

WARRANTY DEED

CEV REALTY, LLC, a Rhode Island limited liability company, having an address at 2 Meadow Lane, Jamestown, Rhode Island, for Four Hundred Seventy Thousand Dollars (\$470,000) and other good and valuable consideration, does hereby grant to **TOWERHILL INVESTMENTS, LLC**, a Rhode Island limited liability company, having an address at 11 Touro Street, Newport, Rhode Island 02840, **WITH WARRANTY COVENANTS** the following parcel:

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

Beginning at the southwesterly corner of the hereinafter described parcel and running northerly a distance of seventy-five (75) feet and bounded WESTERLY by Valley Road; thence turning and running easterly a distance of one hundred fifty (150) feet and bounded NORTHERLY by land now or formerly of Joseph A. Sylvia, et ux; thence turning and running northerly a distance of forty-four and fifty-three hundredths (44.53) feet to a point bounded WESTERLY by land now or formerly of Joseph A. Sylvia, et ux; thence turning and running easterly a distance of two hundred fourteen and sixty-one hundredths (214.61) feet bounded NORTHERLY by land now or formerly of Newport Court Club Associates; thence turning and running southerly a distance of one hundred seventy-eight and ninety-six hundredths (178.96) feet bounded WESTERLY by land now or formerly of the heirs of Jose Rose Alvernas; thence turning and running westerly a distance of sixty-two and nine hundredths (62.09) feet bounded SOUTHERLY by land now or formerly of G.T. Associates; thence turning and running northwesterly a distance of ninety-eight and eighty-four hundredths (98.84) feet bounded SOUTHWESTERLY by land now or formerly of G.T. Associates; thence turning and running westerly a distance of ninety-four (94) feet to a point bounded SOUTHERLY by land now or formerly of G.T. Associates; thence running westerly again a distance of one hundred fifty (150) feet to the point and place of beginning bounded SOUTHERLY by land now or formerly of Target Leasing Corporation.

BE ALL said measurements more or less, or however otherwise the same may be bounded or described.

BEING a portion of Lot 19-A AP 113 as show on that certain plat entitled, "Proposed Subdivision of Lot 19A-AP 113, Middletown, R.I. April , 1983, owned by D.E.D. Associates, Valley Road, Middletown, R.I. Drawn by Island Engineering, 2 Narragansett Avenue,

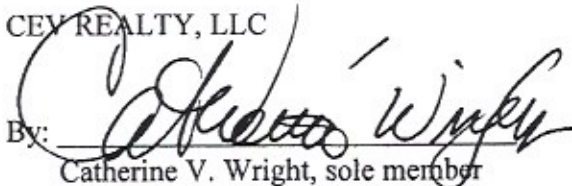
Jamestown, R.I., Scale 1" = 40', Revised showing location of proposed utility easements, Aug. 1983", recorded in Plan Book 13 at Page 155 of the Middletown Land Evidence Records.

BEING further designated as Lot 117 on Plate 113 of the Middletown Tax Assessor's Plates, as presently constituted.

CEV REALTY, LLC, does hereby covenant that this transfer is such that no RIGL 44-30-71.3 withholding is required as all members are residents of Rhode Island as evidenced by Affidavit.

IN WITNESS WHEREOF, the undersigned has been duly authorized to execute the foregoing as of May 28, 2015.

CEV REALTY, LLC

By: 
Catherine V. Wright, sole member

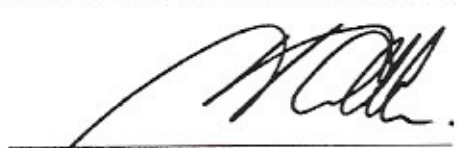
TAX #: 2,162.00
DATE: May 28, 2015
RECORDER: B. Clancey
TOWN OF Middletown

6797

RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

STATE OF RHODE ISLAND
COUNTY OF NEWPORT

In said County and State on this 28th day of May, 2015, then personally appeared the above-named Catherine V. Wright, the sole member of CEV REALTY, LLC, to me known and known by me to be the party described in and who executed the foregoing instrument before me, and she acknowledged the same to be her free act and deed and the free act and deed of said CEV REALTY, LLC.



Notary Public

My commission expires:

CHRISTOPHER P. RHODES
Notary Public - State of Rhode Island
My Commission Expires
May 29, 2018

RECORDED: May 28, 2015 03:05P
DOC #: 00001321
RECEIPT #: 39985
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI