

ACCEPTANCE OF DEED

On this _____ day of December, 2021, we, the duly authorized Trustees of the Town of Nantucket Affordable Housing Trust Fund, acting pursuant to provisions of G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010 and recorded with the Nantucket County Registry of Deeds in Book 1221 Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Deeds in Book 1452, Page 272, hereby accept the foregoing deed from Alpine C. Bird and Donald J. Bird, Trustees of Chandler Surfside Realty Trust under Declaration of Trust dated December 14, 1993, recorded with said Deeds in Book 434, Page 160 to property located at 8 White Street, Nantucket, Massachusetts.

Town of Nantucket Affordable Housing Trust Fund
By its Board of Trustees

By: _____
_____, Trustee and
Chair/Vice Chair

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of December, 2021 before me, the undersigned notary public, personally appeared _____, Trustee and Chair/Vice Chair of the Town of Nantucket Affordable Housing Trust Fund, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she/ signed it voluntarily for its stated purpose as Trustee and Chair/Vice Chair of the Town of Nantucket Affordable Housing Trust Fund.

Notary Public
My Commission Expires:

MASSACHUSETTS QUITCLAIM DEED

ALPINE C. BIRD and **DONALD J. BIRD**, as Successor Trustees of the **CHANDLER SURFSIDE REALTY TRUST**, under Declaration of Trust dated December 14, 1993, recorded with the Nantucket Registry of Deeds in Book 434, Page 160, with a mailing address of 1010 Memorial Drive, Apt 15A, Cambridge, MA 02138, hereinafter referred to as "Grantor",

For consideration paid and in full consideration of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (**\$1,200,000.00**) DOLLARS, the receipt and sufficiency of which is hereby acknowledged,

Grants to **BRIAN SULLIVAN, BROOKE S. MOHR, PENELOPE DAY, DAVID IVERSON, REEMA SHERRY** and **DAWN E. HILL HOLDGATE**, as Trustees of the **TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND**, a municipal affordable housing trust created pursuant to G.L.c 44 §55 C , under Declaration of Trust dated February 8, 2010, recorded with Nantucket Registry of Deeds in Book 1221, Page 20, as amended by First Amended dated September 25, 2014, recorded with Nantucket Registry of Deeds in Book 1452, Page 272, with an address of 2 Fairgrounds Road, Nantucket, MA 02554, hereinafter referred to as "Grantee",

With QUITCLAIM COVENANTS,

That certain parcel of vacant land located at **8 WHITE STREET**, in the Town and County of Nantucket, Commonwealth of Massachusetts, bounded and described as follows:

SOUTHWESTERLY	by the Boulevard, two hundred forty and 00/100 (240.00) feet;
NORTHWESTERLY	by Lot 10 as shown on said plan, five hundred twenty and 00/100 (520.00) feet;
NORTHEASTERLY	by Lot 11 as shown on said plan, two hundred-twenty and 00/100 (220.00) feet;
EASTERLY	by White Street by the curving line thereof, tifty and 46/100 ; and

SOUTHEASTERLY by Lot 16 as shown on said plan, four hundred seventy-five and 28/100 (475.28) feet.

Shown as Lot 17 on a plan of land entitled "Definite Subdivision Plan A Nantucket, MA," dated May 11, 1981, prepared by John J. Shugrue, Inc. recorded with Nantucket County Registry of Deeds in Plan Book 11-A on Sheet 1, containing 124,179 square feet of land, more or less, according to said plan.

Said land is conveyed subject to and with the benefit of the following matters:

- a) Matters as set forth on the face of the deed recorded with the Nantucket Registry of Deeds in Book 434, Page 158.
- a) Subject to an Affordable Housing Restriction restricting the Buyer's use of the Premises to year-round residential affordable housing purposes. In the event the subject title holder is unable to use the Premises for such a purpose, despite such diligent efforts, then the Premises may be conveyed, at the subject title holder's discretion, to a third party with 100% of the sales proceeds being deposited in the subject title holder's account to be used for affordable housing purposes.

This conveyance is considered a bargain sale for charitable purposes.

This transfer is a sale in the normal course of business of Alpine C. Bird and Donald J. Bird, as Trustees of the Chandler Surfside Realty Trust, and is not a sale of all or substantially all of the assets of the Trust.

