

UCC-3 Form - AMENDMENT

AMENDMENT ACTION - COLLATERAL ADD

Original File Number: **202023759880**

FILER INFORMATION

Full name: **EDWARD G. AVILA, ESQUIRE**

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SEND ACKNOWLEDGEMENT TO

Contact name: **ROBERTS, CARROLL, FELDSTEIN & PEIRCE**

Mailing Address: **10 WEYBOSSET STREET, SUITE 800**

City, State Zip Country: **PROVIDENCE, RI 02903 USA**

NAME OF THE SECURED PARTY OF RECORD AUTHORIZING THE AMENDMENT: **BANKNEWPORT**

CUSTOMER REFERENCE: **OUR FILE NO. 4107-244**

COLLATERAL

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

EXHIBIT A

Debtor: Tiverton Rod and Gun Club
1529 Fish Road
Tiverton, RI 02878

Secured Party: Bank Newport
P. O. Box 450
Newport, RI 02840

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, cash, and general intangibles whether now or hereafter existing for use on or in connection with the Premises.

B. PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY: All proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Premises (as hereinafter defined), or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds; and including, without limitation, any Equipment.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real

estate that an interest in them arises under real estate law and all accessions thereto, replacements thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor located at 1529 Fish Road, 120 Highland Road and 0 Fish Road, and 1423 Fish Road, all in Tiverton, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty,

guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

EXHIBIT B

That certain parcel of land, with all buildings and improvements, situated westerly of Cottrell Road in the Town of Tiverton, Bristol County, the State of Rhode Island and Providence Plantations and shown as a parcel of land, "Remaining Land of Cottrell Farms Future Phase 3, Block 1-11/2-10 Block 92 Card 5, n/f Cottrell Homestead Co., LLC, Deed Book 434 Page 163, Area = 46.06 acres", on that plan entitled "Boundary Plan Phase 3, Cottrell Farms, Map 1-11 & 2-10 Block 92 Card 5, Tiverton, RI, prepared by DiPrete engineering Associates, Inc., scale 1"= 150 feet, revised date 02-13-08", also being shown on Town of Tiverton, RI Assessors Plat 314 Lot 126, and being more particularly described as follows:

PARCEL I

Beginning at the northeasterly corner of the parcel, said point being on the southerly boundary of Mountain Laurel Lane, a 40-foot public right of way;

Thence S06°05'39"E, a distance of 32.40 feet along the westerly boundary of Mountain Laurel Lane, to a point at the northeasterly boundary of AP 314, Lot 152;

Thence S86°45'31"W, a distance of 271.63 feet bounded southerly by AP 314 Lot 152 to a point;

Thence S43°15'51"W, a distance of 217.10 feet bounded southeasterly by AP 314 Lots 151 and 150 to a point on the northerly boundary of Cottrell Road, 50-foot public right of way;

Thence along a curve to the RIGHT, having a radius of 395.00', a delta angle of 04°01'35", a chord bearing of N41°36'29"W, a chord distance of 27.75 feet, and an arc length of 27.76 feet along the northerly boundary of Cottrell Road to a point;

Thence S50°24'19"W, a distance of 50.00 feet bounded southeasterly by Cottrell Road to a point on the southerly boundary of Cottrell Road;

Thence N39°35'41"W, a distance of 152.06 feet bounded southwest by Open Space lot 125 AP 314 to a point of curvature;

Thence along a curve to the LEFT, having a radius of 145.00', a delta angle of 95°36'35", a chord bearing of N87°23'59"W, a chord distance of 214.85 feet, and an arc length of 241.96 feet bounded southerly by said open Space lot to a point;

Thence S31°28'50"E, a distance of 231.90 feet bounded northeasterly by said open Space lot to a point;

Thence S65°38'33"W, a distance of 340.39 feet bounded southeasterly by said Open Space lot to a point;

Thence along a curve to the LEFT, having a radius of 400.00', a delta angle of 02°53'23", a chord bearing of S31°47'22"E, a chord distance of 20.17 feet, and an arc length of 20.17 feet bounded northeasterly by said Open Space lot to a point;

