

QUITCLAIM DEED

AZA Realty Trust, Inc., a Rhode Island Corporation, with its principal place of business in Cranston, Rhode Island 02920 for consideration paid in the amount of FOUR HUNDRED FIFTY THOUSAND AND NO/100 (\$450,000.00) DOLLARS grant to

Lee Beausoleil and Artak Avagyan, as Joint Tenants, with a mailing address of 100 Hay Street, West Warwick, Rhode Island 02893

with **QUITCLAIM COVENANTS**

SEE EXHIBIT A ATTACHED HERETO

Meaning and intending to convey the same premises to this grantor herein by Receiver's Deed from Thomas S. Hemmendinger dated January 19, 1999 and recorded on January 28, 1999 at 11:38 a.m. in Book 3069, Page 132 with the Warwick Land Evidence Records.

Subject to taxes assessed December 31, 2018.

This transfer is such that no RIGL 44-30-71.3 withholding is required as the grantor is a resident corporation of the State of Rhode Island, as evidenced by a Good Standing Certificate attached hereto and made a part hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of April, 2019.

AZA Realty Trust, Inc.

By: David A. Levy, President

Rhode Island

STATE/Commonwealth of Rhode Island
COUNTY OF Providence

In Providence on the 26 day of Apr. 1, 2019, before me personally appeared David A. Levy, President of AZA Realty Trust, Inc., 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 in his capacity aforesaid and the free act and deed of the aforementioned corporation and duly authorized officer of the corporation to perform such act.

Notary Public: [Signature]
My Commission Expires: 6-18-2021

Ronald C
Markoff

For Reference Purposes Only:

175 Post Road
Warwick, RI
Plat 291, Lots 45 & 74.

Ronald C. Markoff
Notary Public
State of Rhode Island
My Commission Expires June 18, 2021

TAX \$ 2070.00
DATE 4/26/19
RECORDED [Signature]
CITY OF WARWICK
052324
RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

Exhibit A

That certain lot or parcel of land, with all buildings and improvements thereon, located on the northerly side of Post Road and the easterly side of Venturi Avenue, Warwick, Rhode Island, bounded and described as follows:

Beginning at a stake set in the northerly line of Post Road 30.00 feet opposite centerline station 15-60.26 as shown on Rhode Island Highway Plat No. 1104, said stake being at the southwesterly corner of land now or formerly belonging to Ford & Burke Catering Co., Inc and the southeasterly corner of the parcel herein described;

Thence running westerly along the said northerly line of Post Road, a distance of 489.28 feet to a point 30.00 feet opposite centerline station 20-49.54 as shown on said plat No. 1104, this point being marked by an iron pipe with bolt set in the ground and being at the beginning of a curve NOT tangent to the first described course;

Thence turning an interior angle of $95^{\circ} 31' 36''$ to the chord of a curve having a radius of 25.00 feet and a central angle of $11^{\circ} 03' 12''$ and running northwesterly and northerly along the curve, an arc distance of 4.82 feet to a point of tangency in the easterly line of Venturi Avenue;

Thence turning an interior angle of $174^{\circ} 28' 24''$ from the chord and running northerly along said easterly line of Venturi Avenue, a distance of 1104.50 feet to a point;

Thence turning an interior angle of $270^{\circ} 00' 00''$ and running westerly bounded southerly by the northerly terminus of said Venturi Avenue, a distance of 26.15 feet to a point and land now or formerly of Unit Tool Company;

Thence turning an interior angle of $90^{\circ} 00' 00''$ and running northerly bounded westerly by said Unit Tool Company to the centerline of the Pawtuxet River (measuring 613 feet, more or less to the river bank);

Thence turning and running southeasterly, southerly, and southeasterly along the said centerline of the Pawtuxet River (measuring 1640 feet more or less along the said river bank) to a point and land now or formerly of Anna Medeiros, et al;

Thence turning and running southerly bounded by said land of Anna Medeiros, et al to a point and land of said Ford & Burke Catering Company, Inc. (Measuring 127 feet, more or less from the said river bank), and being a distance of 321.37 feet from the said northerly line of Post Road as measured along the common boundary between said Medeiros and said Ford & Burke Catering Co., Inc. land.

Thence turning an interior angle of $99^{\circ} 01' 45''$ and running westerly bounded southerly by said Ford & Burke Catering Company, Inc., a distance of 135.89 feet to a point;

Thence turning an interior angle of $260^{\circ} 54' 00''$ and running southerly bounded easterly by said Ford & Burke Catering, Inc. a distance of 315.78 feet to the point and place of beginning.

The last course forms an interior angle of $96^{\circ} 35' 15''$ with the intersection of the first described course.

This conveyance is made SUBJECT TO the following:

Utility easement from Hammel Dahl Company to The Narragansett Electric Company, dated August 22, 1952, and recorded in Book 246 at Page 169.

Utility easement from One Seventy Five Post Road Associates to The Narragansett Electric Company, dated May 14, 1992 and recorded in Book 1804, Page 175.

Sewer easement from International Telephone and Telegraph Company to the City of Warwick, dated December 31, 1972, and recorded in Book 451, Page 719.

Burial lots, to the extent same are located on the above-described property.

The following matters shown on "Survey of Land belonging to ITT Grinnell, Warwick, R.I., scale: 1" = 50', January 1984, The Guillemette Corporation":

Drainage easement crossing the southern portion of the locus;

Pawtuxet River forms a portion of the easterly boundary of locus;

Stream crosses northwesterly and south westerly portion of locus;

Overhead electric and telephone lines service locus from Post Road, Bellows Street and Venturi Avenue; and

Fence encroaches into Venturi Avenue at westerly portion of locus.

Rights of others in and to the uninterrupted flow of the Pawtuxet River, and title thereto.

RECORDED
Apr 29, 2019 03:02P
Lynn D'Abrosca
Deputy City Clerk
City of Warwick, RI