

BONNET SHORES FIRE DISTRICT, a municipal corporation created by an Act of the General Assembly, January Session, A.D. 1932

of
for consideration paid, grant to BONNET SHORES LAND TRUST

46570

of with QUIT-CLAIM COVENANTS
(Description, and Incumbrances, if any)

Those certain parcels of land with all buildings and improvements thereon set forth in Exhibits A through K attached hereto.

Consideration for this deed is such that no revenue stamps are required.

Witness its hand this 5th day of February, 1995

In Presence of:

BONNET SHORES FIRE DISTRICT
By: [Signature]
Chairman

State of Rhode Island, Etc. }
County of Washington

In Narragansett on the 8th day of February, 1995
before me personally appeared Peter J. Foley
Chairman of Bonnet Shores Fire District
the duly authorized

to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed, and the free act and deed of the Bonnet Shores Fire District.

PO BOX 627
NARRAGANSETT, RI 02880
(PRINT OR TYPE: NAME AND ADDRESS OF GRANTEE)

[Signature]
Notary Public
PUBLIC
MELISSA DURKIN-COUTURE
NOTARY PUBLIC

EXHIBIT A

That lot of land with the buildings and improvements thereon, situated in the Town of Narragansett in the State of Rhode Island, laid out and delineated as Lot No. 32 (thirty two) on that plat entitled, "Bonnet Point Section Addition Bonnet Shores, Town of Narragansett R. I. September 1929 By Esten & Black Engrs.", recorded with the Records of Land Evidence in said Town of Narragansett in Deed Book 10 between pages 226 and 227.

Said lot bounds on and angles with Dunes Road seventy-five (75) feet, easterly on land now or lately of Narragansett Development Co., Inc. one hundred forty (140) feet, more or less, southerly on Narragansett Bay and northwesterly on a five (5) foot strip right of way as delineated on that plat entitled, "Replat of Bonnet Point Section Addition Bonnet Shores, Town of Narragansett, R. I. June, 1936 By Esten & Black, Engrs.", recorded in said Records in Deed Book 13 between pages 236 and 237, one hundred seventy (170) feet, more or less.

Subject to restrictions of record.



That certain tract or parcel of land with all buildings and improvements thereon situated on the northerly side of Bonnet Shores Road and on the northeasterly side of Choctaw Trail in the Town of Narragansett, County of Washington and State of Rhode Island, bounded and described as follows:

Beginning at the intersection of the northeasterly line of Choctaw Trail with the northerly line of Bonnet Shores Road, thence running in a generally northwesterly direction following the northeasterly line of Choctaw Trail, a distance of 114.5 feet; thence turning an interior angle of $118^{\circ} 8' 30''$ and running in a generally northeasterly direction, a distance of 197.2 feet to a point; thence turning an interior angle of 90° and running in a straight line in a generally east southeasterly direction a distance of 100 feet to a point, thence turning and running in a generally southeasterly direction in a straight line to the northerly line of said Bonnet Shores Road; thence turning and running southwesterly, westerly and northwesterly along the curve in the northerly line of said Bonnet Shores Road to the point and place of beginning, meaning and intending to convey hereby the shaded portion of land owned by this grantor, as shown on that map entitled "Subdivision of Daigle Property 'Bonnet Shores' Narragansett, R. I. Scale 1 in. = 40 ft. July, 1966 By Howard F. Esten, C. E. "a copy of which is attached hereto and made a part hereof.

Excepting and excluding therefrom that certain parcel of land set forth as Parcel II in that certain deed from Herbert J. and Shirley M. Daigle to Jeffrey and Kathleen Grossman recorded in Book 168 at Page 58 of the Narragansett Land Records.

AP - NR Lot 253-4

RECEIVED FOR RECORD
ON 12-31-98 AT 11:14 AM
WITNESS, Mary M. Beck, CMC/AE
Narragansett Town Clerk

EXHIBIT B

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

Lot 622 (six hundred twenty two) on Assessor's Plat N-S, being a right of way, approximately five (5) feet in width, running off Dunes Road to Bonnet Shores Beach.

