E.
four hundred seventy three feet. or to the first mentioned
bound. or place of commencement.

Know all men by these presents

That I Joseph S. Anthony of Fairhaven in the County of Bristol and Commonwealth of Massachusetts,

in consideration of one dollar and other valuable considerations paid by Charles S. Norton of Vineyard Haven in the County of Dukes County and said Commonwealth

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Charles S. Norton lot number 557 being the lot set off to me by the Commissioners appointed to set off the Indian lands at Gun Head, under the authority of the statute of 1869, chapter 463 of the Commonwealth of Massachusetts, and being bounded and described as follows: viz: Beginning at the easterly corner bound of lot No. 552, thence by lot No. 555 S. 25° 24' W. four hundred seventy three feet or to the waters of the Atlantic Ocean; then by the same N. 31° 36' W. two hundred sixty four feet to lot No. 552; thence by the same N. 55° 24' E. four hundred seventy three feet or to the first mentioned bound as the place of commencement. Reference for a further description may be had to Dukes County Deeds volume 65 page 312.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said

Charles S. Norton

and

his heirs and assigns to their own use and behoof forever.

And *I* hereby for *myself* and *my* heirs, executors, and administrators, COVENANT with the grantee and *his* heirs and assigns that *I* lawfully seized in fee-simple of the granted premises that they are free from all incumbrances,

and *I* have good right to sell and convey the same as aforesaid; and that *I* will and *my* heirs, executors, and administrators shall WARRANT AND DEFEND the same to the grantee and *his* heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid *I, Annie E. Anthony wife of the said grantee*

do hereby release unto the said grantee and *his* heirs and assigns all right of or to both DOWER and homestead in the granted premises, and all other rights and interests therein.

In witness whereof *we* the said *Joseph Anthony and Annie Anthony*

hereunto set *our* hands and seals this *eight* day of *September* in the year one thousand nine hundred and *fifteen*.

Signed, sealed and delivered
in presence of
Job C. Lipp
Abraham P. Rodman

Joseph Anthony and
Annie E. Anthony and

Commonwealth of Massachusetts.

1915. Then personally appeared the above-named *Joseph Anthony and Annie Anthony* and acknowledged the foregoing instrument to be their free act and deed, before me—

Job C. Lipp
Justice of the Peace.

Sept 10 1915 at *10* o'clock *A.M.* Received and entered with

Dukes County Deeds, libro *130*, folio *226*.

Attest:

L. C. Winans
Register.

X

No. D.4
1876.

Charles S. Norton.

ADMINISTRATOR'S INVENTORY.

Filed Aug. 28, 1936.

Bk. 8.
Recorded Vol. 9, Page 302.

Copy sent Tax Com.
Oct. 5, 1936.

(The Administrator must file the inventory in the Registry of Probate within three months after his appointment.)

Commonwealth of Massachusetts

DUKES COUNTY, ss.

PROBATE COURT.

To Stephen C. Luce, Jr.
of Tisbury,
Mass.

GREETING:

YOU are hereby appointed to appraise, on oath, the estate and effects of Charles S. Norton, late of Tisbury, in said County of Dukes County deceased, which may be in said Commonwealth. When you have performed that service, you will deliver this order, with your doings in pursuance thereof, to Bayes M. Norton, administrator of the estate of said deceased, that he may return the same to the Probate Court for said County of Dukes County.

Witness my hand and the seal of said Court, this fifth day of May, in the year of our Lord one thousand nine hundred and thirty six
Mary W. Wimperley, Register of Probate Court.

DUKES COUNTY, ss. July 22nd, A. D. 1936 . Then the above-named appraisers personally appeared and made oath that they would faithfully and impartially discharge the trust reposed in them by the foregoing order.

Before me,

Margaret K. Littlefield Justice of the Peace
Notary Public.

Pursuant to the foregoing order to ~~us~~ ^{me} directed, we have appraised said estate as follows, to wit:

Amount of Personal Estate as per schedule exhibited, \$ 17,427.68
Amount of Real Estate as per schedule exhibited, \$ 30,981.00

[Signature]
Appraisers

DUKES COUNTY, ss. July 22nd, A. D. 1936 . Then personally appeared Bayes M. Norton the administrator of said estate and made oath that the foregoing is a true and perfect inventory of all the estate of said deceased, that has come to his possession or knowledge.

Before me,

[Signature] Justice of the Peace
Notary Public.

MY COMMISSION EXPIRES
MARCH 28th, 1941

TO THE HONORABLE THE JUDGE OF THE PROBATE COURT IN AND FOR THE COUNTY OF DUKES COUNTY:

RESPECTFULLY represents Bayes M. Norton
of Tisbury, Massachusetts, ~~Massachusetts~~
that Charles S. Norton
who last dwelt in Tisbury in the County of Dukes County
died on the third day of March
in the year of our Lord one thousand nine hundred and thirty-six intestate, possessed
of goods and estate remaining to be
administered, leaving as ~~widow-husband~~ his only heirs-at-law and next of kin the persons whose
names, residence and relationship to the deceased are as follows, viz.:

NAME.	RESIDENCE.	RELATIONSHIP.
<u>Bayes M. Norton</u>	<u>Tisbury, Massachusetts</u>	<u>Son</u>
<u>Helen N. Andreson</u>	<u>Pasadena, California</u>	<u>Daughter</u>

that your petitioner is a son.

Wherefore your petitioner prays that he may be appointed administrator of the estate of
said deceased without giving a surety on his bond, and certifies that the statements herein contained are
true to the best of his knowledge and belief.

Dated this 23rd day of March A. D. 19 36.

Bayes M. Norton

DUKES COUNTY, ss. Subscribed and sworn to this 23rd day
of March A. D. 19 36.

Before me,

Jameal Boyd Justice of the Peace.

The undersigned, being all the persons interested in the estate, who are of full age and legal capacity,
other than creditors, and the guardians of persons interested therein, hereby consent that the above-named
petitioner be exempt from giving any surety on his bond.

Bayes M. Norton
Helen N. Andreson

QUITCLAIM DEED

BAYES M. NORTON of Gambier, Ohio, for consideration paid, grants to HELEN N. ANDRESON of Pasadena, California, with QUITCLAIM covenants; his undivided half interest in a parcel of land situated in Gay Head, Dukes County, Massachusetts, at a place known as "Zach's Cliffs", bounded and described as follows: Beginning at the westerly corner bound of lot 558; thence by said lot 558 S 58 degrees 24 minutes W to the waters of the Atlantic Ocean; thence turning and running N 31 degrees 36 minutes W by said waters of the Atlantic Ocean 132 feet, more or less, to the westerly half of lot 557; thence turning and running N 58 degrees 24 minutes E by said westerly half of lot 557 to lot 556; thence turning and running S 31 degrees 36 minutes E by lot 556, 132 feet more or less, to the point or place of beginning. Being the easterly half of lot 557 as shown on Plan of Indian Lands at Gay Head filed with Dukes County Registry of Probate.

