

QUITCLAIM DEED

The **Audubon Society of Rhode Island**, a Rhode Island non-profit corporation, with a business address of 12 Sanderson Road, Smithfield, Rhode Island 02197 (the "Grantor"), for consideration paid in the amount of One Dollar and 00/100 (\$1.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, conveys and releases to **Bonnet Shores Land Trust**, a Rhode Island body politic and corporate and a public instrumentality, with a business address of 130 Bonnet Shores, Narragansett, RI 02882 (the "Grantee"):

That certain lots or parcels of land together with all the improvements thereon, situated in the Town of Narragansett, County of Washington State of Rhode Island, more particularly described on Exhibit A attached hereto and made a part hereof.

SIGNATURE APPEARS ON THE FOLLOWING PAGE

The consideration for this transfer is such that no
realty tax transfer stamps and no RIGL Section 44-30-21.3
withholding is required as this conveyance is by way
of gift.

IN WITNESS WHEREOF, the Grantor has signed, acknowledged and delivered these presents this 8 day of ~~April~~, 2019.
November

Audubon Society of Rhode Island

By: Lawrence J.F. Taft
Lawrence J.F. Taft, Executive Director

STATE OF RHODE ISLAND
COUNTY OF Washington

In the City of South Kingstown in said County, on the 8 day of Nov, 2019, before me personally appeared the above-named **LAWRENCE J.F. TAFT, Executive Director of The Audubon Society of Rhode Island**, to me known and know by me to be the party executing the foregoing instrument and he acknowledges said instrument, by him so executed, to be his free act and deed of said non-profit corporation.

Marta

Notary Public

Print Name:

My Commission Expires



GRANTEE'S MAILING ADDRESS:

130 Bonnet Shores
Narragansett, RI 02882

Exhibit A

Tract 1 (Belton)

Beginning at a point at the northwesterly corner of Camden Road and Bonnet Point Road, thence running in a generally westerly direction curving northerly and continuing in a generally northerly direction along the northerly and easterly line of said Bonnet Point Road to the southeasterly corner of its intersection with Lake Road, thence turning in an interior angle and continuing along the southerly line of Lake Road in an easterly direction to a point where a brook meets the northwesterly corner of Lot 28 (twenty-eight) Block 10 (ten) of that certain plat entitled "Replat of 'Country Club Section' and 'Country Club Addition' Also Showing 'Country Club Addition No. 2' (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) Bonnet Shores Town of Narragansett, R.I. September, 1935. By Esten & Black, Eng'rs. Scale 1 inch = 100 ft." which plat is recorded in the Records of Land Evidence of the Town of Narragansett, Book 13 at Pages 76-7. Thence continuing in a generally southerly, easterly and northeasterly direction along the shore of Wesquage Pond, bordering sometimes on other land of this grantor and on land of others to a point on the northerly shore of said Wesquage Pond determined by extending the line (as it appears on the said plat) dividing Lots 3 (three) and 4 (four) on Block 12 (twelve), across said Lake Road and the land lying on the southerly side thereof to said shore. Thence turning and running along the line determined as aforesaid to the southerly side of the said Lake Road, bounding westerly on other land of this grantor, thence turning an interior angle and continuing in a generally easterly direction along the southerly line of Lake Road to the southwesterly corner of its intersection with Camden Road, thence turning an interior angle and continuing in a generally southerly direction along the westerly line of Camden Road to the northwesterly corner of Camden Road at its intersection with Bonnet Point Road, and the point or place of beginning.

Meaning and intending thereby to convey all the right, title and interest of this grantor in and to the premises bounded by the aforesaid description, including therein all the right, title and interest of the grantor in and to Wesquage Pond, so-called, and its bordering shore except as otherwise excluded.

For grantor's title, please see deed from the Belton Corporation to the Audubon Society of Rhode Island dated September 2, 1971, recorded September 9, 1971 in the Land Evidence Records of the Town of Narragansett, County of Washington, Rhode Island in Book 73, Page 950.

Meaning and intending to describe all the land in and around Wesquage Pond deeded to this Grantor, and containing, among other land, that parcel designated as Lot 112A on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

Tract 2 (Belton)

That certain tract or parcel of land in Town of Narragansett, County of Washington, in the State of Rhode Island, being located and described as follows:

Lots No. 22, 23, 24, 25, 26, 27 and 28, Block 10 in that plat entitled "Replat of 'COUNTRY CLUB SECTION' AND 'COUNTRY CLUB ADDITION'" also showing "COUNTRY CLUB ADDITION NO. 2" (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) BONNET SHORES, Town of Narragansett, R.I., September 1935, By Esten & Black, Engrs. Scale 1 in. = 100 ft.", which plat is recorded with the Land Evidence Records of the Town of Narragansett in Book 13 between pages 76 and 77.