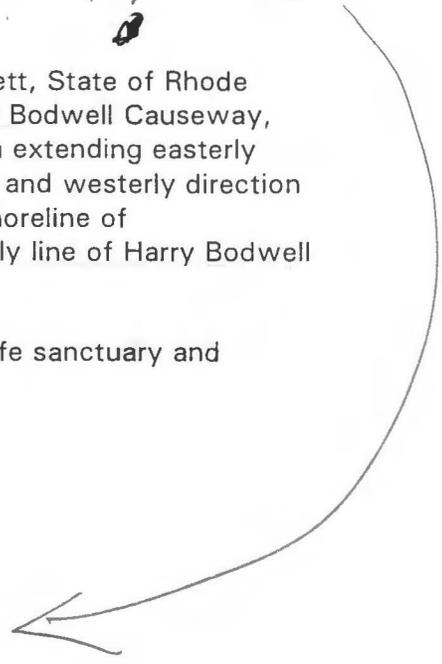
N-S 622 - Kelly Beach Buffer Zone

EXHIBIT C

SEE BOOK 67 P 215

That certain parcel of land located in the Town of Narragansett, State of Rhode Island, beginning at a point in the easterly shore line of Harry Bodwell Causeway, said point being also in the northerly shore line of a peninsula extending easterly into Wesquage Pond; thence in a general easterly, southerly, and westerly direction along shoreline of said peninsula, to a point in the easterly shoreline of aforementioned Causeway; thence northerly along the easterly line of Harry Bodwell Causeway to that point and place of beginning.

The aforesaid parcel is hereby conveyed for purpose of wildlife sanctuary and related purposes.



H BODWELL TO BSFI
NOV 11, 1969

EXHIBIT D

That certain parcel of land located in that area known as Bonnet Shores in the Town of Narragansett, Rhode Island, bounded and described as follows:

Beginning at a point in the westerly line of breachway or canal of Wesquage Pond flow, said point being ten (10) feet north from the northerly line of Bonnet Point Road; thence northerly along said breachway or canal line to shoreline of Wesquage Pond; thence westerly, southerly and northerly along several courses of said Pond shoreline to a point; thence westerly to a point in the easterly line of Bonnet Point Road, being the point of curvature in said Road; thence southeasterly along a curve to a point, said point being twenty (20') feet northerly of the tangent point in northerly line of Bonnet Point Road; thence easterly parallel to and twenty (20') feet northerly of said Road line to a point; thence turning a right deflection angle of thirty (30°) degrees; thence twenty (20') feet to a point, said point being ten (10') feet northerly of said northerly line of Bonnet Point Road; thence easterly parallel to and ten (10) feet northerly of said Road line to a point in the westerly line of aforementioned breachway or canal, being that point and place of beginning.

5 FEB 83 P 302-03

EXHIBIT E

That certain parcel of land located in the Town of Narragansett, State of Rhode Island, beginning at a point in the southerly line of Bonnet Point Road, being also a northerly corner of lot 631, now or lately of Narragansett Development Co., Inc. as delineated on plat NS of the Town of Narragansett and filed in office of Town Clerk; thence southerly bonding easterly on said lot 631 to a corner; thence westerly bonding southerly on lot 631 to a point in the easterly shoreline of Wesquage Pond, delineated as 634 on aforementioned plat NS; thence continuing in a general northerly direction to a point in the westerly line of Harry Bodwell Causeway; thence southerly along said Causeway line to a point of curvature; thence continuing along said Causeway curve to a point of tangency in the southerly line of Bonnet Point Road; thence easterly along said Road line to that point and place of beginning.

The aforesaid property is deeded for highway and related purposes.

N-S 630 Bonnet Point Road abuts Bonnet Shores Beach Club

EXHIBIT F

That certain parcel of land located in the Town of Narragansett, State of Rhode Island, beginning at a point in the southeasterly shoreline of Wesquage Pond located on the westerly side of Harry Bodwell Causeway, said point being also the southwesterly corner of lot 630 delineated on Plat NS of the Town of Narragansett; thence in a general northerly direction to a point in the westerly line of said Causeway; thence westerly at ninety (90°) degrees from aforementioned line, a distance of thirty (30') feet to a point; thence northerly parallel to and thirty (30') feet westerly from said Causeway line, two hundred (200') feet to a point; thence at ninety (90°) degrees easterly from the last mentioned line thirty (30') feet to the westerly line of said Causeway; thence northerly along said Causeway line to the southerly line of lot 1253 as designated on Plat NR of the Town of Narragansett; thence westerly along the southerly line of said lot NR 1253 to a point in the easterly line of Jencks Farm as designated on that Plat entitled, "partition Plat in Equity Suit No. 197 Henry B. Chapin et al v. Jerome B. Greene Supreme Court A.D. 1898 by R. F. Rodman August 1898", said Plat recorded in the Land Evidence of the Town of Narragansett, State of Rhode Island, in Deed Book 3 Pages 302-303; thence southerly along the westerly line of said Jencks Farm by several courses to a point in alignment with southerly line of aforementioned lot 630; thence easterly in a straight line across Wesquage Pond to that point and place of beginning.