MARIETTE K. NORTON, wife of the grantor, releases dower and homestead and other interests in the granted premises. WITNESS our hands and seals this 16th day of December 1964.

Bayes M. Norton

Mariette K. Norton

BOOK 255 PAGE 550

Commonwealth of Massachusetts

Dated ss. December 16 1964

Then personally appeared the above named BAYES M. NORTON and acknowledged the foregoing instrument to be his free act and deed, before me,

John H. Downum
Notary Public

My commission expires: May 11, 1968

No stamps required

Edgartown, Mass. Dec. 28, 1964

at 3 o'clock and 25 minutes

P. M. recorded and entered with

Dukes County records Book 255 page 549

Witness

George J. [Signature]

Order Conditions
697/727

Estate Tax Release
689/110

Estate Tax Release

4330047

739/664

739/666

739/667

739/668

QUITCLAIM DEED

Helen N. Andreson of Carpinteria, California, for consideration paid, and in full consideration of less than \$100.00 grants to Helen N. Andreson, John Andreson, Jr. and Deborah F. Burns, Trustees of the Helen N. Andreson Trust under a Declaration of Trust dated May 8, 1985, with quitclaim covenants:

Recorded with
the Dukes
County
Registry
District as
Document
No. _____

Parcel 1

A certain parcel of land in Tisbury, Dukes County, Massachusetts bounded and described as follows:

Beginning at the waters of Vineyard Haven Harbor at a point marking the Southeast extremity of land of Eliza B. Rhodes and the Northeasternmost point of the parcel herein described; thence Southerly by the said waters of Vineyard Haven Harbor about fifty-seven (57) feet to land of Norton and Andreson; thence N 78° 54' W, about one hundred (100) feet by land of said Norton and Andreson to an iron pipe bound and continuing in the same course by said Norton and Andreson land, one hundred ninety-six (196) feet to an iron pipe bound; thence in a curve to the right having a radius of ninety-four and seventy-seven hundredths feet by said Norton and Andreson land to an iron pipe bound; thence N. 69° 55' W, one hundred eleven and sixty-three hundredths (111.63) feet still by said Norton and Andreson land to an iron pipe bound; thence S 26° 25' W, sixty-six and fifty-nine hundredths (66.59) feet continuing by said Norton and Andreson land to a drill hole in a concrete driveway and continuing by said land in a curve to the right having a radius of twelve (12) feet to a concrete bound; thence N. 70° 13' W, eight (8.00) feet to a drill hole in a concrete apron or approach and the foot of Crocker Avenue, thence N 20° 06' E, twelve (12) feet by the said foot of Crocker Avenue to a nail driven in the asphalt of the Way to property of the said Eliza B. Rhodes; thence N 26° 25' E, one hundred twenty-four and ten hundredths (124.10) feet by the said Way to property of the said Eliza B. Rhodes to a concrete bound at land of the said Rhodes; thence S 69° 55' E, one hundred twenty-two and forty hundredths (122.40) feet by said land of Eliza B. Rhodes to an iron pipe bound and continuing in a curve to the left having a radius of thirty-seven and seventy-seven hundredths (37.77) feet to an iron pipe bound; thence S 78° 54' E, one hundred eighty-five (185) feet by said land of Eliza B. Rhodes to an iron pipe bound and continuing in the same course about one hundred seventy (170) feet to the point or place of beginning. Subject to a five (5) foot Right-of-Way as described in a deed from Mary A. Crocker to Mary S. Pogue, dated 9/29/29 and recorded in Dukes County Records, Book 179, Page 223 to 225. All as shown on a plan by Dean H. Swift dated December 1949, filed with Dukes County Land Records.

BK 433PG 048

For title, see deed of Bayes M. Norton to the Grantor dated April 23, 1951 and recorded with the Dukes County Registry of Deeds in Book 220, Page 154.

Parcel 2

A certain parcel of land in said Tisbury, bounded and described as follows:

Beginning at a concrete bound, S 70° 13' E, 8.00 feet from a drill hole (in a concrete apron) marking the northwest corner of land of Bayes M. Norton and Helen N. Andreson at the easterly end of Crocker Avenue; thence easterly and northerly by a curve to the left, having a radius of 12 feet and a distance of 17.36 feet to a point; thence N 26° 25' E by land of the Grantor, 66.59 feet to an iron pipe bound; thence S 69° 55' E still by land of the Grantor, 19.53 feet to an iron pipe bound; thence westerly and southerly by a curve having a radius of 10.36 feet and a distance of 13.62 feet to an iron pipe bound; thence S 34° 45' W by land of Norton and Andreson, 60.52 feet to a drill hole in a concrete drive; thence southerly and westerly by a curve to the right having a radius of 13.92 feet and a distance of 18.22 feet to the concrete bound at the point or place of beginning.

All as shown on a plan by Dean Ripley Swift dated February 25, 1957 recorded with said Registry.

For title, see deed of Bayes M. Norton dated March 5, 1957 and recorded with said Registry in Book 232, Page 369.

Parcel 3

A certain parcel of land in said Tisbury containing 20,700 square feet, bounded and described as follows:

Beginning at a point at low water mark in Vineyard Haven Harbor at land of the Grantor and running N 78° 54' W by land of the Grantor about two hundred ninety-six (296) feet to a pipe; thence still by land of the Grantor, on a curve with radius 94.77' to another pipe; thence, still by land of the Grantor, N 69° 55' W 92.10' to another pipe at the easterly corner of land of the Grantor; thence by the same southwesterly by a curve to a pipe and continuing S 34° 45' W to a point on a line which is parallel to and fifteen (15) feet southerly from the line described above as bearing N 69° 55' W, extended; thence S 69° 55' E to Vineyard Haven Harbor; thence northeasterly by Vineyard Haven Harbor to the point of beginning.

Said parcel is shown on a plan filed with a deed from Bayes M. Norton to Helen N. Andreson dated December 28, 1964

and recorded with said Registry in Book 255, Page 561.