For grantor's title, please see deed from the Belton Corporation to the Audubon Society of Rhode Island dated December 18, 1974, recorded in the Land Evidence Records of the Town of Narragansett, County of Washington, Rhode Island in Book 91, Page 145.

BEING designated as Lot 734 on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

Tract 3 (Francisco)

Those certain tracts or parcels of land located and described as Lots 12 and 13, in Block 10 on a plat entitled "Replat of 'COUNTRY CLUB SECTION' AND 'COUNTRY CLUB ADDITION'" also showing "COUNTRY CLUB ADDITION NO. 2" (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) BONNET SHORES, Town of Narragansett, R.I., September 1935, By Esten & Black, Engrs. Scale 1 in. = 100 ft.", which plat is recorded with the Land Evidence Records of the Town of Narragansett in Book 13 between pages 76 and 77, reference to which is hereby had for a further description.

Being also described as those certain tracts or parcels of land located in the Town of Narragansett, Rhode Island, lying at the north edge of Wesquage Pond and designated as Lots 724 and 725 on Assessors Plat N-R of the Town of Narragansett and being the same tracts or parcels assigned and transferred to Pasco Francisco on August 31, 1966, by instrument of assignment of tax title by G. Wilson Little, treasurer of the Town of Narragansett, Rhode Island, and being also the same tracts or parcels the tax title to which was acquired by said town under a tax collector's deed dated July 16, 1959, and recorded in the Narragansett registry of deeds, Book 46, Pages 138, 139 and 140.

BEING designated as Lot 724 on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

For grantor's title, please see deed from Mary V. Francisco to the Audubon Society of Rhode Island dated December 21, 1981, recorded in the Land Evidence Records of the Town of Narragansett, County of Washington, Rhode Island in Book 140, Page 151.

Tract 4 (Corona)

That certain lot or parcel of land, together with all the buildings and improvements thereon situated in any, located in the Town of Narragansett, County of Washington, State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Lake Road, said point being the northeasterly corner of premises herein described and the northwesterly corner of land now or lately of the Audubon Society of Rhode Island; thence running in a northwesterly direction to a point; thence turning an interior angle of 114° and running in a westerly direction to a point; thence turning an interior angle of 155° and running in a southwesterly direction to the northeasterly corner of Lot No. 1 in Block 9 on that certain plat entitled "RePlat of "Country Club Section" and "Country Club Addition" also showing "Country Club Addition No. 2" (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) Bonnet Shores Town of Narragansett, R.I. September, 1935 By Esten & Black, Engrs. Scale 1 in = 100 FT" said last 3 courses bounding northeasterly, northerly and northwesterly on Lake Road; thence turning an interior angle of 90° running in a southeasterly direction, following the easterly line of said Lot No. 1 to Wesquage Pond; thence turning and running in a general easterly direction, following the shore line of said pond to the southwesterly corner of land now or lately of the Audubon Society of Rhode Island; thence turning and running in a northerly direction, following the westerly line of said Audubon Society land to the point or place of beginning, or however otherwise said premises may be bounded and described.

Being designated as Lot 112 on Tax Assessor's Plat N-S of the Town of Narragansett, as presently constituted, for reference purposes only.

For grantor's title, please see deed from Adolf R. DiBiasio, Raymond V. Corona and Gloria F. Corona to the Audubon Society of Rhode Island dated December 20, 1984, recorded in the Land Evidence Records of the Town of Narragansett, County of Washington, Rhode Island in Book 170, Page 793.

Tract 5 (Cardi)

Those certain lots and parcels of land, together with all buildings and improvements thereon, located in the Town of Narragansett, State of Rhode Island, situated and described as follows:

1. Highland Section Bonnet Shores

BEING located and described as Lots numbered 17 (seventeen) through 26 (twenty-six), inclusive, in Block 3 (three) on a plat entitled "HIGHLAND SECTION BONNET SHORES Town of Narragansett, R.I., October, 1928, By Esten & Black, Engrs. Scale 1 in. = 80 ft.", which plat is recorded with the Land Evidence Records of the Town of Narragansett in Book 9 between pages 580 and 581, reference to which is hereby had for a further description.