The above-described Pond being the northerly portion of Wesquage Pond located on the westerly side of Harry Bodwell Causeway and designated as lot 634 on Plat NS of the Town of Narragansett, filed in records department of the Town Clerk of said Town.

Subject to restrictions of record.

N-S 634 Wesquage Pond - Small Pond

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

Beginning at the northwesterly corner of Lot 18 (eighteen) in Block 1 (one) as shown on map of that plat of land entitled "Third Section BONNET SHORES, Town of Narragansett, R.I., October, 1928. By Esten & Black, Engrs. Scale 1" = 80'"; thence running northerly along the easterly line of Col. John Gardner Road, so-called, 75 (seventy-five) feet, more or less, to the southwest corner of Lot 15 (fifteen) in said Block 1 (one) on the aforesaid plat of land; thence turning and running easterly along the southerly line of said Lot 15 (fifteen) to Narragansett Bay; thence turning and running along said Narragansett Bay in a southerly direction to the northeasterly corner of the aforesaid Lot 18 (eighteen); thence turning and running westerly along the northerly line of said Lot 18 (eighteen) to the easterly line of the aforesaid Col. John Gardner Road and the point and place of beginning. The said tract of land being known as "Bonnet Battery".

Subject to restrictions of record.

N-S 451 Battery - Col. John Gardiner Road

EXHIBIT G

That certain parcel of land situated on the westerly side of Camden Road in the Town of Narragansett and State of Rhode Island bounded and described as follows:

Beginning at a point in the westerly line of Camden Road at the southeasterly corner of lot No. 18 (eighteen) on that plat of land entitled, "An Extension of Block 30 on 'Replat of a Portion of Corrected Replat of a Replat of a Portion of the Second Section and a Portion of the Third Section Bonnet Shores Town of Narragansett R.I. October 1936 By Esten & Black Engrs'", recorded in the Records of Land Evidence in said Town of Narragansett in Deed Book 14 between pages 300 and 301; thence southerly bounding easterly on Camden Road sixty (60) feet; thence westerly at an interior angle of 90° bounding southerly on lot No. 2 (two) on that plat hereinafter named one hundred (100) feet to land now or lately of Belton Corporation; thence northerly bounding westerly on the last named land sixty (60) feet; thence easterly at an interior angle of 90° bounding northerly on said lot No. 18 (eighteen) referred to above one hundred (100) feet to the point of beginning and comprising lot No. 1 (one) on that plat entitled, "Pond's Edge Bonnet Shores Narragansett, R. I. August 1962 By Howard F. Esten, C.E." and recorded in the Records of Land Evidence in said Narragansett in Plat Book 6 at page 28.

Subject to any and all restrictions of record.

N-S 635 Camden Road - Boat Ramp

EXHIBIT I

That certain real estate situated in the Town of Narragansett, County of Washington, in the State of Rhode Island, and described as follows: That strip or parcel of land, situated in the Town of Narragansett, County of Washington and State of Rhode Island, bounding easterly and northeasterly on the waters of Narragansett Bay, northerly on a line in continuation, easterly of the northerly line of lot No. 1 (one) in Block twelve (12) on that plat entitled, "First Section Bonnet Shores Town of Narragansett, R. I. March 1928 by Esten & Black, Engrs. Scale 1 in. = 80 ft." which said plat was received for record April 17, 1928 at 2:59 P.M. in Land Evidence Record Book No. 9 between pages 348 and 349 in the Town of Narragansett, R. I., and extended to the waters of Narragansett Bay, bounding westerly and southwesterly in small part on the easterly line of said lot No. 1 (one) on said plat and in part on the easterly and southeasterly lines of Col. John Gardner Road, as laid out and delineated on the above mentioned plat and on the plat entitled, "Second Section Bonnet Shores Town of Narragansett, R. I. March 1928. By Esten & Black, Engrs. Scale 1 in. = 80 ft." which said plat was received for record April 17, 1928 at 2:59 P.M. in Land Evidence Record Book No. 9 between pages 348 and 349 in the Town of Narragansett, R. I. and southerly on lot No. 29 (twenty-nine) in Block No. 22 (twenty-two) on the plat last above mentioned. Being all the land lying between Col. John Gardner Road and the easterly line of lot No. 1 (one) on the plat first hereinabove mentioned and the waters of Narragansett Bay between said Lot No. 29 (twenty-nine) on said last mentioned plat on the south and the continuation easterly of the northerly line of lot No. 1 (one) on the plat first above mentioned extended to Narragansett Bay on the north, together with all shore or riparian rights appurtenant to or connected with the above described land.