Parcel 4

A certain parcel of land in Gay Head, Dukes County, Massachusetts at a place known as "Zachs Cliffs", bounded and described as follows:

Beginning at the westerly corner bound of Lot 558; thence by said Lot 558, S 58° 24' W to the waters of the Atlantic Ocean; thence turning and running N 31° 36' W by said waters of the Atlantic Ocean 132 feet, more or less, to the westerly half of Lot 557; thence turning and running N 58° 24' E by said westerly half of Lot 557 to Lot 556; thence turning and running S 31° 36' E by Lot 556, 132 feet more or less, to the point or place of beginning.

Being the easterly half of Lot 557 as shown on Plan of Indian Lands at Gay Head filed with Dukes County Registry of Deeds.

For title, see deed of Bayes M. Norton dated December 16, 1964 and recorded with said Registry in Book 255, Page 549.

Parcel 5

A parcel of land in said Gay Head, said parcel being part of the first lot described in a deed of Thomas Jeffers to Charles S. Hatch, dated February 19, 1913, and recorded with Dukes County Deeds, Book 135, Page 492; said part of the above-mentioned parcel is bounded as follows:

Beginning at the point where the land now or formerly of Amy A. Spencer and the land of heirs of Vanderhoop meet; thence,

East about ten (10) rods along the line of the Spencer land to a bound; thence,

South sixteen (16) rods to a bound; thence,

West about ten (10) rods to the land of the heirs of Vanderhoop and a bound; thence,

North sixteen (16) rods to the point of beginning;

being the Northwest corner of the first described lot in said deed of Thomas Jeffers to Charles S. Hatch and being shown as land of Mary M. Crocker on plan of land in Gay Head Massachusetts drawn for Ronald B. Jeffers dated October 7, 1972, Henry R. Andersen Reg-d Land Surveyor recorded in said Dukes County Deeds in Book 248, Page 8. Together with the

BK 433 P 050

the right to pass and repass with others over a certain Way leading from the above-described property to the road passing through the Thomas C. Jeffers Homestead, in any vehicle and on foot.

For title, see deed of John Andreson, Jr. et al, Executors dated January 7, 1983 and recorded with said Registry in Book 399, Page 207.

Parcel 6

A certain parcel of land in Edgartown, Dukes County, Massachusetts, bounded and described as follows:

- NORTHEASTERLY: by land now or formerly of Joseph P. Barrett, about One Thousand Thirty-eight (1,038) feet;
- NORTHWESTERLY: by Edgartown Harbor, about One Hundred Thirty-two (132) feet;
- SOUTHWESTERLY: by the division line described below, about One Thousand One Hundred Thirty-eight (1,138) feet; and
- SOUTHEASTERLY: by Cape Poge Pond, about Two Hundred Twenty-eight (228) feet.

The division line referred to above is a straight line which bisects two lines. One bisected line is drawn from a concrete bound in the northeasterly boundary about One Hundred Seventy (170) feet from mean high water mark in Edgartown Harbor to a concrete bound at land formerly of Emma J. Cooke about One Hundred Sixty-one (161) feet from mean high water mark in Edgartown Harbor. The other bisected line runs from another concrete bound in the northeasterly boundary about Seventy-eight and Four Tenths (78.4) feet from mean high water mark in Cape Poge Pond to another concrete bound at land formerly of Emma J. Cooke about Seventy-six (76) feet from mean high water mark in Cape Poge Pond.

For title, see deed of Bayes M. Norton dated December 28, 1984 and recorded in Book 255, Page 556.

Parcel 7

My one-half undivided interest in a certain parcel of land in said Tisbury at a place called the "Old Log or Checamo", being the easterly division of a parcel conveyed by Charles Weeks to Darius Norton and Bayes Norton by deed dated July 29, 1836 and recorded with said Registry in Book 26, Page 123, which parcel was partitioned by agreement between

BK 433PC051

Darius Norton and Bayes Norton dated April 2, 1847 and recorded in Book 38, Page 477. My title derives from Bayes Norton.

WITNESS my hand and seal this 24TH day of ~~May~~ ^{JUNE} 1985.

Helen N. Andreson
Helen N. Andreson

STATE OF CALIFORNIA
ss. COUNTY OF SANTA BARBARA, ^{1799.} JUNE 24, 1985

Then personally appeared the above-named Helen N. Andreson and acknowledged the foregoing instrument to be her free act and deed, before me,



Sergio M. Sanchez
Notary Public
My commission expires:
APRIL 23, 1985

Edgartown, Mass. August 12, 1985
at 1 o'clock and 20 minutes P.M.
Received and entered with Dukes County Deeds
book 433 Page 047

Attest: Lewis W. King
Register

BK 711PG569

QUITCLAIM DEED

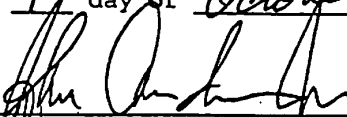
We, JOHN ANDRESON, JR. and DEBORAH F. BURNS, Trustees of the HELEN N. ANDRESON TRUST under a Declaration of Trust dated May 8, 1985, and filed in the Dukes County Registry District of the Land Court as Document No. 18841 noted on Certificate of Title No. 6619 in Book 34, Page 123, with a mailing address at P.O. Box 2014, Vineyard Haven, Massachusetts, 02568 ("Grantor"), for ONE and 00/100 DOLLAR (\$1.00) consideration paid, GRANT to JOHN ANDRESON, JR., with a mailing address at P.O. Box 1369, Newport Beach, Orange County, California, 92659, and DEBORAH F. BURNS, with a mailing address at P.O. Box 604, Santa Paula, California, 93061, as tenants in common, with QUITCLAIM COVENANTS, a certain parcel of land in Gay Head, Dukes County, Massachusetts at a place known as "Zachs Cliffs", bounded and described as follows:

Beginning at the westerly corner bound of Lot 558; thence by said Lot 558, S 58° 24' W to the waters of the Atlantic Ocean; thence turning and running N 31° 36' W by said waters of the Atlantic Ocean 132 feet, more or less, to the westerly half of Lot 557; thence turning and running N 58° 24' E by said westerly half of Lot 557 to Lot 556; thence turning and running S 31° 36' E by Lot 556, 132 feet more or less, to the point or place of beginning.

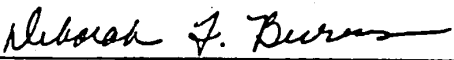
Being the easterly half of Lot 557 as shown on Plan of Indian Lands at Gay Head filed with Dukes County Registry of Deeds.

For title, see deed of Helen N. Andreson dated June 24, 1985, and recorded in the Dukes County Registry of Deeds in Book 433, Page 047.

