

TAB 2.3

MASHPEE DEEDS

PARCEL 1

DEED

The Town of Mashpee, acting by and through its Board of Selectmen, with a principal place of business at 16 Great Neck Road North, Mashpee, Barnstable County, (hereinafter, "the Town") in consideration of the sum of One Dollar (\$1.00) and such further consideration and agreements as set forth in the document entitled Intergovernmental Agreement by and Between the Mashpee Wampanoag Tribe and the Town of Mashpee, dated April 22, 2008, the sufficiency of which is hereby acknowledged, does hereby release, convey and grant to the **Mashpee Wampanoag Tribe**, a Federally recognized Indian Tribe, whose principal offices are located at 483 Great Neck Road South, Mashpee, Barnstable County, Massachusetts, 02649, all right, title and interest of the Town of Mashpee in an to the real property located in Mashpee, Barnstable County, and described as follows:

The land with the building thereon located on Meetinghouse Road in the Town of Mashpee and shown as Parcel 58A on a Plan of Land entitled "Plan of Land Prepared for Old Indian Meeting House Authority, Inc." by Holmes and McGrath, Inc., civil engineers and land surveyors, dated March 29, 2007 and recorded herewith. This parcel contains 6,447, plus or minus, square feet and is further identified on Town of Mashpee Assessors Map 61 as Parcel 58A. For Grantor's title reference, see Barnstable Registry of Deeds, Book 121, Page 139.

The within conveyance is made pursuant to the vote taken under Article 2 of the Warrant for the April 7, 2008 Mashpee Special Town Meeting, a certified copy of which is appended hereto as Attachment A. This conveyance is furthermore made with the warranty that is complies with the provisions of G.L. c.44, Section 63A, regarding payment of real estate taxes.

Executed as a sealed instrument this 28th day of April, 2008.

The Board of Selectmen of the Town of Mashpee

Theresa D. Cook
Chairman

John J. Cabalane

Don D. Myer

Henry F. [Signature]

[Signature]

RETURN TO:

SULLIVAN AND MCDERMOTT
ATTORNEYS-AT-LAW
1988-1990 CENTRE STREET
WEST ROXBURY, MASSACHUSETTS 02132

Plan 625/18 Lec vs: 410 MEETINGHOUSE ROAD, MASHPEE MA. 02649
GRANTOR'S ADDRESS: 483 GREAT NECK ROAD, MASHPEE, MA. 02649

Commonwealth of Massachusetts

Barnstable, ss

April 28, 2008

On this 28th day of April 2008, before me, the undersigned notary public, personally appeared Theresa M. Cook, John J. Cahalane, Don D. Myers, George F. Green, Jr. and Wayne E. Taylor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the attached document, and acknowledged to me that they signed it voluntarily for its intended purpose in their capacities as Selectmen of the Town of Mashpee.

René J. Read

Notary Public

My Commission expires: *APRIL 13, 2012*



**Town of Mashpee
Special Town Meeting
April 7, 2008**

Town Meeting convened at 7:02 pm
Quorum 100
Voters 338

Article 2

To see if the Town will vote to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe of Massachusetts (the "Tribe") the Town's title, rights, or interest in and to the following described parcels of real property, to file such petitions with the Massachusetts General Court as may be necessary to effect this conveyance, grant or release, and to execute any and all instruments necessary to convey, grant and /or release the Town's title, interest or rights, upon such terms and conditions as the Board of Selectmen shall deem to be in the interest of the Town; provided, that the Town and the Tribe shall have first executed an Inter-Governmental Agreement specifically providing the terms of disposition of the subject title, rights and/or interests:

Parcel One: The parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The parcel of land containing approximately 6.02 acres to 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The parcel of land containing approximately 2 1/2 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The parcel of land containing 1/2 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly referenced as the Indian Museum Parcel;

Parcel Five: The parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses;

Parcel Six: The parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

Parcel Seven: The parcel containing 4.6 acres, more or less, identified on Assessors Map 106, located off of Punkhorn Point and Gooseberry Island, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

Parcel Eight: The parcel containing 8 acres, more or less, identified on Assessors Map 106, located in Popponneset Bay, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

or take any other action relating thereto.

Submitted by the Board of Selectmen

Explanation: This Article seeks the authorization of Town Meeting for the conveyance and/or release of the Town's title, rights or interest in and to the eight parcels of real property identified in Paragraph 1(a) and Exhibits A and B of the Intergovernmental Agreement. As stated in the Agreement, upon conveyance of the Town's right, title and interest in the parcels identified as Parcels One through Six, the Tribe will pursue the pending petition to the United States Department of the Interior, Bureau of Indian Affairs ("BIA") for acceptance of said parcels into trust for the benefit of the Tribe, pursuant to Section 5 of the Indian Reorganization Act of 1934, 25 U.S.C. section 465. All of these parcels have already been identified by the Tribe as prospective trust parcels in the Tribe's August 30, 2007 Application to the BIA which seeks trust designation for multiple parcels of land in Mashpee and Middleborough. Upon authorization of the subject conveyance/release of rights by Town Meeting, the Selectmen will, in consideration of and subject to the terms of the Intergovernmental Agreement, execute all instruments necessary to convey the Town's rights, title and interest in the subject parcels, and they will withdraw the Town's previously filed comments objecting to the Tribe's pending BIA land into trust Application. Parcels Seven and Eight are Wampanoag Shellfish Farms located in Popponesset Bay which, have, for several years been cultivated, maintained and harvested by the Tribe pursuant to licenses and permits granted by the Town. The Town has agreed in the Intergovernmental Agreement to convey to the Tribe any right, title or interest of the Town in these two parcels for continued aquaculture/ shellfish farm use and/or to support steps necessary for these parcels to be taken into trust for this purpose. Any conveyance of Town owned land, or any interest therein, must be authorized by a 2/3 vote of the Town Meeting.

The Board of Selectmen recommends approval by a vote of 5-0.

The Finance Committee recommends approval by a vote of 5 in favor; one abstention; one absent.

Motion made by Selectman Theresa Cook.

Motion: I move that the Town vote to transfer the use of the following parcels of property to the status of land held for disposition, and to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe, upon such terms and conditions as the Selectmen deem to be in the best interest of the Town, the Town's title, right or interest in and to the following parcels of land:

Parcel One: The fee interest of the Town in the parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements located thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The fee interest of the Town in the parcel of land containing approximately 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The fee interest of the Town in the parcel of land containing approximately 2.5 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements located thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The restrictions and/or reverter rights encumbering the parcel of land containing .50 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly known as the Indian Museum Parcel;

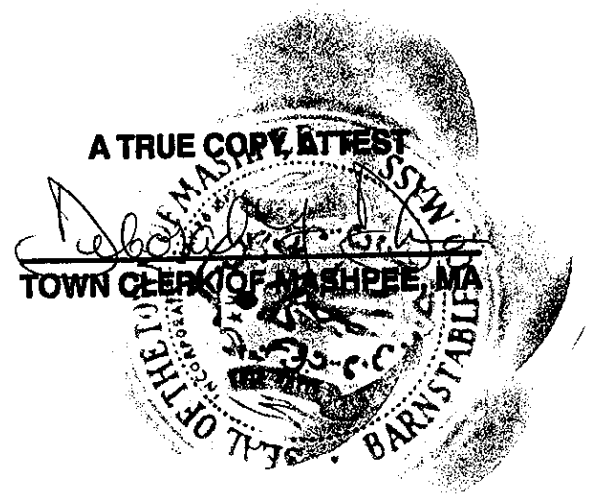
Parcel Five: The restrictions and/or reverter rights encumbering the parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses; and

Parcel Six: The restrictions and/or reverter rights encumbering the parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

And to authorize the Board of Selectmen to execute and record any agreements, instruments or deeds necessary to effect such conveyances, grants and/or releases; and, further, to authorize the Board of Selectmen to petition the Massachusetts General Court for such legislation as may be necessary to effect any such conveyance, grant or release; provided, that the Town and Tribe shall have first executed an Inter-Governmental Agreement or Agreements specifying the terms of disposition of the Town's title, rights and/or interests in the subject real property.