We, Alpine C. Bird and Donald J. Bird, hereby certify that, as of this date, we are the only Trustee of the Chandler Surfside Realty Trust, under Declaration of Trust dated December 14, 1993, recorded with Nantucket Registry of Deeds in Book 434, Page 160, and further certify

- (a) that said Trust has not been amended, terminated or revoked and is in full force and effect;
- (b) that the Trustee executing and delivering this deed has been duly authorized by the direction of all beneficiaries of said Trust, to execute and deliver the same and that such

instrument is valid, binding, effective and legally enforceable in accordance with said Trust instrument;

- (c) that no beneficiary, spouse or civil union partner of a beneficiary, former spouse or former civil union partner of a beneficiary resides in the property as their primary residence or is entitled to claim the benefit of an existing estate of homestead; and
- (d) that no beneficiary of the Trust is a minor, incompetent to act, a corporation selling all or substantially all of its Massachusetts assets, a partnership, a trust, or a personal representative of an estate subject to estate tax liens.

WITNESS Grantor's hand and seal this _____ day of December, 2021.

Chandler Surfside Realty Trust

By: _____
Alpine C. Bird, Trustee

By: _____
Donald J. Bird, Trustee

*For our Appointment and Acceptance as Trustees,
see Book 507, Page 151 at the Nantucket Registry of Deeds.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____,ss

On this _____ day of _____, 2021, before me, the undersigned notary public,
personally appeared the above-named, Alpine C. Bird, as Co- Trustee of the Chandler Surfside
Realty Trust, proved to me through satisfactory evidence of identification, which were
_____, to be the person(s) who signed the preceding or
attached document in my presence, and acknowledged to me that he signed it voluntarily for its
stated purpose, by his free act and deed, on behalf of the Chandler Surfside Realty Trust,.

Notary Public Signature

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____,ss

On this _____ day of _____, 2021, before me, the undersigned notary public, personally appeared the above-named, Donald J. Bird, as Co-Trustee of the Chandler Surfside Realty Trust, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, by his free act and deed, on behalf of the Chandler Surfside Realty Trust,.

Notary Public Signature

My Commission Expires:

SETTLEMENT STATEMENT

Alpine C. Bird and Donald J. Bird, Trustees of the Chandler Surfside
Realty Trust ("Seller")
Town of Nantucket Affordable Housing Trust Fund ("Buyer")
8 White Street, Nantucket, MA (Property)
December 20, 2021(Closing Date)

Purchase Price: **\$ 1,200,000.00**

Less:

Deposit \$ 0.00

Broker's Commission (POC) \$ 30,000.00
Payable to Bill Liddle

Net Amount Due Seller: **\$ 1,170,000.00**

**Buyer's Funds to be Wired
To Seller's attorney** **\$ 1,200,000.00**

SELLER: CHANDLER SURFSIDE
REALTY TRUST

BUYER: TOWN OF NANTUCKET
AFFORDABLE HOUSING

By: _____
Alpine C. Bird, Trustee

_____, Trustee
Chair/Vice Chair

By: _____
Donald J. Bird, Trustee

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
OFFICE OF THE COLLECTOR OF TAXES

KP Law
101 Arch Street, 12th Floor
Boston, MA 02110

No: 8547

Date: December 7, 2021

I CERTIFY FROM AVAILABLE INFORMATION THAT ALL TAXES, ASSESSMENTS AND CHARGES NOW PAYABLE THAT CONSTITUTE LIENS AS OF THE DATE THIS CERTIFICATE ON THE PARCEL OF REAL ESTATE SPECIFIED IN YOUR APPLICATION ARE LISTED BELOW. YOUR APPLICATION WAS RECEIVED ON December 7, 2021

DESCRIPTION OF PROPERTY

ASSESSED OWNER:	Bird Alpine C & Donald J
LOCATION OF PROPERTY:	8 White St
PARCEL IDENTIFICATION:	0080-087
LAND AREA:	2.850 acres
VALUATION:	\$940,800 land

FISCAL YEAR	2020	2021	2022
R.E.TAX - ACTUAL	Paid	\$3,726.52 Paid	
R.E.TAX - *PRELIMINARY			\$1,863.27 Preliminary
BETTERMENTS/SPECIAL ASSESSMENTS			
++ Sewer Privilege Fee			
**Committed interest			
UTILITY LIENS			
Landfill			
TOTAL BILLED			
Payments			\$1,863.27 Paid
Abatements/Exemptions			
Charges and Fees			
BALANCE DUE	- 0 -	- 0 -	- 0 -

*PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.