EXECUTED under seal this 7th day of October, 1997.



John Andreson, Jr., Trustee of the
Helen N. Andreson Trust u/d/t dated
May 8, 1985, and not individually



Deborah F. Burns, Trustee of the
Helen N. Andreson Trust u/d/t dated
May 8, 1985, and not individually

BK 711PG570

Massachusetts
STATE OF CALIFORNIA
COUNTY OF DUKES ss.

On October 7, 1997, before me, Neal Stiller, personally appeared John Andreson, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as his free act and deed.

WITNESS my hand and official seal.

Neal J. Stiller (Seal)
Notary Public
My commission expires:

AFFIX NOTARIAL SEAL

NEAL J. STILLER
NOTARY PUBLIC
My Commission Expires June 29, 2001

STATE OF CALIFORNIA
COUNTY OF Santa Barbara ss.

On October 16, 1997, before me, Shelly D. Beutel, personally appeared Deborah F. Burns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as her free act and deed.

WITNESS my hand and official seal.

Shelly D. Beutel (Seal)
Notary Public
My commission expires: May 18, 1998

AFFIX NOTARIAL SEAL



Edgartown, Mass. Oct 27 1997
at 1 o'clock and 58 minutes PM
received and entered with Dukes County Deeds
book 711 page 569
Attest: Jane E. Powers Register

MARTHA'S VINEYARD LAND BANK FEE

PAID: \$ _____
 EXEMPT. \$ 0
2130 10/27/97 CMB/Kaw
NO. DATE CERTIFICATION

BK 711PG571

Helen N. Andreson Trust

TRUSTEES' CERTIFICATE

We, John Andreson, Jr., and Deborah F. Burns, the current Trustees of the Helen N. Andreson Trust under Declaration of Trust dated May 8, 1985, and registered with the Dukess County Registry District of the Land Court as Document No. 18841 noted on Certificate of Title No. 6619 (the "Trust"), certify that:

1. we are all of the Trustees of the Trust, Helen N. Andreson having died on April 8, 1996 (see Document No. 39222 noted on said Certificate of Title No. 6619);
2. the Trust has not been altered, amended, revoked or terminated, other than as expressly set forth herein;
3. we have the power pursuant to the Trust to sell real estate by direction of all of the beneficiaries;
4. we have been directed by all of the beneficiaries:
 - (a) to convey for One Dollar (\$1.00) consideration to John Andreson, Jr., the one-half undivided interest in a certain parcel of land in West Tisbury (but described in the deed hereinafter referenced as being in Tisbury), Dukess County, Massachusetts, known as "The Woodlot", and more specifically referred to as Parcel 7 in a deed dated June 24, 1985 from Helen N. Andreson to Helen N. Andreson, John Andreson, Jr., and Deborah F. Burns, Trustees, recorded with Dukess County Registry of Deeds at Book 433, Page 047;
 - (b) to execute, acknowledge, and deliver a deed of the above-described property to John Andreson, Jr.; and
 - (c) to take such other actions and to execute and deliver such other documents as may be necessary or appropriate in connection with such transaction, all upon such terms and conditions as the Trustees of the Trust, in their sole discretion, deem necessary or appropriate.

BK711PG572

EXECUTED under seal this 28 day of August, 1997.

John Andreson, Jr.

John Andreson, Jr., Trustee of the Helen N. Andreson Trust u/d/t dated May 8, 1985, and not individually

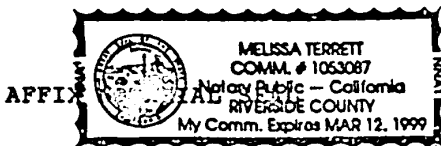
Deborah F. Burns

Deborah F. Burns, Trustee of the Helen N. Andreson Trust u/d/t dated May 8, 1985, and not individually

STATE OF CALIFORNIA
COUNTY OF Orange ss.

On August 28, 1997, before me, Melissa Terrett personally appeared John Andreson, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as his free act and deed.

WITNESS my hand and official seal.



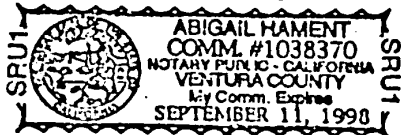
Melissa Terrett (Seal)
Notary Public
My commission expires:
3/12/99

STATE OF CALIFORNIA
COUNTY OF Ventura ss.

On September 11th, 1997, before me, Abigail Hament, personally appeared Deborah F. Burns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as her free act and deed.

WITNESS my hand and official seal.

AFFIX NOTARIAL SEAL



Abigail Hament (Seal)
Notary Public
My commission expires:

Edgartown, Mass. Oct 27 1997
at 1 o'clock and 59 minutes P
received and entered with Dukes County Deeds
book 711 page 571
Attest: *Jane E. Power* Registrar

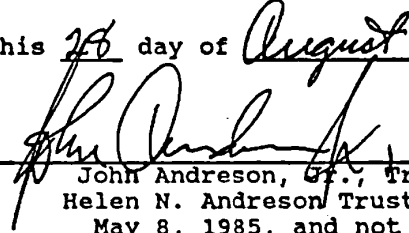
BK 711 PG 573

QUITCLAIM DEED

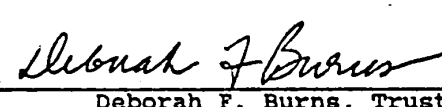
We, JOHN ANDRESON, JR. and DEBORAH F. BURNS, Trustees of the HELEN N. ANDRESON TRUST under a Declaration of Trust dated May 8, 1985, and filed in the Dukes County Registry District of the Land Court as Document No. 18841 noted on Certificate of Title No. 6619 in Book 34, Page 123, with a mailing address at P.O. Box 2014, Vineyard Haven, Massachusetts, 02568 ("Grantor"), for ONE and 00/100 DOLLAR (\$1.00) consideration paid, GRANT to JOHN ANDRESON, JR., with a mailing address at P.O. Box 1369, Newport Beach, Orange County, California, 92659, with QUITCLAIM COVENANTS, the entire right, title, and interest of Grantor, being an undivided one-half interest in a certain parcel of land and the improvements thereon, known as the "Woodlot", located in West Tisbury (but described in the 1985 Deed (defined below) as being in Tisbury), Dukes County, Massachusetts, at a place called the "Old Log or Checamo", being the easterly division of a parcel conveyed by Charles Weeks to Darius Norton and Bayes Norton by deed dated July 29, 1836, and recorded with Dukes County Registry of Deeds in Book 26, Page 123, which parcel was partitioned by agreement between Darius Norton and Bayes Norton dated April 2, 1847 and recorded in Book 38, Page 477.

