

WARRANTY DEED

We, Glenn Taylor and Mary E. Miga-Taylor, of the City of Warwick, County of Kent, State of Rhode Island, for consideration in the amount of One and 00/100 Dollar (\$1.00), hereby grant to Glenn H. Taylor and Mary E. Miga-Taylor co-Trustees of The Glenn H. Taylor Living Trust dated October 12, 2022, and Mary E. Miga-Taylor and Glenn H. Taylor, co-Trustees of The Mary E. Miga-Taylor Living Trust dated October 6, 2022 both of the City of Warwick, County of Kent, State of Rhode Island, as Tenants in Common, the property bounded and described as follows, with *Warranty Covenants*

ALL THAT CERTAIN lot or parcel of land, together with all the buildings and other improvements thereon, situated on the easterly side of Arnolds Neck Drive in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

BEGINNING at a granite bound at the northwesterly corner of Lot 166, as shown on Warwick Assessor's Plat 365, said point being the northwest corner of the herein described lot;

THENCE North 75° 21' 41" East, two hundred forty-four and 92/100 (244.92) feet to a granite bound;

THENCE South 08° 10' 20" West, bounded easterly by other land now or formerly of Dickerson, one hundred eight and 46/100 (108.46) feet to a point;

THENCE South 75° 21' 14" West, two hundred two and 86/100 (202.84) feet to a point on the easterly line of Arnolds Neck Drive;

THENCE North 14° 38' 46" West along the easterly line of Arnolds Neck Drive, one hundred (100) feet to the point of beginning.

BEING all of Lots 77 and 80 and the westerly portions of Lots 78 and 79 as shown on that plan entitled, "ARNOLD'S NECK PLAT BELONGING TO HERBERT CALEF, JULY 1909 BY FRANK WATERMAN, 1" = 100'", recorded in the Records of Land Evidence in the City of Warwick in Plat Book 4 at Page 81, also being a portion of Midgeley Avenue that was abandoned by the City of Warwick on August 21, 1958.

ALSO BEING SHOWN as Lots 165 and 166 on that certain plat entitled, "FINAL SUBDIVISION PLAN OF THE DICKERSON MARINA PLAT", which said plat is recorded in the Land Evidence Records of the City of Warwick on Plat Card 1720.

This transfer is such that no documentary stamps are required.

This transfer is such that no RIGL 44-30-71.3 withholding is required as sellers are residents of Rhode Island.

Being the same premises conveyed by Trustee's Deed from Barbara A. Durrell Dickerson, Trustee of the Barbara A. Durrell-Dickerson Trust - 2017 to Glenn Taylor and Mary E. Miga-Taylor, which deed was recorded in the Land Evidence Records of the City of Warwick on September 30, 1993 in Book 2047 at Page 15.

No search of record title has been done on this property by the preparer of this deed. The scrivener has merely prepared this deed at the request and pursuant to information provided by the Grantor(s). No representation as to warranty of title is made or implied by the preparation of this deed.

WITNESS OUR HANDS AND SEALS THIS 12 DAY OF October, 2022.

Glenn Taylor
Glenn Taylor

Mary E. Miga-Taylor
Mary E. Miga-Taylor

STATE OF RHODE ISLAND
COUNTY OF KENT

In Warwick, on this 12 day of October, 2022 before me personally appeared Glenn Taylor and Mary E. Miga-Taylor, to me known and known to me to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed.

Kristen Carron
Notary Public:
My Commission Expires:

Property Address:
49 Arnolds Neck Drive, Warwick, RI
AP 365, Lot 166

KRISTEN A CARRON
Notary Public-State of Rhode Island
My Commission Expires
March 14, 2023

RECORDED
Oct 17, 2022 01:18P
Lynn D'Abrosca
City Clerk
City of Warwick, RI