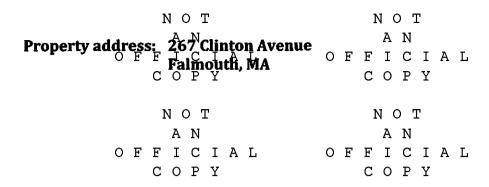
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Ctf#:226839



QUITCLAIM DEED

The Wind School, LLC a Massachusetts limited liability company with a principal place of business at 500 East Washington Street, Suite 16, North Attleborough, Massachusetts 02760,

In consideration paid of Six Million and 00/100 Dollars (\$6,000,000.00),

Grant to 267 Clinton Ave LLC a Massachusetts limited liability company with a principal place of business at 367 Main Street, Falmouth, Massachusetts 02540

With QUITCLAIM COVENANTS

Registered Land:

The land in Falmouth, Barnstable County, Massachusetts, together with the buildings thereon, bounded and described as follows:

All of said boundaries, except the water lines, are determined by the Court to be located as shown on plan 10545-A, dated October 1924, drawn by W.A. Gifford, Civil Engineer, and filed in the Land Registration Office at Boston, a copy of which is filed in Barnstable County Registry of Deeds in Land Registration Book 4, Page 212, with Certificate of Title No. 962.

For title, see Certificate of Title No. 226385, Document Number 1,429,687.

Unregistered Land:

Also another parcel of land being an unregistered parcel in said Falmouth, Barnstable County, Massachusetts, bounded and described as follows:

A triangular lot of land on the Southwesterly side of Clinton Avenue in Falmouth, Barnstable County, Massachusetts, bounded and described as follows:

MASSACHUSETTS STATE EXCISE TAX BARNSTABLE LAND COURT REGISTRY Date: 07-02-2021 @ 03:05pm

Fee: \$20,520.00 Cons: \$6,000,000.00

Ctl#: 1019

BARNSTABLE COUNTY EXCISE TAX BARNSTABLE LAND COURT REGISTRY Date: 07-02-2021 @ 03:05pm

Ctl#: 1019

Fee: \$18,360.00 Cons: \$6,000,000.00

NOT NOT A N A N Page 2 OFFICIAL OFFICIAL COPY COPY Southeasterly

by remaining land of Falmouth Yacht Club, Inc., one hundred fifty-

Nfive (155) feet more or less; NOT

by the waters of Vineyard Sound Aantd, Southwesterly

Northwesterly F F by land of Doyle Motors Inc., a distance of two hundred five (205)

C feetp more or less. COPY

Said parcel of land contains an area of 3,800 square feet more or less as shown on plan entitled "Plan of Land in Falmouth to be conveyed by Falmouth Yacht Club, Inc., Scale 1" = 30', October 3, 1959, Charles A. White, C. E., and which plan is recorded with Barnstable Deeds, Plan Book 151, Page 105.

For title, see deed recorded in the Barnstable County Registry of Deeds in Book 34150, Page 236.

The above-described land is subject to any restrictions of record if the same be in force and applicable, and insofar as the same are in force and applicable.

This conveyance does not constitute all or substantially all of the assets of the grantor herein.

Executed as a sealed instrument and under the penalties of perjury this 2 day of July, 2021.

The Wind School, LLC

By

Michael D. Bedard, Manger and

Authorized Signatory

NOT NOT Page 3 A N A N OFFICIAL OFFICIAL

COMMONWEALTH OF MASSACHUSETTS

NOT NOT Bristol, ss A N A N /(D F F I C I A L OFFICIAL

day of July, 2021, before me, the undersigned notary public, personally appeared Michael D. Bedard, Manager and Authorized Signatory, proved to me through satisfactory evidence of identification, which was his Massachusetts driver's license to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of THE WIND SCHOOL, LLC.

> Patrick K/Sullivar My/commission expires: 03/11/2027

Notary Public