Thence N65°38'33"E, a distance of 283.41 feet bounded northwesterly by said Open Space lot to a point;

Thence S24°18'57"E, a distance of 120.02 feet bounded northeasterly by said Open Space lot to a point;

Thence S65°38'33"W, a distance of 250.52 feet bounded southeasterly by said Open Space lot to a point;

Thence along a curve to the LEFT, having a radius of 1040.00', a delta angle of 05°22'26", a chord bearing of S37°14'54"E, a chord distance of 97.51 feet, and an arc length of 97.54 feet bounded northeasterly by said Open Space lot to a point;

Thence along a curve to the RIGHT, having a radius of 300.00', a delta angle of 07°03'04", a chord bearing of S38°05'13"E, a chord distance of 36.90 feet, and an arc length of 36.92 feet bounded northeasterly by said Open Space lot to a point;

Thence N65°38'33"E, a distance of 292.71 feet bounded northwesterly by said Open Space lot to a point;

Thence S21°23'28"E, a distance of 485.25 feet bounded northeasterly by said Open Space lot to a point;

Thence S17°43'43"W, a distance of 132.60 feet bounded northeasterly by said Open Space Lot to a point;

Thence S52°25'01"W, a distance of 199.49 feet bounded southeasterly by said Open Space lot to a point;

Thence N18°34'35"W, a distance of 219.09 feet bounded northeasterly by said Open Space lot to point;

Thence along a curve to the RIGHT, having a radius of 110', a delta angle of 09°33'04", a chord bearing of N71°36'59"E, a chord distance of 18.32 feet, and an arc length of 18.32 feet, and an arc length of 18.34 feet bounded southeasterly by said Open Space lot to a point;

Thence S18°34'35"E, a distance of 226.34 feet bounded northeasterly by said Open Space lot to a point;

Thence S49°59'24"W, a distance of 71.42 feet bounded southeasterly by said Open Space lot to a point;

Thence S08°12'06"W, a distance of 263.31 feet bounded northeasterly by said Open Space lot to a point on land now or formerly of William J. Flynn Jr., et al (AP 303 Lot 173);

Thence N85°39'55"W, a distance of 145.56 feet bounded southerly by said land of Flynn to a point;

Thence N77°31'01"W, a distance of 207.63 feet bounded southerly by said land of Flynn to a point;

Thence N77°46'19"W, a distance of 154.12 feet bounded southerly by said land of Flynn to a point;

Thence N75°48'25"W, a distance of 221.01 feet bounded southerly by said land of Flynn to a point;

Thence N76°26'18"W, a distance of 300.25 feet bounded southerly by said land of Flynn to a point;
Thence S39°50'38"W, a distance of 12.12 feet bounded southerly by said land of Flynn to a point;
Thence N79°05'26"W, a distance of 215.49 feet bounded southerly by said land of Flynn to a point on the easterly boundary of land now or formerly of Louis A. Cabral and Joan F. Greenwell
Thence N14°17'41"E, a distance of 1,665.95 feet bounded westerly by said land of Flynn, and land now or formerly of Roger J. and Janice a Depot (AP 303 Lot 172), land now or formerly of Edmond P. and Marianne Noll (AP 303 Lot 171), land now or formerly of Shirley W. Ellis (AP 303 Lot 169), and land now or formerly of Alceau L. and Martha W. Pedreira (AP 303 Lot 168) to a point on the southerly boundary of Church Pond Drive a 50 foot public right of way;
Thence N14°17'41"E, a distance of 50.00 feet bounded westerly by said Church Pond Drive to a point;
Thence N14°17'41"E, a distance of 594.45 feet bounded westerly by land now or formerly of Harold T. and Lynn E. Freedman (AP 303 Lot 167) and land now or formerly of Arthur J. and Lynda A. Sampson (AP 303 Lot 166) to a point;
Thence N76°38'54"W, a distance of 485.04 feet bounded southerly by said land of Sampson and by land now or formerly of James E. and Nancy Anne Hilton (AP 303 Lot 165) to a point on the northerly boundary of Church Pond Drive;
Thence along a curve to the RIGHT, having a radius of 125.00', a delta angle of 22°35'35", a chord bearing of S05°22'14"W, a chord distance of 48.97 feet, and an arc length of 49.29 feet bounded westerly by Church Pond Drive to a point on the southerly boundary of Sakonnet Ridge Drive a 50 foot public right of way;
Thence S76°27'21"E, a distance of 681.70 feet bounded northerly by said Sakonnet Ridge Drive and by land now or formerly of Diane Szargowicz and Michael R. Medeiros (AP 315 Lot 143) to a point;
Thence S76°04'51"E, a distance of 139.67 feet bounded northerly by said land of Beech Hill Realty, LLC to the point of beginning.

