

Plot 174
Lot 2

TRUSTEE'S DEED
(Statutory Form)

KNOW ALL MEN BY THESE PRESENTS, That We, SUSAN MOORE MCSHANE, THOMAS F. MOORE, JR. and GEORGE C. MOORE, as Trustees of the Susan Moore McShane Revocable Trust dated April 16, 1965, amended June 15, 1989 and further amended August 11, 1995, by the power conferred under said Trust, and by every other power us thereunto enabling, grant to THE WATCH HILL CONSERVANCY, a non-profit corporation organized and existing under the laws of the State of Rhode Island and having its principal place of business and owning property in the Town of Westerly, County of Washington and State of Rhode Island (mailing address: 222 Watch Hill Road, Westerly, RI 02891), the undivided one-half interest of said Trust in and to the following real property:

That certain tract or parcel of land, together with all buildings and improvements thereon, situated in the Village of Watch Hill, Town of Westerly, County of Washington and State of Rhode Island, bounded and described as follows:

Commencing at the southwesterly corner of the parcel herein conveyed, on the northerly side of Ocean View Highway, so-called, and adjoining land now or formerly of Dale D. Butler at a stone bound; thence running northerly 22°31' westerly Two hundred eighty-one and 3/10 (281.3) feet to the northwesterly corner of the tract herein conveyed, said point also being the southwesterly corner of land now or formerly of Elizabeth Snowden Peet described as the First Tract in that certain deed from Charles E. Sherman and Esther E. Sherman as recorded in Book 64, at page 300 of the Land Evidence Records of the Town of Westerly;

Thence easterly along the southerly boundary of said Elizabeth Snowden Peet First Tract one hundred eight and 92/100 (108.92) feet, more or less, to the easterly side of a driveway as said driveway is shown on said map hereinafter referred to, said point also being the northwesterly corner of the Second Tract of land now or formerly of Elizabeth Snowden

Peet as referred to in that deed from Charles E. Sherman and Esther E. Sherman recorded in Book 65, at page 300 of the Land Evidence Records of said Town of Westerly;

Thence southeasterly in a line parallel with the westerly side of said driveway as shown on said map and ten (10) feet, more or less, easterly from said westerly side of said driveway to Ocean View Highway;

Thence westerly one hundred forty-one (141) feet, more or less, along the northerly side of said Ocean View Highway to the point and place of beginning. Bounded northerly by land of Elizabeth Snowden Peet First Tract, easterly by land of Elizabeth Snowden Peet Second Tract, southerly by Ocean View Highway and westerly by land now or formerly of Dale D. Butler, all as shown on said map.

SUBJECT to the right to said Elizabeth Snowden Peet, her heirs and assigns to pass and repossess, at all times and for all purposes, on foot or with or in vehicles, on, over and across the driveway bounding these premises on the east and leading northerly from Ocean View Highway to the northerly line of the land hereby conveyed, as such driveway is shown on said map hereinafter referred to.

SUBJECT to the restrictions that the premises shall not be conveyed, in whole or in part, to any transferee other than a non-profit conservancy organization; that no structures or buildings shall be constructed, maintained or allowed on the premises; and that the premises shall remain undeveloped and as open space in perpetuity.

BEING SECOND TRACT of the premises conveyed to GEORGE S. KIRKPATRICK and SUSAN M. KIRKPATRICK by Chauncey G. Parker and Elizabeth G. Parker by deed dated June 16, 1976, recorded in the Land Evidence Records of said Town of Westerly, in Book No. 151, page 89.

The reference in the description to "said map" is made to "Map showing property of Bertha Ward, Esther E. Sherman & Wilfred Ward and Charles E. Sherman at Watch Hill, R.I. November 1919, Scale 1 inch equals 40 feet, courses and distances from a survey made by George W. Woodward, Surveyor 1913, Resurvey and map by E.E. Buckdin", recorded in the Land Evidence Records of said Town of Westerly in Plat Book 6, at page 21, reference to the same and the record thereof being had and made and the same made a part hereof.

This conveyance constitutes a gift and no real estate transfer stamps are required, no withholding is required pursuant to RIGL 44-30-71.3, and further that the Grantor is exempt from the requirements of RIGL 23-

28.35-14 and all other provisions of the smoke detector law as the property conveyed is undeveloped land.

IN WITNESS whereof, We have hereunto set our hands this 4th day of December, 2001.

Susan Moore McShane Revocable Trust

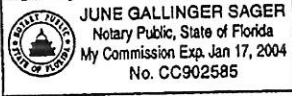
By: Susan Moore McShane
Susan Moore McShane, Trustee

By: T F Moore
Thomas F. Moore, Jr., Trustee

By: George C Moore
George C Moore, Trustee

STATE OF Florida
COUNTY OF Palm Beach

In Gulf Stream on this 4th day of December, 2001, before me personally appeared the above-named Susan Moore McShane 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 individually and in her capacity as Trustee of the Susan Moore McShane Revocable Trust.



June Gallinger Sager
NOTARY PUBLIC
My Commission Expires: _____

STATE OF Rhode Island
COUNTY OF Washington

In Westerly, RI on this 17th day of December, 2001, before me personally appeared the above-named Thomas F. Moore Jr., 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 individually and in his capacity as Trustee of the Susan Moore McShane Revocable Trust.

Yvonne B. Hillert
NOTARY PUBLIC
My Commission Expires: 9/21/05

STATE OF New York
COUNTY OF Westchester

In Westchester on this 16th day of December, 2001, before me personally appeared the above-named George C. Moore, 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 individually and in his capacity as Trustee of the Susan Moore McShane Revocable Trust.

Elizabeth Foley
NOTARY PUBLIC
My Commission Expires: 11-30-02

ELIZABETH FOLEY
Notary Public, State of New York
No. 01FO6017007
Qualified in Queens County
Commission Expires Nov. 30, 2000 2002

DONNA L. GIORDANO CMC/P.A.E. TOWN CLERK
WESTERLY, RI RET: Donna L. Giordano