

T91-J-1483

 12/01/2023
08:46:01 AM
3 Pages
WARRANTY DEED
Bk: 2230 Pg: 118
Instr: 2023-6602

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, EAST BAY HOLDING & REALTY LLC, a Rhode Island Limited Liability Company, having its principal place of business at 3913 Main Road, Suite E, Tiverton, Rhode Island 02878, Hope Street, Bristol, Rhode Island 02809, for consideration paid in the amount of \$ 250,000.00, grant to DAVID J. RAMOS, of 12 Ruth Avenue, Bristol, Rhode Island 02809, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

Being the same premises conveyed to this grantor by deed of MLR INVESTMENTS, LLC, recorded on January 31, 2022 in the Bristol, Rhode Island Land Evidence Records in Book 2156 at Page 172.

Subject to taxes and assessments assessed as of December 31, 2022.

The undersigned hereby certifies that this transfer is not a sale of all or substantially all of the assets of EAST BAY HOLDING & REALTY LLC.

I, Gregory A. Mercurio, Jr, Sole Member of East Bay Holding & Realty LLC, do hereby covenant that this transfer is such that no RIGL 44-30-71.3 withholding is required as all members of East Bay Holding & Realty LLC, are residents of Rhode Island as evidenced by Affidavit.

The undersigned hereby certifies compliance with the requirements and all other provisions of the smoke detector and carbon monoxide detector laws and regulations of the Rhode Island Fire Safety Code.

12309

Town of Bristol, Rhode Island
Real Estate Conveyance Tax

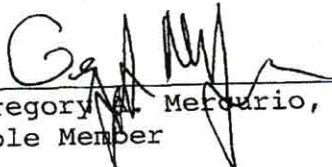
Tax: \$1150.01

Date: 12/01/2023

Clerk: MCH

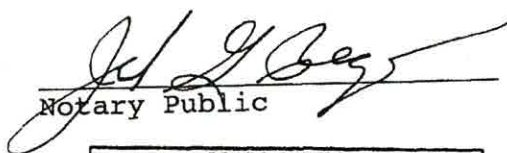
IN WITNESS WHEREOF, EAST BAY HOLDING & REALTY LLC has caused this instrument to be executed by its Sole Member thereunto duly authorized on this 1st day of December, 2023.

EAST BAY HOLDING & REALTY LLC

By: 
Gregory A. Mercurio, Jr.
Sole Member

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

In the City/Town of Bristol on this 1st day of December, 2023, before me personally appeared GREGORY A. MERCURIO, JR., the Sole Member of EAST BAY HOLDING & REALTY LLC, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said limited liability company, and acknowledged that he executed said instrument with proper authority for the purpose stated therein as his free act and deed in said capacity and the free act and deed of said limited liability company.


Notary Public

JOHN G. REGO NOTARY PUBLIC STATE OF RHODE ISLAND NOTARY ID 12941 COMMISSION EXPIRES 6/16/2025

T91-J-1483

EXHIBIT A

That certain tract or parcel of land with any and all buildings and improvements thereon, situated on the easterly side of Metacom Avenue in Bristol, Rhode Island, and bounded and described as follows:

Beginning at a survey stake or marker on the easterly line of Metacom Avenue located one hundred fifty (150) feet, more or less, south of a stone wall and which stone wall is bounded on the north by land now or lately of Veader Realty RI, LLC and further described as Lot 13 on Tax Assessors' Plat 128. This survey stake or marker being the northwest corner of land herein described and the southwest corner of land now or lately of the Town of Bristol;

Thence going southerly bounded on the west on said Metacom Avenue a distance of three hundred and sixteen (316) feet, more or less, to a point;

Thence turning and going easterly, bounded on the south by land now or lately of Lionel J. Ramos, a distance of two hundred (200) feet, more or less, and in a line parallel to a stone wall and which stone wall is the southern most boundary of land now or lately of Lionel J. Ramos and the northern most boundary of land now or lately of Frank M. Fales, Jr. and Donald G. Fales, Trustees of The Fales Family Revocable Trust - 2007, and further described as Lot 1 on Tax Assessors' Plat 134, to a point;

Thence turning and going northerly in a line parallel to the easterly line of Metacom Avenue, bounded on the east in part by land now or lately of Shannon M. Lagarto (Plat 128 Lot 82), in part by land now or lately of the Town of Bristol (Plat 128 Lot 83), in part by land now or lately of Carol Phelan (Plat 128 Lot 84), in part by land now or lately of Anthony R. Desano, Jr., and Jennifer L. Desano (Plat 128 Lot 85), and in part by land now or lately of the Town of Bristol (Plat 128 Lot 86), a distance of three hundred and sixteen (316) feet, more or less, to survey stake or marker;

Thence turning and going westerly in a line parallel to the southerly line of the herein described property, bounded on the north by land now or lately of the Town of Bristol, a distance of two hundred (200) feet, more or less, to a survey stake or marker and place of beginning.

Meaning and intending to convey Lot 15 on Tax Assessors' Plat 128, for future reference only.

Subject to and together with Access and Cross Easement Agreement in Book 1144 at Page 189, and Site Plan for Lionel J. Ramos recorded on August 19, 2004, in Plat Location Number 468.

PROPERTY ADDRESS:

670 Metacom Avenue
Bristol, RI 02809

Received for record at Bristol, RI
12/1/2023 08:46:01 AM