The area of the parcel being 46.05 acres more or less.

PARCEL II

Beginning at the northeasterly corner of the parcel, said point being on the intersection of the westerly boundary of Church Pond Road, a 50-foot public right of way, and on the southerly boundary of Sakonnet Ridge Drive, a 50-foot public right of way,

Thence westerly a distance of 570 feet more or less bounded northerly by land now or formerly of Jeremiah D. Leary and Raymond C. Holland Jr., land now or formerly of Elizabeth A. Leary, and land now or formerly of Cinco, LLC to the easterly boundary of Main Road, a public right of way;

Thence southerly a distance of 51 feet more or less bounded westerly by said Main Road.

Thence easterly a distance of 473 feet more or less bounded southerly by land now or formerly of Elizabeth A. Lecomte to the westerly boundary of said Church Pond Road;

Thence northerly a distance of 49 feet more or less bounded easterly by Church Pond Road to the point and place of beginning.

This area of the parcel is 0.75 acres more or less.

120 Highland Road

0 Highland Road

AP: 307 Lots: 122 and 123

FIRST PARCEL

NORTHERLY by land now or formerly of Charles Wilcox; EASTERLY by land formerly of Sarah J. Howland; SOUTHERLY by land now or formerly of Jeremiah Brown and WESTERLY by land formerly of Sarah J. Howland. This conveyance including the "Ben Yard" so-called, which is in the northeast corner of the premises hereby conveyed. The westerly line of said premises being as follows: Beginning at the northwesterly corner of said lot by the corner of a wall, thence SOUTHERLY through the center of a cedar tree to a stake set in line of land of said Jeremiah brown.

SECOND PARCEL:

Bounded NORTHERLY by land now or formerly of Joseph Rose Neronha; EASTERLY by land formerly of Sarah J. Howland; SOUTHERLY by land formerly of one Estes and WESTERLY by land now or formerly of Margaret F. Leary, it being the intention to convey the two easterly lots as now walled in.

THIRD PARCEL:

Lying Easterly from the Highland Road and bounded, beginning at the Southeasterly corner thereof at the corner of a wall, which point of beginning is the Northeasterly corner of land formerly of Jeremiah Brown, deceased, and the Southwesterly corner of land formerly of Sarah J. Howland; from thence running NORTHERLY in line of a stone wall, five hundred twenty-eight (528) feet, bounded easterly by land now or formerly of said Howland and land now or formerly Neronha; from thence running WESTERLY in line of a stone wall and bounded Northerly by other land now or formerly of Neronha, seven hundred thirty-nine and 50/100 (739.50) feet to a stone wall and land now or formerly of Estes; from thence turning and running first Southerly two hundred twenty-seven (227) feet, thence Westerly twenty-seven (27) feet, thence Southerly one hundred

ninety (190) feet, thence Easterly forty-one (41) feet, thence Southerly two hundred (200) feet in a line of a stone wall, bounded Westerly by other land now or formerly Estes, to land now or formerly of Jeremiah Brown, and from thence running Easterly, bounded Southerly by said Brown land, and in line of stone wall, seven hundred twenty-five (725) feet to the point of beginning.

FOURTH PARCEL:

Being the Evans Pasture Land, so-called, bounded NORTHERLY by land now or formerly of Charles D. Wilcox, EASTERLY by the Eight Rod Way, SOUTHERLY by land formerly George Howland and Bailey Evans and by land of the Heirs of Wanton Howland, and Westerly by land of the Heirs of Charles Manchester and by land now or formerly of Charles Davidson and by land now or formerly of Jeremiah Brown.