Two-Thirds Vote needed (per G.L. c.40, s.15 and 15A).

Motion passes by a rule of 2/3rds vote called by the moderator at 7:25 PM.



PARCEL 2

QUITCLAIM DEED

THE TRUST FOR PUBLIC LAND, a California nonprofit corporation, having an address of 33 Union Street, Boston, Suffolk County, Massachusetts for nominal consideration paid, grant to Mashpee Wampanoag Tribal Indian Council, Inc., a Massachusetts nonprofit corporation, with a mailing address of Route 130, Mashpee, Massachusetts 02649,

with *QUITCLAIM COVENANTS*

The land situated in Mashpee in the county of Barnstable and Commonwealth of Massachusetts bounded and described as follows:

Northeasterly by Mizzenmast, one hundred eighteen (118) feet;
Southeasterly by Lot 81, one hundred ninety-two and 76/100 (192.76) feet;
Westerly by a portion of Lot 171, fifty-seven (57) feet; and
Northwesterly by Lot 79, one hundred eighty-eight and 65/100 (188.65) feet.

All of said boundaries are determined by the court to be located as shown on subdivision plan 35464-B (Sheet 7) dated January 23, 1974, drawn by Hayes Engineering, Inc., George B. Hayes, Surveyor, and filed in the Land Registration Office at Boston, a copy of which is filed in the Barnstable County Registry of Deeds in Land Registration Book 415, Page 64 with certificate of title no. 51944 and said land is shown thereon as LOT 80.

Said land is subject to and has the benefit of the matters set forth in a Declaration dated August 26, 1974 being Document No. 189,760, as amended by document No. 196,542.

Said land is subject to the rights granted in an easement given to the New England Telephone & Telegraph Company et al. Dated July 22, 1974 being Document No. 188,980.

Said land is further subject to a Conservation Restriction and Easement dated May 23, 2002 granted to the Commonwealth of Massachusetts Department of Environmental Management, being Document 873208, filed with Certificate of Title No. 165380 and to a Preservation Restriction for Archaeological Site dated May 20, 2002 granted to the Massachusetts Historic Commission, being Document 873209, filed with Certificate of Title No. 165380.

Being the same premises conveyed to Grantor by Deed from Stephen Berish and Daniel B. Abrams, Trustees of the M&M Nominee Trust, udt dated August 26, 1998 dated May 23, 2002 and filed as Document 873206, filed with Certificate of Title No. 165380.

ADDRESS OF PREMISES: 17 Mizzenmast, Little Neck Bay, New Seabury, MA.

MASH PD 3 5464-B/S/7

WITNESS our hand and seal this 23rd day of May 2002.

THE TRUST FOR PUBLIC LAND

By: [Signature]
Print Name: Francis W. Hatch III
Title: Regional Director and Vice President


COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

May 23, 2002

Then personally appeared the above-named Francis W. Hatch III, Regional Director and Vice President of The Trust for Public Land, a California public benefit corporation, and acknowledged the foregoing to be the free act and deed of The Trust for Public Land, before me.

Brenda M. Ferreira
Brenda Ferreira
NOTARY PUBLIC
My commission expires: July 26, 2007





William Francis Galvin
 Secretary of the
 Commonwealth

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

March 18, 2002

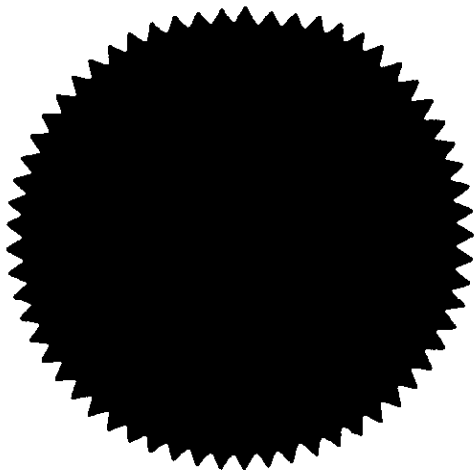
To Whom It May Concern:

I hereby certify that the records of this office show that

THE TRUST FOR PUBLIC LAND

a corporation organized under the laws of **California** on **May 5, 1972** was qualified to do business in this Commonwealth on **December 22, 1976** under the provisions of Massachusetts General Laws , Chapter 181, Section 4, and I further certify that said corporation is still qualified to do business in this Commonwealth.

I also certify that said corporation is not delinquent in the filing of any annual reports required to date.



In testimony of which,
 I have hereunto affixed the
 Great Seal of the Commonwealth
 on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

BARNSTABLE REGISTRY OF DEEDS



CH of Existence

PARCEL 3

DEED

The Town of Mashpee, acting by and through its Board of Selectmen, with a principal place of business at 16 Great Neck Road North, Mashpee, Barnstable County, (hereinafter, "the Town") in consideration of the sum of One Dollar (\$1.00) and such further consideration and agreements as set forth in the document entitled Intergovernmental Agreement by and between the Mashpee Wampanoag Tribe and the Town of Mashpee, dated April 22, 2008, the sufficiency of which is hereby acknowledged, does hereby release, convey, and grant to the Mashpee Wampanoag Tribe, a Federally recognized Indian Tribe, whose principal offices are located at 483 Great Neck Road, South, Mashpee, MA 02649, all right, title, and interest of the Town of Mashpee in and to the real property located in Mashpee, Barnstable County, and described as follows:

The land located on Meeting House Road and Route 28 in the Town of Mashpee and shown as Parcel 2 on a plan of land entitled, "Plan of Land prepared for Mashpee Wampanoag Tribe in Mashpee" by Holmes and McGrath, Inc., Civil Engineers and Land Surveyors, dated May #2008 and recorded herewith. This parcel contains 11.5 +/- acres. For Grantor's title reference, see Barnstable County Registry of Deeds Book 121, Page 139.

The within conveyance is made pursuant to the Vote taken under Article 2 of the Warrant for the April 7, 2008 Mashpee Special Town Meeting, a certified copy of which is appended hereto as Attachment A. This conveyance is furthermore made with the warranty that it complies with the provisions of M.G.L. c.44 §63A, regarding payment of real estate taxes.

Executed as a sealed instrument this 19th day of May, 2008.

The Board of Selectmen of the Town of Mashpee

John J. Lalama
Chairman

Wm. J. [Signature]
Theresa M. Cool

Don A. Myers
George J. [Signature]

After Recording Return to:

Sullivan and McDermott
1990 Centre Street
West Roxbury, MA 02132

Commonwealth of Massachusetts

Barnstable, ss

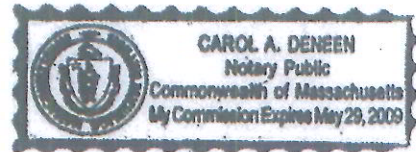
May 19, 2008

On this 19th day of May, 2008 before me, the undersigned notary public, personally appeared Theresa M. Cook, John J. Cahalane, Don D. Myers, George F. Green, Jr., and Wayne E. Taylor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the attached document, and acknowledged to me that they signed it voluntarily for its intended purpose in their capacities as Selectmen of the Town of Mashpee.