Being a portion of the premises conveyed to Grantor described as "Parcel 7" in a deed of Helen N. Andreson dated June 24, 1985, and recorded in the Dukes County Registry of Deeds in Book 433, Page 047 (the "1985 Deed"). Helen N. Andreson's title derives from Bayes Norton.

EXECUTED under seal this 26 day of August, 1997.



John Andreson, Jr., Trustee of the
Helen N. Andreson Trust u/d/t dated
May 8, 1985, and not individually



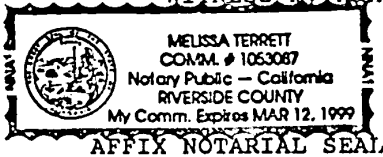
Deborah F. Burns, Trustee of the
Helen N. Andreson Trust u/d/t dated
May 8, 1985, and not individually

BK 711PG574

STATE OF CALIFORNIA
COUNTY OF Orange ss.

On August 28, 1997, before me, Melissa Terrett, personally appeared John Andreson, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as his free act and deed.

WITNESS my hand and official seal.



Melissa Terrett (Seal)
Notary Public
My commission expires:
3/12/99

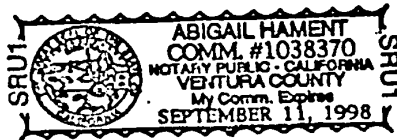
STATE OF CALIFORNIA
COUNTY OF Ventura ss.

On September 11th, 1997, before me, Abigail Hament, personally appeared Deborah F. Burns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as her free act and deed.

WITNESS my hand and official seal.

AFFIX NOTARIAL SEAL

Abigail Hament (Seal)
Notary Public
My commission expires:



Edgartown, Mass. Oct 27 1997
at 2 o'clock and 00 minutes PM
received and entered with Dukes County Deeds
book 711 page 573
Attest: Jane E. Pover Registrar

2

MARTHA'S VINEYARD LAND BANK FE

PAID: \$ _____
 EXEMPT. \$ 0
21362 10/27/97 Comptroller
NO. DATE CERTIFICATION

87190569

QUITCLAIM DEED

I, John Andreson, Jr., individually, of Newport Beach, Orange County, California, for ONE and 00/100 DOLLAR (\$1.00) consideration do hereby GRANT to John Andreson, Jr., Trustee of The John Andreson, Jr. Realty Trust under Declaration of Trust dated August 28, 1997, to be recorded herewith, with a mailing address at P.O. Box 1369, Newport Beach, Orange County, California, 92659, with QUITCLAIM VENANTANTS, my undivided one-half interest as tenant-in-common in a certain parcel of land in Gay Head, Dukes County, Massachusetts at place known as "Zachs Cliffs", bounded and described as follows:

Beginning at the westerly corner bound of Lot 558; thence by said Lot 558, S 58° 24' W to the waters of the Atlantic Ocean; thence turning and running N 31° 36' W by said waters of the Atlantic Ocean 132 feet, more or less, to the westerly half of Lot 557; thence turning and running N 58° 24' E by said westerly half of Lot 557 to Lot 556; thence turning and running S 31° 36' E by said Lot 556, 132 feet more or less, to the point or place of beginning.

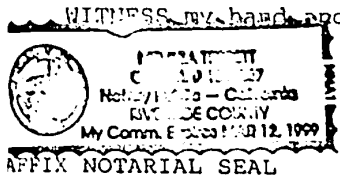
Being the easterly half of Lot 557 as shown on Plan of Indian Reservations at Gay Head filed with Dukes County Registry of Deeds.

For my title, see deed of John Andreson, Jr., and Deborah F. Andreson, Trustees of the HELEN N. ANDRESON TRUST under a Declaration of Trust dated May 8, 1985, and filed in the Dukes County Registry of Deeds in the District of the Land Court as Document No. 18841 noted on Certificate of Title No. 6619 in Book 34, Page 123, which deed is recorded in the Dukes County Registry of Deeds in Book 711, Page 59.

EXECUTED under seal this 27th day of December, 1997.

John Andreson, Jr.
STATE OF CALIFORNIA
COUNTY OF Orange ss. 21917 / 12/27/97 John Andreson, Jr.
 PAID: _____
 EXEMPT. \$ 0
NO. DATE CERTIFICATION

On December 2, 1997, before me, Melissa Terrett personally appeared John Andreson, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as his free act and deed.



Melissa Terrett
Notary Public

My commission expires: 3/12/99

Edgartown, Mass. Jan 27, 1998
at 10 o'clock AM 34 minutes
received and entered with Dukes County Deeds
book 219 page 569
Attest: JD

7190574

QUITCLAIM DEED

I, Deborah F. Burns, individually, of Santa Paula, Ventura County, California, for ONE and 00/100 DOLLAR (\$1.00) consideration paid, GRANT to Deborah F. Burns, Trustee of The Deborah F. Burns Realty Trust under Declaration of Trust dated September 11, 1997, to be recorded herewith, with a mailing address at P.O. Box 604, Santa Paula, California, 93061, with QUITCLAIM COVENANTS, my undivided one-half interest as tenant-in-common in a certain parcel of land in Gay Head, Dukes County, Massachusetts at a place known as "Zachs Cliffs", bounded and described as follows:

Beginning at the westerly corner bound of Lot 558; thence by said Lot 558, S 58° 24' W to the waters of the Atlantic Ocean; thence turning and running N 31° 36' W by said waters of the Atlantic Ocean 132 feet, more or less, to the westerly half of Lot 557; thence turning and running N 58° 24' E by said westerly half of Lot 557 to Lot 556; thence turning and running S 31° 36' E by Lot 556, 132 feet more or less, to the point or place of beginning.

Being the easterly half of Lot 557 as shown on Plan of Indian Lands at Gay Head filed with Dukes County Registry of Deeds.

For my title, see deed of John Andreson, Jr., and Deborah F. Burns, Trustees of the HELEN N. ANDRESON TRUST under a Declaration of Trust dated May 8, 1985, and filed in the Dukes County Registry District of the Land Court as Document No. 18841 noted on Certificate of Title No. 6619 in Book 34, Page 123, which deed is recorded in the Dukes County Registry of Deeds in Book 711, Page 569.

EXECUTED under seal this 1 day of December, 1997.