FIFTH PARCEL:

Being a part of the fifth parcel described in deed to Joseph R. Neronha and Joseph R. Neronha Jr. from Jennie E. Grinnell et al. recorded in Book 64, Page 100. Said lot is bounded NORTHERLY by land now or formerly of James Crosson; EASTERLY by land now or formerly of Joseph R. Neronha, known as Homestead (1st parcel herein described); SOUTHERLY by land now or formerly of Margaret Leary and WESTERLY partly by land now or formerly Arvilla J. Manchester and partly by said land now or formerly of Joseph Rose Neronha Jr.

SIXTH PARCEL:

Beginning at a point in a stone wall, which point of beginning is the southeasterly corner of the tract to be conveyed and the southwesterly corner of land now or formerly of said Neronha, from thence running first Northerly about 200 feet, then Westerly about 41 feet, then Northerly again 190 feet, then Easterly about 27 feet, then Northerly again about 227 feet, in line of a Stone wall to another stone wall; from thence running Westerly in line of last mentioned wall, Fifty-five and 50/100 (55.50) feet to a copper bolt, from thence running Southerly one hundred thirty-six (136) feet, then Westerly three hundred sixty nine and 40/100 (369.40) feet for a corner and bounded Westerly and Northerly by land formerly of Cornelius S. Greene; from thence running, Southerly, in line of a copper bolt, two hundred seventy-seven and 50/100 (277.50) feet to an angle in said line and from thence continuing Southerly one hundred six and 10/100 (106.10) feet for a corner and bounded Westerly by land now or formerly of Estes; from thence running Westerly in line of a copper bolt, two hundred nine and 15/100 (209.15) feet for a corner and bounded Northerly by land now or formerly of Estes; from thence running Southerly again, one hundred sixty-six (166) feet to a copper bolt in a stone wall; from thence running Easterly in line of a stone wall, six hundred and four and 50/100 (604.50) feet to the point and place of beginning and bounded Southerly by land formerly of Jeremiah Brown.

SEVENTH PARCEL:

Beginning at a drill hole which marks the intersection of the easterly line of the parcel herein conveyed with the westerly line of land conveyed by Vernon R. Robertshaw, et ux to Tiverton Rod and Gun Club by Deed dated May 17, 1976 and recorded in Book 123, Page 268, Land Evidence Records of Tiverton, Rhode Island; thence running westerly to the easterly boundary of a fifteen foot right of way bounded southerly by other land now or formerly of Vernon P. Robertshaw, et ux; thence running in a generally westerly direction, bounded generally southerly by said fifteen foot right of way to a point in the easterly line of land now or formerly of H.J. and W. Fitzler; then turning and running northerly to a point in the southerly line of land now or formerly of W.J. and E.E. Flynn bounded westerly by said Fitzler land; then turning and running southerly to the point of beginning (forming an interior angle of ninety degrees (90°) with southerly line of the premises herein conveyed) bounded easterly by other land of now or formerly of Tiverton Rod and Gun Club.

For source of title to this Seventh Parcel see Deed from Tiverton Rod and Gun Club to Vernon P. Robertshaw, et ux, dated May 17, 1976, and recorded in Book 123, Page 264 of the Land Evidence Records of Tiverton Rhode Island.

EIGHTH PARCEL:

Beginning at a point in the easterly line of Highland Road, said point being located at a distance of two hundred six and 97/100 (206.97) feet, as measured in a Southeasterly direction along the easterly line of Highland Road, from a granite bound at the most Southwesterly corner of land now or formerly of Christopher and Amy Wharton, said point also being the most northwesterly corner of the herein described parcel:

Thence proceeding S17°59'56"E a distance of fifty-six and 06/100 (56.06) feet along the easterly line of Highland Road, to a point in the northerly line of fifteen foot (15') wide right of way;

Thence proceeding S81°06'31"E a distance of one hundred seven and 07/100 (107.07) feet, bounded southerly by said fifteen foot (15') wide right-of-way, to a point;