Carol A. Deneen

Notary Public

My Commission Expires: *May 29, 2009*



**Town of Mashpee
Special Town Meeting
April 7, 2008**

Town Meeting convened at 7:02 pm
Quorum 100
Voters 338

Article 2

To see if the Town will vote to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe of Massachusetts (the "Tribe") the Town's title, rights, or interest in and to the following described parcels of real property, to file such petitions with the Massachusetts General Court as may be necessary to effect this conveyance, grant or release, and to execute any and all instruments necessary to convey, grant and /or release the Town's title, interest or rights, upon such terms and conditions as the Board of Selectmen shall deem to be in the interest of the Town; provided, that the Town and the Tribe shall have first executed an Inter-Governmental Agreement specifically providing the terms of disposition of the subject title, rights and/or interests:

Parcel One: The parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The parcel of land containing approximately 6.02 acres to 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The parcel of land containing approximately 2 1/2 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The parcel of land containing 1/2 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly referenced as the Indian Museum Parcel;

Parcel Five: The parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses;

Parcel Six: The parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

Parcel Seven: The parcel containing 4.6 acres, more or less, identified on Assessors Map 106, located off of Punkhorn Point and Gooseberry Island, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

Parcel Eight: The parcel containing 8 acres, more or less, identified on Assessors Map 106, located in Popponesset Bay, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

or take any other action relating thereto.

Submitted by the Board of Selectmen

Explanation: This Article seeks the authorization of Town Meeting for the conveyance and/or release of the Town's title, rights or interest in and to the eight parcels of real property identified in Paragraph 1(a) and Exhibits A and B of the Intergovernmental Agreement. As stated in the Agreement, upon conveyance of the Town's right, title and interest in the parcels identified as Parcels One through Six, the Tribe will pursue the pending petition to the United States Department of the Interior, Bureau of Indian Affairs ("BIA") for acceptance of said parcels into trust for the benefit of the Tribe; pursuant to Section 5 of the Indian Reorganization Act of 1934, 25 U.S.C. section 465. All of these parcels have already been identified by the Tribe as prospective trust parcels in the Tribe's August 30, 2007 Application to the BIA which seeks trust designation for multiple parcels of land in Mashpee and Middleborough. Upon authorization of the subject conveyance/release of rights by Town Meeting, the Selectmen will, in consideration of and subject to the terms of the Intergovernmental Agreement, execute all instruments necessary to convey the Town's rights, title and interest in the subject parcels, and they will withdraw the Town's previously filed comments objecting to the Tribe's pending BIA land into trust Application. Parcels Seven and Eight are Wampanoag Shellfish Farms located in Popponesset Bay which, have, for several years been cultivated, maintained and harvested by the Tribe pursuant to licenses and permits granted by the Town. The Town has agreed in the Intergovernmental Agreement to convey to the Tribe any right, title or interest of the Town in these two parcels for continued aquaculture/ shellfish farm use and/or to support steps necessary for these parcels to be taken into trust for this purpose. Any conveyance of Town owned land, or any interest therein, must be authorized by a 2/3 vote of the Town Meeting.

The Board of Selectmen recommends approval by a vote of 5-0.

The Finance Committee recommends approval by a vote of 5 in favor; one abstention; one absent.

Motion made by Selectman Theresa Cook.

Motion: I move that the Town vote to transfer the use of the following parcels of property to the status of land held for disposition, and to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe, upon such terms and conditions as the Selectmen deem to be in the best interest of the Town, the Town's title, right or interest in and to the following parcels of land:

Parcel One: The fee interest of the Town in the parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements located thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The fee interest of the Town in the parcel of land containing approximately 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The fee interest of the Town in the parcel of land containing approximately 2.5 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements located thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The restrictions and/or reverter rights encumbering the parcel of land containing .50 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly known as the Indian Museum Parcel;

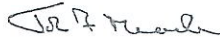
Parcel Five: The restrictions and/or reverter rights encumbering the parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses; and

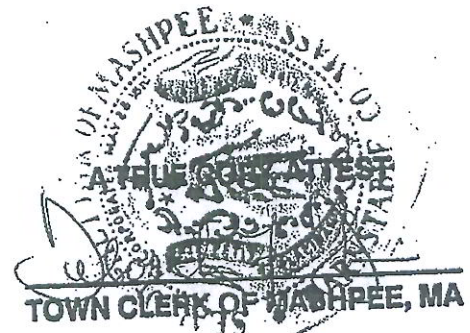
Parcel Six: The restrictions and/or reverter rights encumbering the parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

And to authorize the Board of Selectmen to execute and record any agreements, instruments or deeds necessary to effect such conveyances, grants and/or releases; and, further, to authorize the Board of Selectmen to petition the Massachusetts General Court for such legislation as may be necessary to effect any such conveyance, grant or release; provided, that the Town and Tribe shall have first executed an Inter-Governmental Agreement or Agreements specifying the terms of disposition of the Town's title, rights and/or interests in the subject real property.

Two-Thirds Vote needed (per G.L. c.40, s.15 and 15A).

Motion passes by a rule of 2/3rds vote called by the moderator at 7:25 PM.

BARNSTABLE COUNTY
REGISTRY OF DEEDS
A TRUE COPY, ATTEST

JOHN F. MEADE, REGISTER



PARCEL 4

DEED

The Town of Mashpee, acting by and through its Board of Selectmen, with a principal place of business at 16 Great Neck Road North, Mashpee, Barnstable County, (hereinafter, "the Town") in consideration of the sum of One Dollar (\$1.00) and such further consideration and agreements as set forth in the document entitled Intergovernmental Agreement By and Between the Mashpee Wampanoag Tribe and the Town of Mashpee, dated April 22, 2008, the sufficiency of which is hereby acknowledged, does hereby release, convey and grant to the **Mashpee Wampanoag Tribe**, a Federally recognized Indian tribe, whose principal offices are located at 483 Great Neck Road South, Mashpee, Barnstable County, Massachusetts, 02649, any and all right, title and interest of the Town of Mashpee in and to the real property located in Mashpee, Barnstable County, and described as follows:

The land with the buildings thereon located off of Route 130 in said Mashpee, bounded and described as follows: beginning at the Southwest corner by land now or formerly owned by Benjamin J. Attaquin; thence running

- SOUTHEASTERLY: by the highway to the Easterly bar post; thence
- NORTHEASTERLY: parallel with the Easterly side of the dwelling house and about Nineteen (19) feet from said house by a range of stakes about Twenty-Eight (28) rods to land of said Attaquin, by the fence; thence
- NORTHWESTERLY: by the fence about the Eight (8) rods; thence
- SOUTHWESTERLY: by the fence to the place started from.

Containing 1 acre and 70 rods, more or less, with the dwelling house standing thereon, being the homestead of Ebenezer Attaquin, and now known as the Parsonage.

The within conveyance is intended to release any and all right, title or interest of the Grantor in the described premises, and is made with the benefit of and subject to any and all rights, privileges and encumbrances of record.

The within conveyance is made pursuant to the vote taken under Article 2 of the Warrant for the April 7, 2008 Mashpee Special Town Meeting, a certified copy of which is appended hereto as Attachment A. This conveyance is furthermore made with the warranty that it complies with the provisions of G.L. c.44, §63A, regarding payment of real estate taxes.

Plan 625/18
Leens MAIN SD ROUTE 130 MASHPEE, MA 02649
GRANTOR'S ADDRESS: 483 GREAT NECK ROAD SOUTH, MASHPEE, MA 02649

SULLIVAN AND McDERMOTT
ATTORNEYS-AT-LAW
1988-1990 CENTRE STREET
WEST ROXBURY, MASSACHUSETTS 02132

SULLIVAN AND McDERMOTT
ATTORNEYS-AT-LAW
1988-1990 CENTRE STREET
WEST ROXBURY, MASSACHUSETTS 02132

RETURN TO:

B

For title reference, see Deed dated December 8, 1852 from Ebenezer Attaquin, Benjamin J. Attaquin, and Elisabeth Attaquin to the Inhabitants of the Parish of Mashpee recorded on December 29, 1852 in Barnstable Registry of Deeds in Book 49, Page 220.