Deborah F. Burns

MARTHA'S VINEYARD LAND BANK FEE

PAID: \$ _____

EXEMPT. \$ 9

STATE OF CALIFORNIA
COUNTY OF California

SS 21919 1/27/98 DLB

On Dec 1, 1997, before me, Donna G. Lemere VERIFICATION personally appeared Deborah F. Burns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument as her free act and deed.

WITNESS my hand and official seal.

Donna G. Lemere (Seal)
Notary Public

AFFIX NOTARIAL SEAL
DONNA G. LEMERE
COMM #1154341
NOTARY PUBLIC - CALIFORNIA
SANTA BARBARA COUNTY
My Comm. Exp. Oct. 1, 2001

commission expires:
10-1-2001

Edgartown, Mass. Jan 27, 1998
at 12 o'clock 37 minutes A.M.
received and entered with Dukes County Deeds
book 719 page 574
Attest 1 00

Appointment & Acceptance
of Trustee
9/9/135

BR 729PG153

DECLARATION OF TRUST

Anthony C. Frangos of Dover, New Hampshire hereby declares that I and my successors in trust will hold any and all property, real and personal, that may be transferred to me as Trustee hereunder in trust for the sole benefit of the individuals or entities listed on the Schedule of Beneficiaries this day executed by the Trustee, in the proportions stated in said Schedule, or in any revised Schedule of Beneficiaries in accordance with Paragraph (b).

1. (a) This Trust shall be known as the Brutus Realty Trust. The purposes for which the Trust is formed and the functions to be carried on by the Trustee are to create a trust for the purpose of holding the record legal title of the trust property for the benefit of the Beneficiaries. The Trust shall not engage in any functions other than the holding of the record legal title to the trust property, except as herein provided.

(b) The original Beneficiary or Beneficiaries of this Trust is the person or persons listed as Beneficiaries in the Schedule of Beneficiaries this day executed by the Trustee and held in the files of the Trustee, and the respective interests of the Beneficiary or Beneficiaries are as therein stated. The beneficial interest of a Beneficiary hereunder shall be deemed to be personal property and is not assignable, except in case of the death of a Beneficiary, his or her right, title or interest hereunder shall pass to his or her executor or administrator and to his or her heirs at law. The death of any Beneficiary shall not terminate this Trust nor in any manner effect the powers of the Trustee hereunder. A copy of said Schedule of Beneficiaries shall be filed with anyone holding a mortgage on property owned by the Trust.

2. Except as hereinafter provided in the case of the termination of this Trust, the Trustee shall have full power and authority to acquire land, options to purchase, assign, mortgage, distribute or otherwise dispose of all or any part of the trust property, to sell, convey or lease any trust property, to borrow money, to grant or acquire rights or easements and enter into agreements with respect to the trust property, and to carry out any actions so designated, provided, however, that no Trustee shall be required to take any action directed which will, in the opinion of such Trustee, involve him or her in any personal liability, unless first reasonably indemnified against such liability. Any person dealing with the Trustee shall be fully protected in accordance with the provisions of Paragraph 6 hereof, provided that all of the Trustees execute any of the documents heretofore stated, and that a majority of the Trustees shall not be sufficient.

3. This Trust may be terminated at any time by written notice of termination given to the Trustee by a unanimous consent of the Beneficiaries, and this Trust shall terminate, in any event, twenty (20) years after the death of the Trustee. In case of any such termination, the Trustee shall transfer and convey the entire trust property to the Beneficiaries in proportion to their respective interest as determined in accordance with the provisions of Paragraph 1, or as directed in writing by the Beneficiaries.

4. The Trustee herein named, or any successor, may nominate such person as he desires to be his successor as Trustee in case of resignation, and the appointment shall be complete upon a written notice of said appointment and the acceptance thereof by the new Trustee being filed in the Registry of Deeds wherever this Declaration of Trust may be filed. If no nomination is made as above provided, then all of the holders of the beneficial interest may appoint a new Trustee by an instrument which shall become effective when said instrument and acceptance by the new Trustee shall have been recorded in the Registry of Deeds where this Declaration is recorded.



5. Upon the death of the original Trustee, the powers and duties of the Trustee shall automatically vest in Paul D. Pettegrove of Gladstone, New Jersey as Successor Trustee, and the Successor Trustee shall file a death certificate in the Registry of Deeds where this Declaration of Trust is recorded.
6. Any Trustee hereunder may resign by written instrument signed and acknowledged by such Trustee and recorded with the Registry of Deeds in which this Declaration of Trust is recorded. Succeeding or additional Trustees may be appointed, or any Trustee may be removed by an instrument in writing signed by all of the Beneficiaries, provided in each case that such instrument or instruments (or a certificate by any Trustee naming the Trustee or Trustees appointed or removed, and in the case of any appointment, the acceptance in writing by the Trustee or Trustees appointed) shall be recorded with the Registry of Deeds in which this Declaration of Trust is recorded, which shall be conclusive evidence of his qualification as Trustee hereunder. Upon the appointment of any succeeding or additional Trustee, the title to the trust estate shall thereupon, and without the necessity of any conveyance, be vested in said succeeding or additional Trustee jointly with the remaining Trustee or Trustees, if any. Each succeeding and additional Trustee shall have all the rights, powers, authority and privileges as if named as the original Trustee hereunder. No Trustee shall be required to furnish a bond.
7. This Declaration of Trust may be amended from time to time by a written instrument (i) signed by all of the Beneficiaries and acknowledged by any Beneficiary, and (ii) delivered to any Trustee, provided in each case that the instrument of amendment or a certificate by any Trustee setting forth the terms of such amendment be recorded in the Registry of Deeds where this Declaration of Trust is recorded.
8. No Trustee hereunder shall be liable for any error of judgment, nor for any loss arising out of any act or omission in good faith, but shall be responsible only for his own willful breach of trust. No license of court shall be requisite to the validity of any transaction entered into by the Trustee. No purchaser or lender shall be under any liability to see to the application of the purchase money or of any money or property loaned or delivered to any Trustee, or to see that the terms and conditions of this Trust have been complied with. Every agreement, lease, sublease, deed, mortgage, note, assignment, or other instrument executed by the person appearing from the record of a Registry of Deeds to be a Trustee hereunder shall be conclusive evidence in favor of every person relying thereon or claiming thereunder that at the time of delivery thereof, this Trust was in full force and effect, and that the execution and delivery thereof was duly directed as required by the terms of this Trust. Any person dealing with the trust property or any Trustee may always rely, without further inquiry, on a certificate signed by a person appearing from the records of the Registry of Deeds to be a Trustee hereunder, as to who are the Trustees hereunder, or the Beneficiaries hereunder, or as to the authority of any Trustee to act, as to whether or not this Declaration of Trust has been terminated or amended and, if amended, the provisions of such amendment, or as to the existence or non-existence of any fact or facts which constitute conditions precedent to acts by any Trustee, or which are in any other manner germane to the affairs of the Trust.
9. (a) If at any time when there are two or more Trustees, any Trustee shall become unable to perform his or her duties as such Trustee because of physical or mental incapacity, then he or she shall continue to be a Trustee hereunder and during such period as such incapacity shall continue, the other Trustee or Trustees shall, acting alone, have an exercise as Trustee of all the powers, duties and discretions of the Trustees within the terms of this instrument.