Thence proceeding N03°38'17"W a distance of fifty-one and 22/100 (51.22) feet, bounded easterly by land now or formerly of Vernon and Rosamond Robertshaw Estate to a point;

Thence Proceeding N81°06'31"W a distance of one hundred twenty-one and 31/100 (121.31) feet, bounded northerly by land now or formerly of Douglas A. and Kim D. Reid, to the point and place of beginning:

Said parcel is shown as Parcel "A" on a plan entitled: "ADMINISTRATIVE SUBDIVISION PREPARED FOR DOUGLAS A. & KIM D. REID AND PBHYLLIS PETERSON MAP 1-11 BLOCK 92 CARDS 31 & 33b HIGHLAND ROAD TIVERTON, RHODE ISLAND", rev. #3 dated 04/15/09 and filed in plan book 23 on pages 73 and 74, Land Evidence Records of Tiverton,

Rhode Island.

ALL PARCELS BEING also designated as Plat 307 Lots 123 and 122 on the Tiverton Tax Assessor's Plats as presently constituted, for reference purposes only.

0 Highland Road
AP: 313 Lot: 103

Beginning at a drill hole, which marks the intersection of the easterly line of the parcel herein conveyed with the westerly line of land conveyed by these grantees to this grantor by deed of even date herewith; then running westerly to the easterly boundary of a fifteen foot right of way, bounded southerly by other land of these grantees; then running in a generally westerly direction, bounded generally southerly by said fifteen foot right of way to a point in the easterly line of land now or formerly of H.J. and W. Fitzler; then turning and running northerly to a point in the southerly line of land now or formerly of W.J. and E.E. Flynn, bounded westerly by said Fitzler Land; then turning and running easterly to a point, bounded northerly by said Flynn land; then turning and running southerly to the point of beginning, (forming an interior angle of ninety degrees (90°) with the southerly line of the premises herein conveyed) bounded easterly by other land of grantor.

Being a portion of the same premises conveyed to this grantor by deed of Lumina A. Sedwick, dated August 30, 1957, and recorded in Book 84, Page 137, Tiverton Land Evidence.

1529 Fish Road
AP: 311 Lot: 172

FIRST PARCEL

Northerly by land of Shelina B. Crawell; Easterly by land of Sarah Cottrell and Jennie W. Grinnell; southerly by land formerly of Charles Davidson to a stake set in the easterly line of a certain cart-path which leads to the Highland Road (which cart-path is designated on a plan filed with deed recorded in Book 54, page 2441, thence running in a northerly direction 127 feet to another stake set in the easterly line of said cart-path, thence running in a northwesterly direction 218.20 feet to another stake in said cart-path, thence turning further to the westward and running in a northwesterly direction 36.75 feet to another stake in said cart-path, thence turning and running westerly 105.70 feet to another stake in said cart-path, thence turning and running northwesterly 73.6 feet to another stake in said cart-path, thence turning slightly to the northward and running in a northwesterly direction 266.74 feet to another stake in said cart-path; thence turning and running in a northeasterly direction 271.68 feet to a drill hole at the northwesterly corner of the premises hereby conveyed.

Together with the rights as appurtenant to the granted premises of passing and repassing on foot and with animals, teams and conveyances, over and along the aforesaid cart-path to and from Highland Road. See deed in Book 54, Page 240.

SECOND PARCEL:

Two tracts of wood and pasture land, bounded and described as follows: 1st tract is bounded Northerly by land now or formerly of Sarah J. Howland; Easterly by the Eight Rod Highway; Southerly by land formerly of Samuel Negun and Westerly by land of the heirs of Ana and Benjamin Howland and containing twenty (20) acres, more or less. 2nd tract is bounded Northerly by land of the heirs of William H. Cottrell; Easterly by the Eight Rod Highway; Southerly by land of the heirs of Sarah J. Howland and Westerly by land of James D. Cresson and containing twenty-five (25) acres, more or less. Said second tract is conveyed together and subject to the rights of way set forth in deeds to H.R. Evans in Book 37, pages 240 and 242. See deed in Book 59 Page 260.