Executed as a sealed instrument this 28th day of April, 2008.

The Board of Selectmen of the Town of Mashpee

Theresa M. Cook
Chairman

John J. Cahalane

Don D. Myers

George F. Green, Jr.
Wayne E. Taylor

Commonwealth of Massachusetts

Barnstable, ss

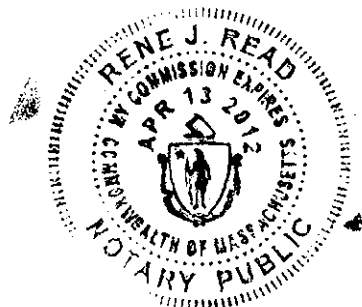
April 28, 2008

On this 28th day of April 2008, before me, the undersigned notary public, personally appeared Theresa M. Cook, John J. Cahalane, Don D. Myers, George F. Green, Jr. and Wayne E. Taylor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the within document, and acknowledged to me that they signed it voluntarily for its intended purpose in their capacities as Selectmen of the Town of Mashpee.

Rene J. Read

Notary Public

My Commission expires: APRIL 13, 2012



**Town of Mashpee
Special Town Meeting
April 7, 2008**

Town Meeting convened at 7:02 pm
Quorum 100
Voters 338

Article 2

To see if the Town will vote to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe of Massachusetts (the "Tribe") the Town's title, rights, or interest in and to the following described parcels of real property, to file such petitions with the Massachusetts General Court as may be necessary to effect this conveyance, grant or release, and to execute any and all instruments necessary to convey, grant and /or release the Town's title, interest or rights, upon such terms and conditions as the Board of Selectmen shall deem to be in the interest of the Town; provided, that the Town and the Tribe shall have first executed an Inter-Governmental Agreement specifically providing the terms of disposition of the subject title, rights and/or interests:

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Parcel Three: The parcel of land containing approximately 2 1/2 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The parcel of land containing 1/2 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly referenced as the Indian Museum Parcel;

Parcel Five: The parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses;

Parcel Six: The parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

Parcel Seven: The parcel containing 4.6 acres, more or less, identified on Assessors Map 106, located off of Punkhorn Point and Gooseberry Island, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

Parcel Eight: The parcel containing 8 acres, more or less, identified on Assessors Map 106, located in Popponesset Bay, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

or take any other action relating thereto.

Submitted by the Board of Selectmen

Explanation: This Article seeks the authorization of Town Meeting for the conveyance and/or release of the Town's title, rights or interest in and to the eight parcels of real property identified in Paragraph 1(a) and Exhibits A and B of the Intergovernmental Agreement. As stated in the Agreement, upon conveyance of the Town's right, title and interest in the parcels identified as Parcels One through Six, the Tribe will pursue the pending petition to the United States Department of the Interior, Bureau of Indian Affairs ("BIA") for acceptance of said parcels into trust for the benefit of the Tribe, pursuant to Section 5 of the Indian Reorganization Act of 1934, 25 U.S.C. section 465. All of these parcels have already been identified by the Tribe as prospective trust parcels in the Tribe's August 30, 2007 Application to the BIA which seeks trust designation for multiple parcels of land in Mashpee and Middleborough. Upon authorization of the subject conveyance/release of rights by Town Meeting, the Selectmen will, in consideration of and subject to the terms of the Intergovernmental Agreement, execute all instruments necessary to convey the Town's rights, title and interest in the subject parcels, and they will withdraw the Town's previously filed comments objecting to the Tribe's pending BIA land into trust Application. Parcels Seven and Eight are Wampanoag Shellfish Farms located in Popponesset Bay which, have, for several years been cultivated, maintained and harvested by the Tribe pursuant to licenses and permits granted by the Town. The Town has agreed in the Intergovernmental Agreement to convey to the Tribe any right, title or interest of the Town in these two parcels for continued aquaculture/ shellfish farm use and/or to support steps necessary for these parcels to be taken into trust for this purpose. Any conveyance of Town owned land, or any interest therein, must be authorized by a 2/3 vote of the Town Meeting.

The Board of Selectmen recommends approval by a vote of 5-0.

The Finance Committee recommends approval by a vote of 5 in favor; one abstention; one absent.

Motion made by Selectman Theresa Cook.

Motion: I move that the Town vote to transfer the use of the following parcels of property to the status of land held for disposition, and to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe, upon such terms and conditions as the Selectmen deem to be in the best interest of the Town, the Town's title, right or interest in and to the following parcels of land:

Parcel One: The fee interest of the Town in the parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements located thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The fee interest of the Town in the parcel of land containing approximately 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The fee interest of the Town in the parcel of land containing approximately 2.5 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements located thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The restrictions and/or reverter rights encumbering the parcel of land containing .50 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly known as the Indian Museum Parcel;

Parcel Five: The restrictions and/or reverter rights encumbering the parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses, and

PARCEL 5

QUITCLAIM DEED

The Town of Mashpee, 16 Great Neck Road North, Mashpee, Barnstable County, Massachusetts, acting by and through its Board of Selectmen, for consideration of One Dollar (\$1.00) paid, the receipt and sufficiency of which is hereby acknowledged, grants to Mashpee Wampanoag Tribal Council, Inc., a Massachusetts corporation having its principal place of business at Mashpee with quitclaim covenants, for educational, recreational and cultural purposes, all that certain parcel of land with the buildings and improvements thereon situated in Mashpee, Barnstable County, Massachusetts located on Cotuit Road and being all more particularly bounded and described as follows:

Commencing at the Snake Pond Road and Cotuit Road at the northeasterly corner of the premises and at the northeasterly corner of a lot of cleared land now or formerly of David Lovell at or near a post standing in the corner of a fence;

thence easterly by said Snake Pond and Cotuit Road and land now or formerly belonging to the Bourne Mill site but now or formerly of O.M. Holmes to the west bank of the Mashpee River;

thence southerly by the westerly bank of said river to land now or formerly of David Lovell;

thence westerly by said Lovell land to a fence and land now or formerly of said Lovell;

thence northerly by said land and fence to the first mentioned bound and point of beginning.

Containing one half acre more or less.

Subject to the condition that should the premises cease to be used for educational, recreational and cultural services for the benefit of the general public, ownership of the within granted premises shall revert to the Town of Mashpee.

For title see deed from Barbara Peters, conservator of Carl A. Avant dated February 10, 1970 and recorded with Barnstable County Registry of Deeds in Book 1463, Page 781.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D §1.

The undersigned certifies that there has been full compliance with the provisions of G.L. c. 7 §40J in connection with this transaction.

For authority of the Selectmen to convey on behalf of the Town, reference is made to Article 5 of the Annual Town Meeting legally called and held May 5, 1997, a copy of which is recorded herewith, and Special Act enacted November 19, 1997.

* GRANTEE ADDRESS RT. 130, MASHPEE
P.O. BOX 1048
MASHPEE, MA. 02649

Executed under seal this 18th day of December, 1997

Town of Mashpee

George R. Costa

George R. Costa, Chairman

[Signature]

[Signature]

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss.