Being designated as Lots 22, 23, 24, 26, 28, and 30, located on Clara Lane, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

Meaning and intending to convey that property described as PARCEL I in that certain Warranty Deed of Beltone Corporation to Roland P. Cardi, Nicholas Cardi, Jr. & Judy Cardi, Peter D. Cardi and Arthur Zompa & Sandra Zompa dated January 6, 1978 and recorded in Book 105 at Page 396 of the Narragansett Land Evidence Records.

2. Country Club Section and Country Club Addition

BEING located and described as Lots 7 and 8, in Block 8 on a plat entitled "Replat of "COUNTRY CLUB SECTION" AND "COUNTRY CLUB ADDITION" also showing "COUNTRY CLUB ADDITION NO. 2" (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) BONNET SHORES, Town of Narragansett, R.I., September 1935, By Esten & Black, Engrs. Scale 1 in. = 100 ft.", which plat is recorded with the Land Evidence Records of the Town of Narragansett in Book 13 between pages 76 and 77, reference to which is hereby had for a further description.

Being designated as Lot 573, located on Hawthorne Road, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

AND ALSO THOSE PARCELS OF LAND BEING located and described as Lots 7 and 8, in Block 11 on a plat entitled "Replat of "COUNTRY CLUB SECTION" AND "COUNTRY CLUB ADDITION" also showing "COUNTRY CLUB ADDITION NO. 2" (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) BONNET SHORES, Town of Narragansett, R.I., September 1935, By Esten & Black, Engrs. Scale 1 in. = 100 ft.", which plat is recorded with the Land Evidence Records of the Town of Narragansett in Book 13 between pages 76 and 77, reference to which is hereby had for a further description.

Being designated as Lot 536, located on Brookside Road, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

AND ALSO THAT PARCEL OF LAND BEING located and described as Lot 33, in Block 7 on a plat entitled "Replat of "COUNTRY CLUB SECTION" AND "COUNTRY CLUB ADDITION" also showing "COUNTRY CLUB ADDITION NO. 2" (Comprising Blocks No. 8, 11, 12, 13, 14, 15, 16) BONNET SHORES, Town of Narragansett, R.I., September 1935, By Esten & Black, Engrs. Scale 1 in. = 100 ft.", which plat is recorded with the Land Evidence Records of the Town of Narragansett in Book 13 between pages 76 and 77, reference to which is hereby had for a further description.

Being designated as Lot 872, located on Channing Road, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

Meaning and intending to convey that property described as PARCEL II in that certain Warranty Deed of Beltone Corporation to Roland P. Cardi, Nicholas Cardi, Jr. & Judy Cardi, Peter D. Cardi and Arthur Zompa & Sandra Zompa dated January 6, 1978 and recorded in Book 105 at Page 396 of the Narragansett Land Evidence Records, excepting therefrom Lot 40 in Block 7.

3. Wesquage Woods

BEING located and described as Lot 10 in Block 1, and Lot 2 in Block 3, on a plat entitled "WESQUAGE WOODS – BONNET SHORES Town of Narragansett, R.I. May, 1936 By Esten & Black, Engrs. Scale 1 in = 80 ft." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 13 between pages 262 and 263, reference to which is hereby had for a further description.

Being designated as Lot 911 and Lot 921, respectively, located on Chocktaw Trail; on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

BEING located and described as Lots 1 through 7, inclusive, in Block 5 on a plat entitled "WESQUAGE WOODS – BONNET SHORES Town of Narragansett, R.I. May, 1936 By Esten & Black, Engrs. Scale 1 in = 80 ft." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 13 between pages 262 and 263, reference to which is hereby had for a further description.

Being designated as Lots 938 and 940, located on Mohegan Trail; and Lot 936 located on Pawnee Trail, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

BEING located and described as Lots 1 through 7, inclusive, in Block 4 on a plat entitled "WESQUAGE WOODS – BONNET SHORES Town of Narragansett, R.I. May, 1936 By Esten & Black, Engrs. Scale 1 in = 80 ft." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 13 between pages 262 and 263, reference to which is hereby had for a further description.

Being designated as Lots 943, 946, and 948 located on Cherokee Trail; on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

BEING located and described as Lots 19 through 23, inclusive, in Block 8 on a plat entitled "WESQUAGE WOODS – BONNET SHORES Town of Narragansett, R.I. May, 1936 By Esten & Black, Engrs. Scale 1 in = 80 ft." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 13 between pages 262 and 263, reference to which is hereby had for a further description.

