

UCC-1 Form

FILER INFORMATION

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

DEBTOR INFORMATION

Org. Name: **DOUGLAS ENTERPRISES, LTD.**

Mailing Address: **P.O. Box 385**

City, State Zip Country: **WAKEFIELD, RI 02880 USA**

SECURED PARTY INFORMATION

Org. Name: **BANKNEWPORT**

Mailing Address: **184 JOHN CLARKE ROAD**

City, State Zip Country: **MIDDLETOWN, RI 02842 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2022-1489 (2ND)

COLLATERAL

ALL PERSONAL PROPERTY AND FIXTURES OF DEBTOR NOW OWNED OR HEREAFTER ACQUIRED OR IN WHICH DEBTOR MAY NOW HAVE OR HEREAFTER ACQUIRE AN INTEREST, LOCATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. "EXHIBIT A" THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHWESTERLY SIDE OF EAST AVENUE IN THE TOWN OF WESTERLY, RHODE ISLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID EAST AVENUE, SAID POINT BEING MARKED BY A DRILL HOLE IN THE BASE OF A COBBLESTONE POST AND BEING THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF JAMES A. AND KATHLEEN I. STEVENSON; THENCE RUNNING NORTHEASTERLY, BOUNDING SOUTHEASTERLY ON SAID EAST AVENUE, A DISTANCE OF SIX HUNDRED THIRTY-SEVEN AND NINETY THREE ONE HUNDREDTHS (637.93) FEET TO A DRILL HOLE AT THE BASE OF A COBBLESTONE POST; THENCE TURNING AN INTERIOR ANGLE OF FIFTY-FOUR DEGREES THIRTY-TWO MINUTES (54° 32') AND RUNNING WESTERLY BOUNDING NORTHERLY ON LAND NOW OR FORMERLY OF JANE PICKERING TAYLOR ET AL AND FOLLOWING THE LINE OF A STONE WALL A DISTANCE OF ONE HUNDRED FORTY-SIX AND SIXTY-NINE ONE HUNDREDTHS (146.69) FEET TO A DRILL HOLE; THENCE TURNING AN INTERIOR ANGLE OF ONE HUNDRED SEVENTY-NINE DEGREES FIFTY MINUTES (179° 50') AND CONTINUING WESTERLY BOUNDED NORTHERLY ON SAID TAYLOR LAND, FOLLOWING THE STONE WALL, A DISTANCE OF FIVE HUNDRED FORTY-SEVEN AND EIGHTY-NINE ONE HUNDREDTHS (547.89) FEET TO A DRILL HOLE AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF BYRON M. AND ALICE S. HISCOX; THENCE TURNING AN INTERIOR ANGLE OF ONE HUNDRED TWENTY DEGREES FIFTY-FOUR MINUTES (120° 54') AND RUNNING SOUTHWESTERLY BOUNDED NORTHWESTERLY ON SAID HISCOX LAND A DISTANCE OF FIVE HUNDRED FORTY-FIVE AND EIGHT ONE HUNDREDTHS (545.08) FEET TO A DRILL HOLE; THENCE TURNING AN INTERIOR ANGLE OF SIXTY-FOUR DEGREES THIRTY-NINE MINUTES (64° 39') AND RUNNING EASTERLY BOUNDING SOUTHERLY ON SAID STEVENSON LAND, A DISTANCE OF FIVE HUNDRED FIFTY-NINE AND NINETY ONE HUNDREDTHS (559.90) FEET TO A DRILL HOLE AT AN ANGLE IN THE WALL; THENCE TURNING AN INTERIOR ANGLE OF ONE HUNDRED SEVENTY-SEVEN DEGREES THIRTY-NINE MINUTES (177° 39') AND CONTINUING EASTERLY, BOUNDING SOUTHERLY ON SAID STEVENSON LAND A DISTANCE OF FORTY-ONE AND FIFTY-SIX ONE HUNDREDTHS (41.56) FEET TO THE POINT AND PLACE OF BEGINNING, THIS COURSE MAKING AN INTERIOR ANGLE OF ONE HUNDRED TWENTY-TWO DEGREES TWENTY-SIX MINUTES (122° .26') WITH THE FIRST DESCRIBED COURSE; THE

WHOLE TRACT CONTAINING AN AREA OF SEVEN AND SIX HUNDRED ONE ONE-THOUSANDTHS (7.601) ACRES. REFERENCE IS HEREBY MADE TO PLAT ENTITLED "PLAN SHOWING PROPERTY OF ELIZABETH S. MILNER ESTATE, EAST AVENUE, WESTERLY, RHODE ISLAND, SCALE 1 IN. EQUALS 100 FEET, JULY 23, 1957, H.A. EMERSON, CIVIL ENGINEER," WHICH SAID PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF SAID TOWN OF WESTERLY IN DEED BOOK 77 AT PAGE 29, AND THE SAME IS MADE A PART HEREOF. LESS AND EXCEPTING SO MUCH OF THE ABOVE-DESCRIBED PREMISES CONVEYED TO JOHN C. POWERS AND MARION D. POWERS BY DEED DATED MARCH 11, 1988, AND RECORDED MARCH 15, 1988, IN BOOK 322 AT PAGE 948 IN THE WESTERLY LAND EVIDENCE RECORDS. TOGETHER WITH THAT CERTAIN EASEMENT TO PASS AND REPASS BY FOOT, VEHICLE, OR OTHERWISE OVER AND ACROSS THE PORTION OF THE EXISTING DRIVEWAY LOCATED PARTIALLY ON OTHER PROPERTY OF GRANTORS ON ASSESSOR'S PLAT 107, LOT 57A, FOR THE PURPOSE OF ACCESS AND EGRESS BY FOOT AND BY VEHICLE, SUCH EASEMENT TO DEFEASE AND TERMINATE AT SUCH TIME AS THE GRANTEE AND/OR ITS SUCCESSORS AND/OR ASSIGNS CONSTRUCT A NEW DRIVEWAY AND CURB CUT ONTO EAST AVENUE FOR ACCESS AND EGRESS TO THE PARCEL CONVEYED HEREBY; AND GRANTORS FOR THEMSELVES, THEIR HEIRS, EXECUTORS AND ASSIGNS, HEREBY RESERVE AN EASEMENT IN PERPETUITY ON, OVER, AND ACROSS THE PORTION OF THE EXISTING DRIVEWAY ON THE PARCEL HEREBY CONVEYED WHICH PRESENTLY SERVICES OTHER REAL ESTATE OWNED BY THE GRANTORS LOCATED AT ASSESSOR'S PLAT 107, LOT 57A SUCH EASEMENT FOR THE PURPOSE OF GAINING EGRESS AND ACCESS BY FOOT AND BY VEHICLE AND FOR NO OTHER PURPOSE.