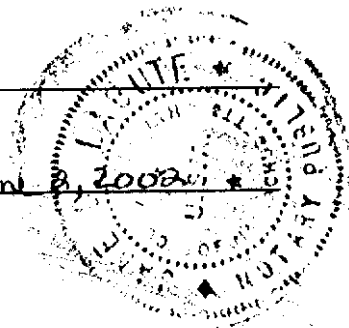
December 18, 1997

Then personally appeared the above named Selectmen of the Town of Mashpee and acknowledged the foregoing to be the free act and deed of the Board, before me,

James O. Lalente
Notary Public

My Commission expires

June 8, 2002



RELEASE DEED

The Town of Mashpee, acting by and through its Board of Selectmen, with a principal place of business at 16 Great Neck Road North, Mashpee, Barnstable County, (hereinafter, "the Town") in consideration of the sum of One Dollar (\$1.00) and such further consideration and agreements as set forth in the document entitled Intergovernmental Agreement By and Between the Mashpee Wampanoag Tribe and the Town of Mashpee, dated April 22, 2008, the sufficiency of which is hereby acknowledged, does hereby release, convey and grant to the **Mashpee Wampanoag Tribe**, a Federally recognized Indian tribe, whose principal offices are located at 483 Great Neck Road South, Mashpee, Barnstable County, Massachusetts, 02649, any and all right, title and interest of the Town of Mashpee in and to the real property located in Mashpee, Barnstable County, and described as follows:

The land with the buildings thereon bounded and described as follows:

Commencing at the Snake Pond Road and Cotuit Road and land now or formerly belonging to the Bourne Mill site but now or formerly of O.M. Holmes to the west bank of the Mashpee River;

Thence southerly by the westerly bank of said river to land now or formerly of David Lovell;

Thence westerly by said Lovell land to a fence and land now or formerly of said Lovell;

Thence northerly by said land and fence to the first mentioned bound and point of beginning.

Containing one half acre, more or less, and shown on Mashpee Assessors Map 35 as Block 30.

The within conveyance is intended to release any and all right, title, covenant, restriction, condition or other interest of the Grantor in the described premises.

The within conveyance is made pursuant to the vote taken under Article 2 of the Warrant for the April 7, 2008 Mashpee Special Town Meeting, a certified copy of which is appended hereto as Attachment A. This conveyance is furthermore made with the warranty that it complies with the provisions of G.L. c.44, §63A, regarding payment of real estate taxes.

5

For title reference of Grantor, see Deed dated December 18, 1997 and recorded at Barnstable Registry of Deeds at Book 11152, Page 193.

Executed as a sealed instrument this 19th day of May, 2008.

The Board of Selectmen of the Town of Mashpee

John J. Cahalane
Chairman

Wayne E. Taylor
Theresa M. Cook

Don D. Myers
George F. Green

Commonwealth of Massachusetts

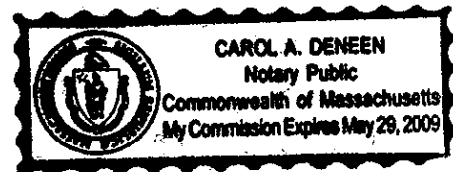
Barnstable, ss

May 19, 2008

On this 19th day of May, 2008, before me, the undersigned notary public, personally appeared Theresa M. Cook, John J. Cahalane, Don D. Myers, George F. Green, Jr. and Wayne E. Taylor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the within document, and acknowledged to me that they signed it voluntarily for its intended purpose in their capacities as Selectmen of the Town of Mashpee.

Carol A. Deneen
Notary Public

My Commission expires: May 29, 2009



**Town of Mashpee
Special Town Meeting
April 7, 2008**

Town Meeting convened at 7:02 pm
Quorum 100
Voters 338

Article 2

To see if the Town will vote to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe of Massachusetts (the "Tribe") the Town's title, rights, or interest in and to the following described parcels of real property, to file such petitions with the Massachusetts General Court as may be necessary to effect this conveyance, grant or release, and to execute any and all instruments necessary to convey, grant and /or release the Town's title, interest or rights, upon such terms and conditions as the Board of Selectmen shall deem to be in the interest of the Town; provided, that the Town and the Tribe shall have first executed an Inter-Governmental Agreement specifically providing the terms of disposition of the subject title, rights and/or interests:

Parcel One: The parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The parcel of land containing approximately 6.02 acres to 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The parcel of land containing approximately 2 1/2 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The parcel of land containing 1/2 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly referenced as the Indian Museum Parcel;

Parcel Five: The parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses;

Parcel Six: The parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

Parcel Seven: The parcel containing 4.6 acres, more or less, identified on Assessors Map 106, located off of Punkhorn Point and Gooseberry Island, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

Parcel Eight: The parcel containing 8 acres, more or less, identified on Assessors Map 106, located in Popponeset Bay, currently utilized as a Wampanoag Aquaculture/Shellfish Farm site;

or take any other action relating thereto.

Submitted by the Board of Selectmen

Explanation: This Article seeks the authorization of Town Meeting for the conveyance and/or release of the Town's title, rights or interest in and to the eight parcels of real property identified in Paragraph 1(a) and Exhibits A and B of the Intergovernmental Agreement. As stated in the Agreement, upon conveyance of the Town's right, title and interest in the parcels identified as Parcels One through Six, the Tribe will pursue the pending petition to the United States Department of the Interior, Bureau of Indian Affairs ("BIA") for acceptance of said parcels into trust for the benefit of the Tribe, pursuant to Section 5 of the Indian Reorganization Act of 1934, 25 U.S.C. section 465. All of these parcels have already been identified by the Tribe as prospective trust parcels in the Tribe's August 30, 2007 Application to the BIA which seeks trust designation for multiple parcels of land in Mashpee and Middleborough. Upon authorization of the subject conveyance/release of rights by Town Meeting, the Selectmen will, in consideration of and subject to the terms of the Intergovernmental Agreement, execute all instruments necessary to convey the Town's rights, title and interest in the subject parcels, and they will withdraw the Town's previously filed comments objecting to the Tribe's pending BIA land into trust Application. Parcels Seven and Eight are Wampanoag Shellfish Farms located in Popponesset Bay which, have, for several years been cultivated, maintained and harvested by the Tribe pursuant to licenses and permits granted by the Town. The Town has agreed in the Intergovernmental Agreement to convey to the Tribe any right, title or interest of the Town in these two parcels for continued aquaculture/ shellfish farm use and/or to support steps necessary for these parcels to be taken into trust for this purpose. Any conveyance of Town owned land, or any interest therein, must be authorized by a 2/3 vote of the Town Meeting.

The Board of Selectmen recommends approval by a vote of 5-0.

The Finance Committee recommends approval by a vote of 5 in favor; one abstention; one absent.

Motion made by Selectman Theresa Cook.

Motion: I move that the Town vote to transfer the use of the following parcels of property to the status of land held for disposition, and to authorize the Board of Selectmen to convey, grant and/or release to the Mashpee Wampanoag Tribe, upon such terms and conditions as the Selectmen deem to be in the best interest of the Town, the Town's title, right or interest in and to the following parcels of land:

Parcel One: The fee interest of the Town in the parcel of real estate, containing 6,447 sq. ft., more or less, together with any improvements located thereon, identified on Mashpee Assessors Map 61 as Block 58A, and commonly known as the Old Indian Meeting House parcel;

Parcel Two: The fee interest of the Town in the parcel of land containing approximately 11.75 acres, identified on Mashpee Assessors Map 68 as Block 13A, currently utilized as a Town Cemetery;

Parcel Three: The fee interest of the Town in the parcel of land containing approximately 2.5 acres, more or less identified on Mashpee Assessors Map 27 as Block 42, together with any improvements located thereon, and commonly known as the Parsonage Parcel;

Parcel Four: The restrictions and/or reverter rights encumbering the parcel of land containing .50 acre, more or less, identified on Mashpee Assessors Map 35 as Block 30, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and commonly known as the Indian Museum Parcel;