**COMMITTED INTEREST is as of the date of this document.

OTHER UNPAID CHARGES:

WANNACOMET SEWER/WATER CHARGES:

If this document includes charges for water or sewer, you must contact the Wannacomet Water Company directly for payment of outstanding charges. 508-228-0022.

++ PROPERTY MAY BE SUBJECT TO A SEWER PRIVILEGE FEE. CONTACT THE SEWER DEPT. FOR MORE INFORMATION 508-228-7200 ext. 7800.

☐ This property is in Tax Title. Contact the Treasurer for outstanding amounts at 508-228-7200 ext 7030.

I have no knowledge of any other outstanding amounts that constitutes a lien.

Collector of Taxes
Trisha Murphy

Noncash Charitable Contributions

► Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over \$500 for all contributed property.
► Go to www.irs.gov/Form8283 for instructions and the latest information.

OMB No. 1545-0074

Attachment
Sequence No. **155**

Name(s) shown on your income tax return

Donald J. Bird and Alpine C. Bird; James C. Bird and Kathleen H. Corriveau

Identifying number

Note: Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities—List in this section **only** an item (or a group of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than \$5,000. See instructions.

Part I Information on Donated Property—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		☐	
B		☐	
C		☐	
D		☐	
E		☐	

Note: If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is generally required for items reportable in Section B. See instructions.

Part I Information on Donated Property

2 Check the box that describes the type of property donated.

- | | | |
|--|---|---|
| a ☐ Art* (contribution of \$20,000 or more) | e ☒ Other Real Estate | i ☐ Vehicles |
| b ☐ Qualified Conservation Contribution | f ☐ Securities | j ☐ Clothing and household items |
| c ☐ Equipment | g ☐ Collectibles** | k ☐ Other |
| d ☐ Art* (contribution of less than \$20,000) | h ☐ Intellectual Property | |

* Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

** Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note: In certain cases, you must attach a qualified appraisal of the property. See instructions.

3	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift.	(c) Appraised fair market value
A	See Attached	Unimproved Land	
B			
C			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	(h) Amount claimed as a deduction (see instructions)	(i) Date of contribution (see instructions)
A						
B						
C						

Name(s) shown on your income tax return

Identifying number

Part II Partial Interests and Restricted Use Property (Other Than Qualified Conservation Contributions)

Complete lines 4a through 4e if you gave less than an entire interest in a property listed in Section B, Part I. Complete lines 5a through 5c if conditions were placed on a contribution listed in Section B, Part I; also attach the required statement. See instructions.

4a Enter the letter from Section B, Part I that identifies the property for which you gave less than an entire interest ▶ _____
If Section B, Part II applies to more than one property, attach a separate statement.

b Total amount claimed as a deduction for the property listed in Section B, Part I: **(1)** For this tax year . . . ▶ _____
(2) For any prior tax years ▶ _____

c Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization in Section B, Part V, below):

Name of charitable organization (donee)

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept ▶ _____

e Name of any person, other than the donee organization, having actual possession of the property ▶ _____

Yes	No

5a Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?

b Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?

c Is there a restriction limiting the donated property for a particular use?

Part III Taxpayer (Donor) Statement—List each item included in Section B, Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Section B, Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Section B, Part I and describe the specific item. See instructions.

Signature of
taxpayer (donor) ▶ _____

Date ▶ _____

Part IV Declaration of Appraiser

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

**Sign
Here**

Appraiser signature ▶ _____

Date ▶ _____

Appraiser name ▶ _____

Title ▶ _____

Business address (including room or suite no.)

Identifying number

City or town, state, and ZIP code

Part V Donee Acknowledgment

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶ _____

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ▶ ☐ Yes ☐ No

Name of charitable organization (donee)

Employer identification number

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

Authorized signature

Title

Date

IRS Form 8283: Noncash Charitable Contributions

Tax Returns of:

Donald J. Bird and Alpine C. Bird; James C. Bird and Kathleen H. Corriveau

Response to Section B, Part I, Row (3), Column (a):

A certain parcel of vacant land located at 8 White Street, Nantucket, Massachusetts containing 124,179+/- square feet or 2.85+/- Acres shown as Lot 17 on a plan of land entitled "Definite Subdivision Plan A Nantucket, MA," dated May 11, 1981, prepared by John J. Shugrue, Inc. recorded with Nantucket County Registry of Deeds in Plan Book 11-A on Sheet 1.