

Witness: South Kingstown Town Clerk

Received: 03/25/2003 13:08:28 1039 587

WARRANTY DEED

*Handwritten signature of witness*

South Kingstown Town Clerk

I, Susan Rae Smith, f/k/a Susan R. Gama of the Town of South Kingstown, county of Washington and State of Rhode Island, for consideration paid, grant to Richard E. Angeli, Jr. and Patricia E. Angeli husband and wife of Warwick, Rhode Island, as Tenants By The Entirety, with Warranty Covenants:

That certain tract or parcel of land located in the Town of South Kingstown, with all the buildings and improvements thereon and more particularly described on Exhibit "A" attached hereto.

This transfer is such that no R.I.G.L. 44-30-71.3 withholding tax is required as the seller is a resident of Rhode Island evidenced by affidavit.

"The undersigned hereby certifies that she has complied with the smoke and carbon monoxide detector law, R.I.G.L. 23-28.35-1 et seq."

WITNESS my hand on this 24<sup>th</sup> day of March, 2003.

1000 1,380.<sup>00</sup>  
DATE 25-MAR-2003  
FILING OFFICE  
TOWN

009159

REAL ESTATE CONVEYANCE TAX

*Susan Rae Smith fka. Susan R. Gama*  
Susan Rae Smith, f/k/a  
Susan R. Gama

State of RHODE ISLAND  
County of Kent

In Warwick in said County on the 24<sup>th</sup> day of March, 2003 before me personally appeared Susan Rae Smith, f/k/a Susan R. Gama to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed to be her free act and deed.

*Kevin A. Hackman*  
Notary Public: Kevin A. Hackman  
My commission expires: 8-7-05

Grantee's Address: 183 Kensington Court *North*  
South Kingstown, RI 02879

EXHIBIT "A"

That certain lot or parcel of land, together with all the buildings and improvements thereon situated, located in the Town of South Kingstown, County of Washington, State of Rhode Island, and bounded and described as follows:

Beginning for location and place of beginning of herein described parcel at a point in the westerly line of South Road; said point being the northeasterly corner of herein described parcel; and being three hundred and no one-hundredths (300.00) feet in a southerly direction as measured along the westerly line of South Road from the northeasterly corner of Parcel A described in that certain Deed of Ronald D. Denelle et als to Tefft Hill Farm, Inc., dated September 24, 1985, and recorded prior hereto, and in that certain Corrective Deed of Ronald D. Denelle et als to Tefft Hill Farm, Inc., dated October 3, 1985, and recorded prior hereto, thence running southerly in westerly line of said road distance of fifteen and thirty one-hundredths (15.30) feet to a point thence turning an interior angle of  $183^{\circ}-18'-34''$  and continuing southerly in westerly line of said road a distance of one hundred thirty-four and seventy one-hundredths (134.70) feet to a point; thence turning an interior angle of  $86^{\circ}-19'-02''$  and running westerly distance of five hundred forty-two and eighty-two one-hundredths (542.82) feet to a point in easterly line of a private right-of-way; thence turning an interior angle of  $95^{\circ}-24'-43''$  and running northerly in easterly line of said right-of-way a distance of one hundred fifty and thirty-nine one-hundredths (150.39) feet to a point; thence turning an interior angle of  $84^{\circ}-35'-17''$  and running easterly a distance of five hundred forty-eight and twenty-five one-hundredths (548.25) feet to a point and place of beginning.

Said last course creating an interior angle of  $90^{\circ}-22'-24''$  with first course herein described.

Said lot contains eighty-one thousand six hundred ninety-five (81,695) square feet.

The hereinabove described premises are subject to covenants and restrictions of record, as the same are still in effect and applicable to this lot.

Together with the rights as are appurtenant to said premises as are set forth in the title deeds of record, as the same rights are still in effect and applicable to this lot.

Property Address: 183 Kensington Court North  
South Kingstown, RI 02879  
Plat: 39-2 Lot: 14

Taxes Paid

KFD SD/CO  
7/3/2002

Received: 03/25/2003 13:08:38 1039 589

### KINGSTON FIRE DISTRICT RESIDENTIAL SMOKE DETECTOR/CARBON MONOXIDE INSPECTION

Telephones Office: 783-6830 Emergency: 911

SMOKE DETECTOR INSPECTION FORM FOR ONE, TWO, AND THREE  
FAMILY DWELLINGS AND APARTMENT DWELLINGS OF LESS THAN  
FOUR (4) LIVING UNITS.

Inspections to consist of **TESTING ALL DEVICES**. Test will also be conducted  
on any battery backup source.

Received: 3/13/03 Time: 11:00 A Closing Date: 3/24/03

Inspection Date: 3/12/03 Time: 2:30 Inspector: T. Reed

Inspection # \_\_\_\_\_  
Plat # 39.2 Lot # 14 Age of Structure: 16 No. of Units 1

Is there a burglar alarm tie-in to smoke detector? Yes  No \_\_\_\_\_  
If yes, does Realtor have key or password? Yes  No \_\_\_\_\_

Home Owner: SUSAN SMITH Phone: 789 8441

Agency: \_\_\_\_\_ Phone: \_\_\_\_\_

Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

The Kingston Fire District has inspected the residential property located at:  
183 Kensington Ct.  
(Address)

Smoke Detector Types:  
Battery Operated (before 1976 only) \_\_\_\_\_  
110 Volts Interconnected (as of 1976)   
110 Volts with Battery Backup (as of 1992) \_\_\_\_\_  
Fire Alarm System Present: Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, then South Kingstown Communications Department must  
be notified. 789-9331.

ARE INSTALLED IN ACCORDANCE WITH SECTION 23-28.35-2 OF THE R.I.  
FIRE SAFETY CODE.  Fee Paid: \$30.00  CK# 413

SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE BECAUSE:  
\_\_\_\_\_

Notified of \$30.00 Re-inspection Fee: \_\_\_\_\_ Re-inspections held Sundays only.

*T. A. Reed*