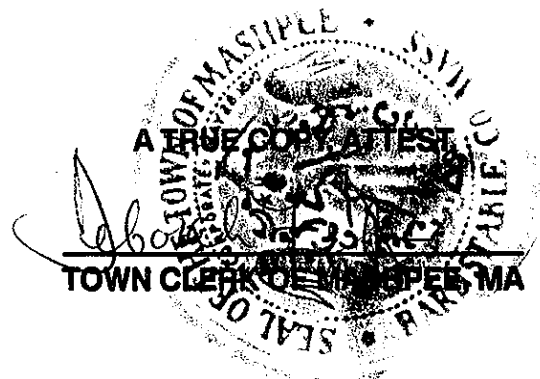
Parcel Five: The restrictions and/or reverter rights encumbering the parcel containing approximately 58.7 acres, more or less, identified on Mashpee Assessors Map 95 as Block 7, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for Tribal Council office, administration, cultural and religious uses; and

Parcel Six: The restrictions and/or reverter rights encumbering the parcel containing approximately .361 acre, more or less, identified on Mashpee Assessors Map 125 as Block 238, currently owned by the Mashpee Wampanoag Indian Tribal Council, Inc. and used for conservation/burial ground purposes;

And to authorize the Board of Selectmen to execute and record any agreements, instruments or deeds necessary to effect such conveyances, grants and/or releases; and, further, to authorize the Board of Selectmen to petition the Massachusetts General Court for such legislation as may be necessary to effect any such conveyance, grant or release; provided, that the Town and Tribe shall have first executed an Inter-Governmental Agreement or Agreements specifying the terms of disposition of the Town's title, rights and/or interests in the subject real property.

Two-Thirds Vote needed (per G.L. c.40, s.15 and 15A).

Motion passes by a rule of 2/3rds vote called by the moderator at 7:25 PM.



PARCEL 6

QUITCLAIM DEED

WE, FRANK E. HICKS, KEVIN D. O'CONNELL, and GEORGE A. BENWAY, JR., all of Mashpee, Barnstable County, Massachusetts, being the duly elected Board of Selectmen of the Town of Mashpee, a municipal corporation in the County of Barnstable in the Commonwealth of Massachusetts, acting under and pursuant to the authority conferred by a vote of the annual Town Meeting of the Town of Mashpee adopted under Article 5I, a certified copy of which is appended hereto, of the warrant of the annual Town Meeting of May 13, 1975, and every other power and authority unto them enabling, for the consideration paid of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS, do by these presents grant to the MASHPEE WAMPANOAG INDIAN TRIBAL COUNCIL, INC., a charitable corporation duly organized under the laws of the Commonwealth of Massachusetts and having an usual place of business in Mashpee aforesaid, with QUITCLAIM COVENANTS, the land in Mashpee aforesaid bounded and described as follows:

NORTHERLY by land formerly of S. M. Godfrey and also land of Spencer Edwards;

EASTERLY by land formerly of S. M. Godfrey and also land formerly of E. W. Pocknett;

SOUTHERLY by land formerly of the heirs of H. Godfrey and Hollands Mill Road, so called; and

WESTERLY by Great Hay Road, so called.

Being known as the "Nathan Pocknett Lot" and being the same land described in Barnstable Registry of Deeds in Book 495, Page 96, said premises being shown on the 1974 Mashpee Assessors' Map 95 as Parcel No. 7.

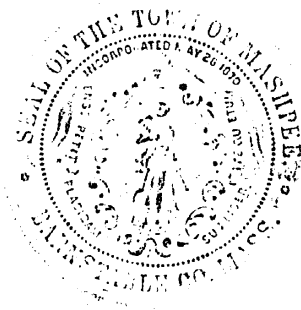
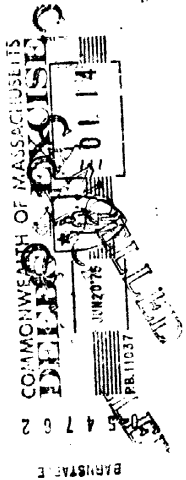
For title see Barnstable Registry of Deeds Book 495, Page 96.

STAFF and
 BIANCHI
 LAW OFFICES OF
~~STAFF AND BIANCHI~~
 712 MAIN STREET
 HYANNIS, MASS. 02601

We certify that the provisions of Chapter 44, Section 63A, of the General Laws as amended have been complied with.

This conveyance is made to the grantee for charitable purposes as intended by Chapter 184, Section 23, of the General Laws as most recently amended and is for the use of the grantee as common land for tribal purposes, and is conditional upon the use of said premises by the grantee for charitable purposes. This conveyance shall become void in the event said premises are subdivided, cease to be used by said grantee for said purposes, or in the event of the dissolution of the grantee; upon the happening of any of the above events, title shall thereupon revert in the grantor.

IN WITNESS WHEREOF WE have hereunto set our hands and seals and the seal of the Town of Mashpee this 28th day of May, 1975.



Frank E. Hicks
Frank E. Hicks

Kevin D. O'Connell
Kevin D. O'Connell

George A. Benway, Jr.
George A. Benway, Jr.

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss.

May 28, 1975

Then personally appeared Frank E. Hicks, Kevin D. O'Connell and George A. Benway, Jr., Selectmen as aforesaid, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Inhabitants of the Town of Mashpee.

My commission expires:

Richard O. Staff
Richard O. Staff, Notary Public
My commission expires 3-26-82

Approved as to form,

Richard O. Staff
Town Counsel

STAFF and
BIANCHI
LAW OFFICES OF
SPACKANIK/DEKSHIK
712 MAIN STREET
HYANNIS, MASS. 02601



BOOK 2198 PAGE 295

Town of Mashpee

TOWN CLERK

MASHPEE, MASSACHUSETTS 02649

I, Bernice L. Grant hereby certify that the following is a true and accurate copy of Article 51 voted on at the Annual Town Meeting held May 13, 1975 in Mashpee:

"ARTICLE 51. To move that the Town vote to authorize the Selectmen to convey to the Mashpee Wampanoag Indian Tribal Council Inc. for the consideration of \$500.00, the land in South Mashpee as shown on the Assessors Map 95-7 and more fully described at the Barnstable Registry of Deeds, Book 495 Page 96. This Mashpee Wampanoag Indian Tribal Council would use this as common land for tribal purposes. The Tribal Council will agree to a covenant which would prohibit the sale or subdivision of this property. The deed shall contain a reverted clause providing the title to this land shall revert to the town in the event of disillusion of the Mashpee Wampanoag Indian Council, Inc. (Submitted by the Mashpe Wampanoag Indian Council, Inc)

Motion made and seconded to accept Article 51 as amended.

Must be recorded as a 2/3 vote.

283 votes for
0 opposed
Unanimous vote

Bernice L. Grant
BERNICE L. GRANT
Town Clerk
May 15, 1975

A true copy attest:



RECORDED JUN 20 75

PARCEL 7

When Recorded Return To:
Mashpee Wampanoag Indian Tribal Council, Inc.
483 Great Neck Road South
Mashpee, Massachusetts 02649
Attn: Cedric Cromwell

Space Above This Line Reserved For Recorder's Use

CORRECTION DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS CORRECTION DEED, is made by WILLOWBEND COUNTRY CLUB INC., a Massachusetts corporation (formerly known as Willowbend Development Corporation) ("Grantor"), having an address of 130 Willowbend Drive, Mashpee, Massachusetts 02649, to the MASHPEE WAMPANOAG INDIAN TRIBAL COUNCIL, INC., a Massachusetts nonprofit corporation ("Grantee"), having an address of 483 Great Neck Road South, Mashpee, Massachusetts 02649.

WHEREAS, this Correction Deed is made to correct that certain Deed from Grantor to Grantee, dated as of December 15, 2006 and recorded in the Registry of Deeds of the County of Barnstable, State of Massachusetts on January 30, 2007 at Book 21738, Page 296 (the "Original Deed"), which Original Deed incorrectly named the "Grantee" as "Mashpee Wampanoag Tribal Council, Inc." and which Original Deed is attached hereto as Exhibit A and incorporated herein by this reference.

WHEREAS, Grantor desires to confirm the conveyance made to Grantee by the Original Deed and to correct the above-referenced error in the Original Deed.