N-S 51A Little Beach - Col. John Gardiner Road

EXHIBIT J

That parcel of land situated in the Town of Narragansett and State of Rhode Island, bounded and described as follows:

Beginning at the intersection of two stone walls at the northwesterly corner of Lot No. 31 (thirty-one), Block 12, "First Section Bonnet Shores Town of Narragansett, R. I. March, 1928 by Esten & Black Engrs." and recorded with the Records of Land Evidence in said Town of Narragansett in Deed Book 9 at page 348-349; thence southwesterly along a stone wall, bounding southeasterly in part on said Lot No. 31 (thirty-one) and in part on Spring Brook Road four hundred eighty-four and 86/100 (484.86) feet to an angle in said wall; thence turning an interior angle of $169^{\circ} 3' 30''$ and continuing southwesterly bounding southeasterly on said Spring Brook Road three hundred twenty-seven and 94/100 (327.94) feet to Bonnet Shores Road; thence turning an interior angle of $100^{\circ} 45' 30''$ and running northwesterly bounding southwesterly on Bonnet Shores Road three hundred sixty-one and 72/100 (361.72) feet to a point in range with the southeasterly line of Bonnet Shores Road; thence turning an interior angle of $75^{\circ} 40'$ and running northeasterly bounding along a line in range with the said southeasterly line of said Bonnet Shores Road one hundred seventy-two and 76/100 (172.76) feet to a corner; thence turning an interior angle of $118^{\circ} 50'$ and running easterly bounding northerly on land now or lately of Wakefield Water Co. thirty-six and 39/100 (36.39) feet to a corner; thence turning at right angles and running northerly one hundred thirty seven and 30/100 (137.30) feet; thence turning at right angles and running westerly three hundred (300) feet; thence turning at right angles and running southerly one hundred thirty-seven and 30/100 (137.30) feet to Aquidneck Road, the last three courses bounding on said land now or lately of Wakefield Water Co.; thence turning a right angle and running westerly bounding southerly on Aquidneck Road seventy-seven and 7/10 (77.7) feet to an angle; thence turning an interior angle of $189^{\circ} 44'$ and continuing easterly bounding southerly on said Aquidneck Road one hundred sixty-six and 95/100 (166.95) feet; thence turning an interior angle of $168^{\circ} 56'$ and continuing westerly bounding southerly on said Aquidneck Road one hundred seventy-two and 58/100 (172.58) feet; thence turning an interior angle of $84^{\circ} 33'$ and running northerly six hundred eleven and 60/100 (611.60) feet to a stone wall; thence turning an interior angle of $93^{\circ} 25'$ and running easterly along said stone wall eleven hundred thirty-three (1133) feet to the point of beginning; contains by estimation, 15.5 acres of land.

Subject to easement of record.

N-R 256 Approximately 12 acres of land surrounding Community Building

EXHIBIT K

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

A reserved strip of land, approximately two (2) feet in width, laid out and designated as the southerly boundary of Block 3 (three) of that certain plat entitled "Wesquage Woods No. 3 Bonnet Shores, Town of Narragansett, R.I. April 1937. By Suddard & Matteson Eng'rs. Scale 1 inch = 80 ft." which plat is recorded in the Land Evidence Records of the Town of Narragansett in Book 14 at Pages 258-9.

N-R 1286 2ft b or zone - Allagash Trail

RECEIVED FOR RECORD

ON 3-6-95 AT 11:45 AM
WITNESS: Mary M. Beck, CMC/AE
Narragansett Town Clerk