

## LEGAL DESCRIPTION

That lot of land, with all buildings and improvements thereon, situated on the northeasterly side of St James Road in the Town of Narragansett and State of Rhode Island, comprising the southwesterly fifty two and 0/100 (52. 0) feet in depth by the entire width of Lot No. 163 (one hundred sixty three) on that plat entitled, "SCARBORO HILLS, Narragansett RI Owned by The Pier Land Company, Providence RI September 1927 CA Thayer, Engineer", recorded with the Records of Land Evidence in said Town of Narragansett in Deed Book 9 between pages 434 and 435.

Said lot is bounded and described as follows: Beginning at a point in the northeasterly line of St James Road at the southerly corner of land now or lately of Leo P. McKenna et al thence northeasterly bounding northwesterly on the last mentioned land fifty two and 00/100 (52.00) feet to land now or lately of Charles Dolan et al.; thence southeasterly bounding northeasterly on the last named land forty (40) feet to land now or lately of Leo P. McKenna; thence southwesterly bounding southeasterly on said last named land fifty two and **00/100 (52.00)** feet to St James Road; thence northwesterly bounding southwesterly on St James Road forty 40) feet to the point and place of beginning.

Subject to a three (3) foot right of way as contained in deed from Sadie L. McKenna to Charles Dolan and wife dated May 17, 1951 and recorded with said Records in Book 33 at page 83, and together with and subject to well rights as contained in said deed.