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20052

RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

WARRANTY DEED

R & K BUILDING CORP., a Massachusetts corporation qualified to do business in the State of Rhode Island having a mailing address of P.O. Box 3107, South Attleboro, Massachusetts 02703, (the "Grantor"), for consideration paid in the amount of One Million One Hundred Thirty Thousand and 00/100 Dollars (\$1,130,000.00) grants to the CITY OF WOONSOCKET, a municipal corporation organized under the laws of the State of Island having an office at 169 Main Street, Woonsocket, Rhode Island 02895 (the "Grantee"), with
WARRANTY COVENANTS:

Parcel I

A certain lot or parcel of land situated to the east of Mendon Road in the City of Woonsocket, County of Providence and State of Rhode Island, being laid out and designated as "AP 53 Lot 32 (NEW AREA = 21,511 SF)" on that certain plat entitled "ADMINISTRATIVE SUBDIVISION FOR R & K BUILDING CORP. & SURA REALTY WOONSOCKET, R.I. JUNE 1, 1999", which said plat is recorded in the Land Evidence Records of the City of Woonsocket in Plat Book 21 at Page 92.

Parcel II

A certain lot or parcel of land situated on Mendon Road in the City of Woonsocket, County of Providence and State of Rhode Island, being laid out and designated as "(new) AP 53 Lot 1 Area = 191,262± S.F. (4.391± ACRES)" on that certain plat entitled "ADMINISTRATIVE SUBDIVISION FOR R & K BUILDING CORP. & SURA REALTY WOONSOCKET, R.I. JUNE 1, 1999", which said plat is recorded in the Land Evidence Records of the City of Woonsocket in Plat Book 21 at Page 92.

TOGETHER WITH AND SUBJECT TO 40' right of way.

Conveyance is made subject to (i) All matters, conditions, rights of way and setback lines as set forth or referred to on the face of the recorded plat, see Plat Book 21 at page 92, (ii) rights of others to use Rights of Way recorded in Book 246 at page 342, Book 256 at page 270 and Book 325 at page 471 and (iii) Zoning Decisions recorded in Book 1117 at page 146 and in Book 1335 at page 573.

The undersigned hereby covenants that (i) the sole shareholder of the Corporation is a non-resident of the State of Rhode Island and a R.I. 71.3 Remittance Form will be submitted to the Rhode Island Division of Taxation in order to obtain an Acknowledgment of Discharge of the withholding lien arising under RIGL 44-30-71.3 and (ii) this conveyance does not represent the sale or transfer of the major part in value of the Grantor's assets and is conducted in the ordinary course of Grantor's business.

IN WITNESS WHEREOF, Grantor has caused this Condominium Unit Deed to be executed under seal by its proper corporate officer hereunto duly authorized this 19 day of September, 2023.

R & K Building, Corp.

By Raymond L. Bourque
Raymond L. Bourque, President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 19 day of September, 2023, before me, the undersigned notary public, personally appeared Raymond L. Bourque, President of R & K Building, Corp., a Massachusetts corporation, personally known to the notary to be the person whose name is signed on the preceding or attached document as President of said Corporation, and acknowledged to the notary that he signed it voluntarily as President for said Corporation for its stated purpose.



Elizabeth Gamache
Notary Public
My Commission Expires: 8/9/2026

Property Address:
Mendon Road
Woonsocket, RI 02895
AP 53, Lots 32 & 1

RECEIVED IN WOONSOCKET R.I.
DATE Oct 06, 2023 TIME 01:48:54P
Christina Harmon, CITY CLERK