(b) If at any time when there are two or more Trustees, any Trustee may for the duration of any absence, illness or incapacity of him or her for any specified period of time, authorize, in writing, the other Trustee or Trustees, acting alone, to manage the affairs of this Trust. Such authority shall be revoked in writing.

10. The term "Trustee" when used in this instrument shall include both singular and plural where the context so requires or permits and shall mean the Trustee or Trustees named herein and such person or persons who hereafter serve as Trustee or Trustees hereunder, and the rights, powers, authority and privileges granted hereunder to the Trustee shall be exercised by such person or persons subject to the provisions hereof.

11. No Trustee or Beneficiary hereunder shall have any personal liability under any contract or undertaking made by the Trustee. All such contracts, obligations or undertakings shall refer to this instrument and shall be enforceable only against the Trustee as Trustee and upon the trust property.

12. The Trustee may consult legal counsel concerning any question which may arise hereunder, and shall incur no liability and shall be fully protected in acting in accordance with the opinion of such counsel.

13. The Trustee shall be entitled to reasonable compensation for services hereunder and to reimbursement for all reasonable expenses incurred hereunder. Notwithstanding any contrary provision, the Trustee shall not be required to take any action hereunder by direction of the Beneficiaries or otherwise, until the Beneficiaries shall furnish to the Trustee reasonable indemnity against liability and expense to the Trustee.

Executed as a sealed instrument this 1st day of May, 1998.

Anthony C. Frangos

COMMONWEALTH OF MASSACHUSETTS

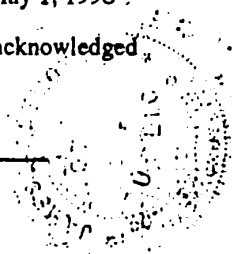
ESSEX, SS

May 1, 1998

Then personally appeared the above-named Anthony C. Frangos and acknowledged the foregoing instrument to be his free act and deed, before me,

Ward, Mass. May 7 1998
at 7 o'clock and 30 minutes P M
received and entered with Dukes County Deeds
Book 729 page 153
Sheet:

James Deuster
Notary Public
My commission expires Apr. 13, 2001



Deane E. Powers Register

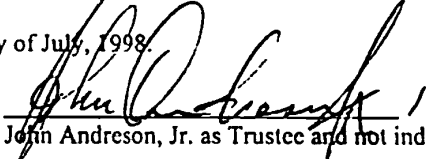
PL 73790129

CERTIFICATE OF TRUSTEE OF JOHN ANDRESON, JR. REALTY TRUST


The undersigned, John Andreson, Jr., Trustee hereby certifies as follows:

1. That John Andreson, Jr. Realty Trust was established by Declaration of Trust dated August 28, 1997 and recorded with the Dukes County Registry of Deeds at Book 719, Page 563 (the "Trust");
2. That the Trust has not been amended, modified or revoked, and is in full force and effect;
3. That the undersigned, John Andreson, Jr., Trustee is the sole trustee of the Trust (the "Trustee"); and,
4. That the Trustee, pursuant to the provisions of the Trust, has been duly authorized and directed by the Beneficiaries of the Trust to negotiate, enter into, execute and deliver to Anthony C. Frangos such documentation as Frangos may reasonably require, including but not limited to a deed of the trust property being a portion of Set-off Lot 557 as shown on the Partition Plan of Gay Head, prepared by John H. Mullin, recorded at the Dukes County Registry of Probate and also known as Gay Head Assessor's Map 12, Parcel 122, all upon such terms and conditions as the Trustee of the Trust deems appropriate and desirable; and to execute and deliver any and all other documents and instruments which may be necessary, desirable or convenient to effectuate and implement the foregoing.

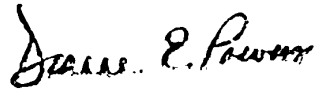
Executed as a sealed instrument this 1st day of July, 1998.


 John Andreson, Jr. as Trustee and not individually

The Above NAMED JOHN ANDRESON JR., TRUSTEE
 PERSONALLY KNOWN TO ME, ACKNOWLEDGED HIS SIGNATURE,
 JULY 1, 1998.


 Carlyle Cronig
 NOTARY PUBLIC
 My commission expires July 16, 2004

Edgartown, Mass. July 29, 1998
 at 8 o'clock and 43 minutes AM
 received and entered with Dukes County Registry
 book 737 page 129
 Attest:

 Registrar

CERTIFICATE OF TRUSTEE OF DEBORAH F. BURNS REALTY TRUST

The undersigned, Deborah F. Burns, Trustee hereby certifies as follows:

- 1. That Deborah F. Burns Realty Trust was established by Declaration of Trust dated September 11, 1997 and recorded with the Dukes County Registry of Deeds at Book 719, Page 571 (the "Trust");
2. That the Trust has not been amended, modified or revoked, and is in full force and effect;
3. That the undersigned, Deborah F. Burns, Trustee is the sole trustee of the Trust (the "Trustee"); and,
4. That the Trustee, pursuant to the provisions of the Trust, has been duly authorized and directed by the Beneficiaries of the Trust to negotiate, enter into, execute and deliver to Anthony C. Frangos such documentation as Frangos may reasonably require, including but not limited to a deed of the trust property being a portion of Set-off Lot 557 as shown on the Partition Plan of Gay Head, prepared by John H. Mullin, recorded at the Dukes County Registry of Probate and also known as Gay Head Assessor's Map 12, Parcel 122, all upon such terms and conditions as the Trustee of the Trust deems appropriate and desirable; and to execute and deliver any and all other documents and instruments which may be necessary, desirable or convenient to effectuate and implement the foregoing.

Executed as a sealed instrument this 6th day of July, 1998.