The title of this grantor is derived as surviving joint owner in a deed from Catherine e. Cresson, Administratrix of the Estate of James D. Cresson, to William C. Sedgwick and Eugina A. Sedgwick, dated November 17, 1943, recorded in Land Evidence Records of the Town of Tiverton, Book 721, Pages 112 and 115, these premises being the first and third parcels therein conveyed. The Estate of William C. Sedgwick was probated in Tiverton, Rhode Island in 1950.

0 Fish Road
AP: 313 Lot: 102

All that certain lot or parcel of land, located in the Town of Tiverton, County of Newport, State of Rhode Island, with buildings and improvements, if any, thereon, bounded and described as follows:

Beginning at a point which marks the intersection of the southerly line of property of grantee (which is the northerly line of the parcel herein conveyed) with Eight Rod Way; then running generally westerly to a drill hole at the point of intersection of the easterly boundary of land conveyed to grantors by grantee by deed of even date herewith, and the easterly boundary of other

land of grantors; then turning an interior angle of 90° and running generally southerly to a point in the northerly boundary of land now or formerly of the Town of Tiverton; then turning and running generally easterly a distance of twelve hundred, eight and five tenths (1,208.5) feet, bounded southerly by said land of the Town of Tiverton; then continuing in the same line to the westerly line of Eight Rod Way, bounded southerly by other land of grantee; then following the westerly line of Eight Rod Way to the point of beginning.

Being a portion of the same premises conveyed to these grantors by deed of Annie M. Robertshaw, dated August 27, 1969, and recorded in Book 102, Page 296, Tiverton Land Evidence.

0 Fish Road
AP: 313 Lot 101

That certain real estate situated in the Town of Tiverton, County of Newport, State of Rhode Island, and described as follows: A triangular parcel of land located between Fish Road, so-called, and Eight Rod Way or Proprietors' Way, so-called; beginning at the southerly extremity of the land to be described, thence running northerly in the westerly line of Fish Road, so-called, one thousand eight hundred and eighty-one (1881.00) feet, more or less, to a point; thence turning an acute interior angle and running southwesterly in the southeasterly line of said Eight Rod Way seven hundred and seventy-six (776) feet, to a point for a corner; thence turning an obtuse interior angle and continuing in the line of Eight Rod Way, in a southeasterly direction one thousand three hundred sixteen (1316) feet, to the place of beginning.

0 Fish Road
AP: 311 Lot 128

A certain lot or tract of land with all buildings and improvement thereon, situated in the Town of Tiverton aforesaid, known as the "SHAW LAND" and bounded NORTHERLY on land of the Heirs of George Howland, deceased, 1147 feet; EASTERLY on land of Esther Wanton 145.2 feet; SOUTHERLY on land of William Rose 723.5 feet; then EASTERLY AGAIN by said land of Rose, 192 feet; then SOUTHERLY AGAIN partly on a road and partly on land of the heirs of Peleg Barker 825.4 feet; WESTERLY on land of Daniel Church 237 feet; then NORTHERLY AGAIN on land of Daniel Church 330.8 feet; and WESTERLY on said land of Daniel Church 185.2 feet and containing EIGHT AND ONE-FOURTH (8 1/4) ACRES of land, more or less.

(continued on next page)

That certain lot or parcel of land with the buildings and improvements thereon, located in the Town of Tiverton, County of Newport, State of Rhode Island, and being Lot 10 on that plan entitled "Record Plan – Cottrell Farms – Map 1-11 & 2-10, Block 92, Card 5 Tiverton, Rhode Island", prepared by DiPrete Engineering Associates, Inc. which is recorded in Plan Book 22, Pages 92 through 100 and in Plan Book 23, Pages 1-3, Land Evidence Records of Tiverton, Rhode Island.

Being the same premises conveyed by Campanelli Properties of Tiverton, Inc. to Bowling Family Realty, LLC by deed recorded in Book 1184 at Page 44.

Property Address:
1423 Fish Road
Tiverton, RI 02878
Plat 314, Lot 101