FOR VALUABLE CONSIDERATION of less than One Hundred Dollars (\$100.00), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant unto Grantee, with *Quitclaim Covenants*, the following lands and property, together with all improvements located thereon, lying in the Town of Mashpee, County of Barnstable, State of Massachusetts, as legally described on Exhibit B attached hereto (the "Property").

TO HAVE AND TO HOLD the same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor's Title Reference: Book 11628, Page 315, Registry of Deeds of the County of Barnstable, State of Massachusetts.

[SIGNATURE PAGE FOLLOWS]

Property Address: 41 Hollow Road, Mashpee, Massachusetts 02649



EXHIBIT A
ORIGINAL DEED

[Attach]

~~Bk 21738 Pg 296 #6143~~

**N
DEED**

~~01-30-2007 a 01:44p~~

Willowbend Country Club, Inc., a Massachusetts corporation (formerly known as Willowbend Develop Corporation) having a principal place of business at 130 Willowbend Drive, Mashpee, Massachusetts 02649 (the "Grantor"), in consideration of One Dollar (\$1.00) hereby GRANTS to the *Mashpee Wampanoag Tribal Council, Inc.*, having an address of 483 Great Neck Road South, Mashpee, Massachusetts 02649 (the "Grantee"), with *Quitclaim Covenants*, the land located on the easterly side of Meetinghouse Road in Mashpee, Barnstable County, Massachusetts, being more particularly described and shown as Parcel 1A containing 10.81 acres, more or less, on a plan entitled "Zone 1 Plan of Land in Mashpee, MA, At Meetinghouse Village prepared for Mashpee Water District dated July 21, 2005 Scale 1"=100", prepared by Eagle Survey, Inc." and recorded with the Barnstable County Registry of Deeds in Plan Book 602, Page 53.

Said Premises are conveyed with the appurtenant right to pass and repass over Parcel 1B as shown on said plan for Indian purposes, including but not limited to hunting, fishing, and gathering provided that no motorized vehicles are utilized in connection with such use, and that no such use shall interfere with the use of Parcel 1B for the development and operation of a water supply well and related accessory uses.

Said Premises are conveyed subject to and with the benefit of all easements, restrictions, and other matters of record. Without limiting the foregoing, the Premises are specifically conveyed subject to the provisions of a certain document entitled "Conservation Restriction - Meeting House Road Parcel, dated April 11, 2005 and recorded with said Deeds in Book 19903, Page 276.


The Premises conveyed hereby are not all or substantially all of the assets of the Grantor situated in the Commonwealth of Massachusetts.

No deed stamps are affixed hereto as none are required.

For Grantor's title see deed dated August 11, 1998 recorded with said Deeds at Book 11628, Page 315.

Witness my hand and seal as of this 15th day of December 2006.

Willowbend Country Club, Inc.

By: 
David Wood its
Vice President and Chief Operating Officer

41 Hollow Rd

COMMONWEALTH OF MASSACHUSETTS

~~Bk 21738 Pg 297 #6143~~

N

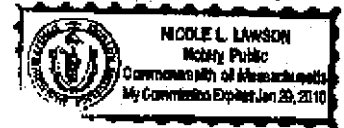
Barnstable, ss

December 15, 2006

Then personally appeared before me, the undersigned notary public, David Wood, Vice President and Chief Operating Officer of Willowbend Country Club, Inc., who proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, that he was the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purposes on behalf of Willowbend Country Club, Inc.



Nicole Lawson
Print Name: Nicole Lawson
Notary Public
My Commission Expires: Jan 29, 2010



T

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P

Y

~~BARNSTABLE REGISTRY OF BEES~~

EXHIBIT B**LEGAL DESCRIPTION**

The land located on the easterly side of Meetinghouse Road in Mashpee, Barnstable County, Massachusetts, being more particularly described and shown as Parcel 1A containing 10.81 acres, more or less, on a plan entitled "Zone 1 Plan of Land in Mashpee, MA. At Meetinghouse Village prepared for Mashpee Water District dated July 21, 2005 Scale 1"=100', prepared by Eagle Survey, Inc." and recorded with the Barnstable County Registry of Deeds in Plan Book 602, Page 53.

Said Premises are conveyed with the appurtenant right to pass and repass over Parcel 1B as shown on said plan for Indian purposes, including but not limited to hunting, fishing, and gathering provided that no motorized vehicles are utilized in connection with such use, and that no such use shall interfere with the use of Parcel 1B for the development and operation of a water supply well and related accessory uses.

Said Premises are conveyed subject to and with the benefit of all easements, restrictions, and other matters of record. Without limiting the foregoing, the Premises are specifically conveyed subject to the provisions of a certain document entitled "Conservation Restriction - Meeting House Road Parcel, dated April 11, 2005, and recorded with said Deeds in Book 19908, Page 276.

PARCEL 8

DEED

The Philanthropic Initiative, Inc., a Massachusetts charitable corporation with an address at 77 Franklin Street, Ninth Floor, Boston, Massachusetts 02110 without consideration and in furtherance of its charitable purposes hereby grants to Mashpee Old Indian Meeting House Authority, Inc., a Massachusetts charitable corporation with an address of Main Street, Mashpee, Massachusetts 02649

WITH QUITCLAIM COVENANTS

the land located on the easterly side of Meetinghouse Road in Mashpee, Barnstable County, Massachusetts more particularly shown as Parcel 3 containing 46.82 Acres (2,039,602 s.f.) on a plan entitled "Subdivision Plan of Land in Mashpee, Massachusetts prepared for Willowbend Development Corporation" prepared by Vanasse Hangen Brustlin, Inc., scale 1"=100 feet, dated December 4, 2002 and recorded with Barnstable County Registry of Deeds in Plan Book 579, Page 48 (the "Premises").

Said Premises are conveyed subject to and with the benefit of all easements, restrictions and other matters of record.

This conveyance does not constitute all or substantially all of the assets of The Philanthropic Initiative, Inc.

For Grantor's title see deed dated December 18, 2003 recorded with said Deeds in Book 18061, Page 285.

The Philanthropic Initiative, Inc.

By: Joseph C. K. Breiteneicher
Joseph C. K. Breiteneicher
Its President

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 14th day of MAY, 2004, before me, the undersigned notary public, personally appeared Joseph C. K. Breiteneicher, President of The Philanthropic Initiative, Inc., proved to me through satisfactory evidence of identification, which was a 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 as President for and on behalf of The Philanthropic Initiative, Inc.

Carolyn E. Crowley
Notary Public
My commission expires:



Acres - Meetinghouse Road

PARCEL 9

QUITCLAIM DEED

DUCK POND LIMITED PARTNERSHIP, a Massachusetts limited partnership,
with a usual place of business at 297 North Street, Hyannis, Massachusetts 02601

for consideration paid in the amount of ONE HUNDRED TWENTY THOUSAND and
00/100 DOLLARS (\$120,000.00)

grants to MASHPEE WAMPANOAG TRIBE a/k/a MASHPEE WAMPANOAG
NATION, a federally recognized Indian Tribe, with a usual place of business at 483
Great Neck Road, Mashpee, Massachusetts 02649

with QUITCLAIM COVENANTS


The land together with the buildings and other structures now or hereafter placed thereon
situated in Mashpee, Barnstable County, Massachusetts, described as follows:

LOT 1 and LOT 2 as shown on plan entitled "Plan of Land Prepared for Duck Pond
Limited Partnership in Mashpee, MA, Scale: 1"= 50', Date: February 13, 2007"
prepared by Holmes and McGrath, Inc., and recorded in Barnstable County Registry of
Deeds Plan Book 618, Page 33. Said parcel is also shown on Town of Mashpee
Assessor's Map 99, as Parcel 38. Said parcels of land contain a total of approximately
8.9 acres.