Deborah F. Burns as Trustee and not individually

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

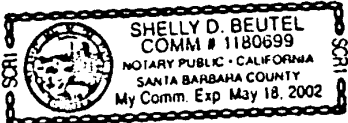
No 5193

State of CALIFORNIA
County of SANTA BARBARA

On 7/27/98 before me, SHELLY D. BEUTEL, NOTARY PUBLIC

personally appeared DEBORAH F. BURNS

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Shelly D. Beutel

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document

- INDIVIDUAL
CORPORATE OFFICER(S)
PARTNER(S) LIMITED GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION TITLE OR TYPE OF DOCUMENT CERTIFICATE OF TRUSTEE OF DEBORAH F. BURNS REALTY TRUST
NUMBER OF PAGES 1 DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMED ABOVE

Edgartown, Mass July 29, 1998
at 2 o'clock and 24.4 minutes AM
received and entered with Dukes County Deeds
book 737 page 130
Attest:

374 [Signature] Registrar

7370131

DEED

The undersigned John Andreson, Jr., Trustee of The John Andreson, Jr. Realty Trust of P.O. Box 1369, Newport Beach, Orange County, CA under a declaration of trust recorded at Dukes County Registry of Deeds at Book 719 page 563 and Deborah F. Burns, Trustee of Deborah F. Burns Realty Trust of P.O. Box 604, Santa Paula, Ventura County, CA under a declaration of trust recorded at Dukes County Registry of Deeds at Book 719 page 571

for consideration of seventy-five thousand dollars (\$75,000.00)

paid, grant to Anthony C. Frangos, Trustee of Brutus Realty Trust under a declaration of Trust recorded at Dukes County Registry of Deeds at Book 729, Page 153.

with quitclaim covenants

The land with any buildings thereon and further described on Exhibit A attached hereto and expressly made a part hereof and incorporated herein by reference.

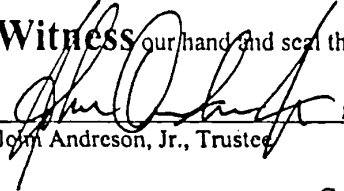
Address of granted premises: Gay Head Assessor's Map 12, Parcel 122

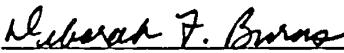
Title References: Book: 719 Page: 569 Date: 12/02/97
Grantor(s): John Andreson, Jr.

Book: 719 Page: 574 Date: 12/01/97
Grantor(s): Deborah F. Burns

RECORDS
DEEDS REC'D
JUL 16 1998
NOTARY PUBLIC
CARLYLE CRONIN

Witness our hand and seal this 6th day of July, 1998


John Andreson, Jr., Trustee

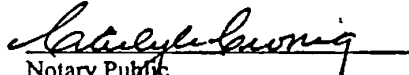

Deborah F. Burns, Trustee

Commonwealth of Massachusetts

Dukes, ss

July 15, 1998

Then personally appeared the above named John Andreson, Jr., Trustee and acknowledged the foregoing instrument to be his free act and deed, before me,


Notary Public

My commission expires: Carlyle Cronin
NOTARY PUBLIC
My commission expires July 16, 2004

1 OF 3 PAGES

PL 737PG 132.

State of California

County of Ventura, ss

July /, 1998

Then personally appeared the above named Deborah F. Burns, Trustee and acknowledged the foregoing instrument to be her free act and deed, before me,



Shelly D. Beutel

Notary Public

My commission expires: MAY 18, 2002

MARTHA'S VINEYARD LAND BANK FEE

PAID: \$ 1500-

EXEMPT. \$ _____

23052 7/23/98 [Signature]
 NO. DATE CERTIFICATION

2 OF 3 PAGES

7370133

EXHIBIT A

The following description is part of an instrument alienating land in which the grantors are John Andreson, Jr., Trustee of The John Andreson, Jr. Realty Trust and Deborah F. Burns, Trustee of Deborah F. Burns Realty Trust and the grantee is Anthony C. Frangos, Trustee of Brutus Realty Trust:

a parcel of land situated in Gay Head, Dukes County, Massachusetts, at a place known as "Zach's Cliffs", bounded and described as follows:

Beginning at the westerly corner bound of lot 558; thence by said lot 558 SOUTH 58 degrees 24 minutes; WEST to the waters of the Atlantic Ocean; thence turning and running NORTH 31 degrees 36 minutes; WEST by said waters of the Atlantic Ocean 132 feet, more or less, to the westerly half of lot 557; thence turning and running NORTH 58 degrees 24 minutes; EAST by said westerly half of lot 557 to lot 556; thence turning and running SOUTH 31 degrees 36 minutes; EAST by lot 556, 132 feet more or less, to the point or place of beginning.

Being the easterly half of lot 557 as shown on Plan of Indian Lands at Gay Head filed with Dukes County Registry of Probate.

Edgartown, Mass July 29, 1998
at 8 o'clock and 45 minutes A.M.
received and entered with Dukes County Deeds
book 737 page 131
Attest:

James P. Poirer - Register

3 OF 3 PAGES

TRUSTEE'S CERTIFICATE OF APPOINTMENT OF CO-TRUSTEE
BRUTUS REALTY TRUST

The undersigned, Anthony C. Frangos, Trustee of Brutus Realty Trust under a Declaration of Trust dated May 1, 1998 recorded with the Dukes County Registry of Deeds in Book 729, Page 153, hereby certify that James J. Decoulos of 38 Bow Road, Belmont, Massachusetts, has been appointed Co-Trustee of said Trust pursuant to the provisions of Paragraph 6 of the referenced Declaration of Trust.

Dated at Peabody, Massachusetts this 30th day of April, 2004.

BRUTUS REALTY TRUST
By: [Signature]
Anthony C. Frangos, Trustee

The undersigned hereby accepts appointment as the Co-Trustee of said Trust.

Dated at Peabody, Massachusetts this 30th day of April, 2004.

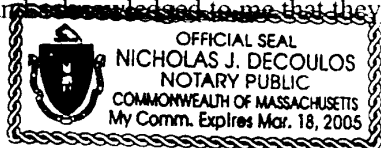
By: [Signature]
James J. Decoulos

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 30, 2004

On this 30th day of April, 2004, before me, the undersigned notary public, personally appeared the above-named Anthony C. Frangos, Trustee, and James J. Decoulos, Co-Trustee of said Trust who are personally known to me to be the persons whos names are signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My commission expires: _____

Edgartown, Mass. May 6, 2004
at 2 o'clock and 25 minutes P M
received and entered with Dukes County Deeds
book 999 page 135

Attest:

[Signature] Registrar