Being designated as Lots 970 and 973, located on Pawnee Trail; on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

Meaning and intending to convey that property described as PARCEL III in that certain Warranty Deed of Beltone Corporation to Roland P. Cardi, Nicholas Cardi, Jr. & Judy Cardi, Peter D. Cardi and Arthur Zompa & Sandra Zompa dated January 6, 1978 and recorded in Book 105 at Page 396 of the Narragansett Land Evidence Records.

4. **That certain tract or parcel of land**, located in the Town of Narragansett, County of Washington, State of Rhode Island, bounded and described as follows: Beginning at a point on the northerly side of Aquidneck Road, said point being the southwesterly corner of the premises herein described and the southeasterly corner of lot No. 26 (twenty-six) in Block 3 (three) on that

certain plat entitled: "HIGHLAND SECTION BONNET SHORES Town of Narragansett, R.I., October, 1928 By Esten & Black, Engrs."; thence running in a northerly direction, bounded westerly by lots No. 17 (seventeen) THRU 26 (twenty-six) inclusive in Block 3 (three) on the aforescribed plat to land now of lately of the Narragansett Industrial Development Corp.; thence turning and running in an easterly direction, following the southerly line of said land now of lately of the Narragansett Industrial Development Corp., to land now or lately of the Bonnet Shores Fire District; thence turning and running in a southerly direction, following the westerly line of said land now or lately of the Bonnet Shores Fire District, a distance of 611.60 feet, more or less, to said Aquidneck Road; thence turning and running in a westerly direction, following the northerly line of said Aquidneck Road, to the point and place of beginning, or however otherwise said premises may be bounded and described.

Being designated as Lot 256A, located on Aquidneck Road, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

Meaning and intending to convey that property described in PARCEL IV in that certain Warranty Deed of Beltone Corporation to Roland P. Cardi, Nicholas Cardi, Jr. & Judy Cardi, Peter D. Cardi and Arthur Zompa & Sandra Zompa dated January 6, 1978 and recorded in Book 105 at Page 396 of the Narragansett Land Evidence Records.

5. Wesquage Woods No. 2

BEING located and described as Lots 1, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block 7 on a plat entitled "WESQUAGE WOODS NO. 2 - BONNET SHORES Town of Narragansett, R.I. Scale 1 in = 80 ft. July 1937. By Esten & Black, Engrs." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 14 between pages 268 and 269, reference to which is hereby had for a further description.

Being designated as Assessor's Lot 218 located on Moosehead Trail; and Lots 227, 230, 232, and 234 located on Freeman's Trail; on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

BEING located and described as Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 8 on a plat entitled "WESQUAGE WOODS NO. 2 - BONNET SHORES Town of Narragansett, R.I. Scale 1 in = 80 ft. July 1937. By Esten & Black, Engrs." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 14 between pages 268 and 269, reference to which is hereby had for a further description.

Being designated as Lots 244, 246, 248 and 250, located on Freeman's Trail, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

BEING located and described as Lots 1, 2, 3, 4, 5, 6, 7, 7 (duplicate), 8, 9, and 11 in Block 1 on a plat entitled "WESQUAGE WOODS NO. 2 - BONNET SHORES Town of Narragansett, R.I. Scale 1 in = 80 ft. July 1937. By Esten & Black, Engrs." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 14 between pages 268 and 269, reference to which is hereby had for a further description.

Being designated as Lots 213 and 239, located on Bonnet Shores Road; Assessor's Lot 236, on Choctaw Trail; and Lot 216, located on Moosehead Trail, on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

BEING located and described as Lots 8 through 14, inclusive, in Block 2 on a plat entitled "WESQUAGE WOODS NO. 2 - BONNET SHORES Town of Narragansett, R.I. Scale 1 in = 80 ft. July 1937. By Esten & Black, Engrs." which plat is recorded in the Town of Narragansett, in Land Evidence Record Book No. 14 between pages 268 and 269, reference to which is hereby had for a further description.

Being designated as Lots 206, 208, and 210, located on Moosehead Trail; and Lot 211, located on Bonnet Shores Road; on Tax Assessor's Plat N-R of the Town of Narragansett, as presently constituted, for reference purposes only.

For grantor's title, please see deed from Roland P. Cardi, Peter D. Cardi, Arthur Zompa and Sandra Zompa to the Audubon Society of Rhode Island dated December 22, 1993, recorded in the Land Evidence Records of the Town of Narragansett, County of Washington, Rhode Island in Book 308, Page 74.

RECEIVED FOR RECORD
Nov 18, 2019 11:47:38A
THERESA C. DONOVAN, CMC
TOWN CLERK
NARRAGANSETT, RI