For title, see deed of Gary A. Gomes and Jane B. Gomes to Duck Pond Limited
Partnership dated July 5, 2005, recorded with Barnstable County Registry of Deeds in
Book 20018, Page 343.

Executed as a sealed instrument this 12th day of June, 2007.

DUCK POND LIMITED PARTNERSHIP
By: Duck Pond Corporation,
Its sole corporate partner

By: 
Stuart A. Bornstein
President and Treasurer

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-13-2007 @ 11:16am
Doc#: 35160
Ct#: 794
Fee: \$410.40 Cons: \$120,000.00

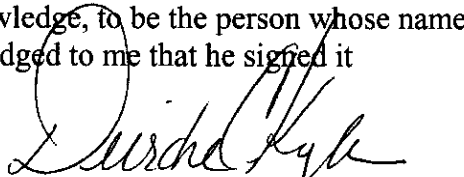
BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-13-2007 @ 11:16am
Doc#: 35160
Ct#: 794
Fee: \$273.60 Cons: \$120,000.00

Property Address: Lots 1 and 2, Off Great Neck Road, Mashpee, MA

COMMONWEALTH OF MASSACHUSETTS

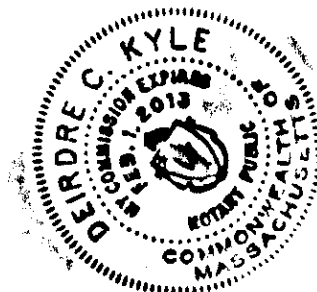
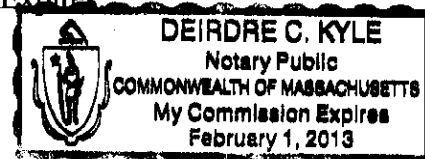
BARNSTABLE, ss.

On this 12th day of June, 2007, before me, the undersigned notary public, personally appeared the above-named Stuart A. Bornstein, and 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 signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires:



PARCEL 10

QUITCLAIM DEED

We, Anthony J. Raimondi and H. Phyllis Raimondi of 1042 Manas Drive Schenectady, New York

for consideration paid and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

grant to Mashpee Wampanoag Tribal Council, Inc., 483 Great Neck Road, Mashpee, Massachusetts, 02649

with Quitclaim Covenants

of that certain parcel of land situate in Mashpee in the County of Barnstable and Commonwealth of Massachusetts, bounded and described as follows:

**Lot 15 (Block 10)
Land Court Plan 11408-I**

Subject to and with the benefit of all rights, rights of way, reservations, easements and restrictions of record insofar as the same are now in full force and effect.

For Grantor's title see Certificate of title No. 25839

LOCUS: 56 Uncle Percy's Road, Mashpee, MA 02649

Mash 15 (Block 10) 11408-I

WITNESS my hand and seal this 1st day of May, 2000


Anthony J. Raimondi


H. Phyllis Raimondi

COMMONWEALTH OF MASSACHUSETTS

Barnstable , ss

May 1, 2000

Then personally appeared the above named Anthony J. Raimondi and H. Phyllis Raimondi acknowledge the foregoing to be their free act and deed before me.



Notary Public:

My commission expires: 11/23/2001

FREDERICK C. GROSSER

BARNSTABLE REGISTRY OF DEEDS

PARCEL 11

QUITCLAIM DEED

I, **JILL A. SLAYMAKER, TRUSTEE OF MAUSHOP FARM TRUST**, w/d/t dated April 12, 1985, and recorded with the Barnstable County Registry of Deeds at Book 4674, Page 76, with an address of 499 Route 149, Marstons Mills, MA 02648

for consideration paid and in full consideration of **Six Hundred Seventy Five Thousand and No/100(\$675,000.00) Dollars**

grant to **MAUSHOP L.L.C.** with a principle place of business at 766 Falmouth Road Mashpee, MA 02649

with **QUITCLAIM COVENANTS** the land and the buildings thereon situated in Mashpee, Barnstable County, Massachusetts, bounded and described as follows:

BEING shown as LOT NO. 6, on a plan of land entitled "Plan of Land in Mashpee, Mass., for Jill Slaymaker, March 22, 1985" recorded with said deeds in Plan Book 401, Page 97.

Said land is conveyed subject to the rights and restrictions recited in the attached Exhibit "A" reserved by the Grantor, its successors and or assigns, which the Grantee assumes for its successors and assigns for the breach of which restrictions the Grantor shall have the right to seek injunctive relief. In the event of the necessity of enforcement of any such breach of conditions, the non-breaching party, their successors and/or assigns shall be entitled to recover their costs, including reasonable attorney fees resulting from such enforcement.

For Grantor's title, see deed dated July 12, 1985 and recorded with the Barnstable County Registry of Deeds in Book 4629, Page 275.

Locus: 213 Sampson Mills Road, Mashpee, MA 02649

CANCELLED
BARNSTABLE COUNTY
REGISTRY OF DEEDS
COUNTY EXCISE TAX

DATE 10.02.'00 MON
TAX \$1539.00
TOTAL \$1539.00
CHECK \$1539.00
CLERK 1 NO.014105
TIME 13:52 1111

CANCELLED
REG OF DEEDS
REG # 01
BARNSTABLE

10/02/00 2:05PM 01
000000 #7604
FEE \$2308.50
CASH \$2308.50

EXHIBIT "A"

Restrictions in deed from Jill A. Slaymaker, Trustee of the Maushop Farm Trust, u/d/t dated April 12, 1985, recorded with the Barnstable County Registry of Deeds and recorded at Book 4674, Page 76, Grantor, to Maushop L.L.C., Grantee dated September 29, 2000.

Said land is conveyed subject to the following restrictions, for breach of any one or all of which the Grantor shall have all rights and remedies recited in said deed:

1. No new construction shall be allowed, with the exception of construction on foundations currently in existence on the property. This shall not prevent the Grantee from construction traditional, non permanent, Native American Structures such as wetus or sweat lodges, provided no new foundations or footings are constructed in connection therewith.
2. There shall be no further subdivision of the premises.
3. There shall be no clear cutting of wooded lots. This shall not be deemed to prevent the removal of woodlands damaged by storm or fire, or from selectively cutting woodlands to maintain sustainable growth in accordance with generally accepted forestry practices.
4.
 - A) The Grantor shall have the right to keep the three (3) horses currently on the premises at the time of the sale, for the remainder of the horses' lives; and to have access to the currently used trails and indoor riding ring, along with current electricity and water supply used in connection therewith.
 - B) The Grantor shall have the right to bury the above referenced horses on the premises upon their death in site(s) approved by the Grantee, such approval not be unreasonably withheld. The cost of such burial shall be borne by the Grantor.
 - C) The Grantor shall have access to said horses at any time necessary for their health and welfare.
5. The Grantee agrees to obtain a full archeological report prior to disturbing any surface soils on the Premises, and to provide a copy of same to the Grantor.

Executed as a sealed instrument this 29th day of September, 2000.

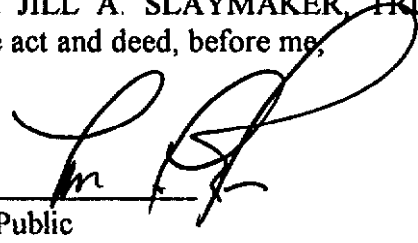

JILL A. SLAYMAKER, TRUSTEE
Maushop Farm Trust

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss

September 29, 2000

Then personally appeared the above-named JILL A. SLAYMAKER, TRUSTEE and acknowledged the foregoing instrument to be her free act and deed, before me,



Notary Public

My commission expires:

11/23/2001

FREDERICK C. GROSSE

BARNSTABLE REGISTRY OF DEEDS