

QUIT CLAIM DEED

Gianfranco Marrocco, of 134 Atwells Avenue, Providence, Rhode Island 02903, for consideration paid in the amount of Two Hundred One Thousand and 00/100 Dollars (\$201,000.00), grant to **Mi Sueno, Inc.**, a Rhode Island Corporation with a principal address of 1070 Broad Street, Providence, Rhode Island, with QUIT CLAIM COVENANTS

That certain parcel of real property with all improvements thereon located in the City of Providence, Rhode Island which is more particularly described on **Exhibit A** attached hereto and made a part hereof.

No withholding is required under R.I.G.L. §44-30-71.3 as the Grantor is a resident of the State of Rhode Island as evidenced by affidavit.

WITNESS my hand this 8th day of August, 2011.

Witness:

[Signature]

Gianfranco Marrocco
Gianfranco Marrocco

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In East Providence, Rhode Island on the 8th day of August, 2011, before me appeared **Gianfranco Marrocco**, 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.

[Signature]

Notary Public

My commission expires:

G. ANTHONY MARROCCO
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 06-20-14

Mail to:

Mi Sueno, Inc.
1070 Broad Street
Providence, RI

045129

804, 00 35
8-9-2011
O.P.

EXHIBIT A

Those certain lots or parcels of land, with all the buildings and improvements thereon, situated on the easterly side of Broad Street and the westerly side of Prairie Avenue, in the City and County of Providence, and State of Rhode Island, bounded and described as follows:

Beginning at a point on the easterly side of Broad Street, one hundred ninety six and 96/100 (196.96) feet, more or less, northerly of the intersection of the easterly line of Broad Street and the northerly line of Early Street, said point being the northwesterly corner of land now or formerly of New England Telephone & Telegraph Co., and the southeasterly corner of the premises herein described; thence easterly bounding southerly on said New England Telephone & Telegraph Co., land, two hundred thirty-two and 16/100 (232.16) feet more or less, to Prairie Avenue; thence northerly bounding easterly on Prairie Avenue seventy-four and 46/100 (74.46) feet to land now or formerly of Kanor Associates; thence westerly bounding northerly on said last named land eighty and 30/100 (80.30) feet, more or less, to a corner; thence continuing westerly bounding northerly on said last named land sixteen and 94/100 (16.94) feet to a corner; thence northerly bounding easterly on said last named, two (2) feet to a corner; thence turning a right angle and running westerly bounding northerly on said last named land, seventy-five (75) feet to a corner; thence turning a right angle and running southerly two (2) feet bounding westerly on said last named land; thence westerly bounding northerly in part on said last named land and in part on land now or formerly of Solomon Sklaroff and wife one hundred six and 24/100 (106.24) feet more or less to Broad Street; thence southerly bounding westerly on Broad Street, one hundred twenty-one and 93/100 (121.93) feet to the point of beginning.

EXCEPTING therefrom, however that portion of the above premises conveyed by Magic-C-Corp. to New England Telephone & Telegraph Company, by deed dated, acknowledged and delivered on October 10, 1978 and recorded in Deed Book 1208 at Page 833 of the Providence Land Evidence Records, bounded and described as follows:

Property Address:

1070 Broad Street
Providence, RI 02905
Assessor's Plat 53, Lots 5, 7, & 706

RECEIVED:

Providence
Received for Record
Aug 09, 2011 at 09:41:02A
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John A Murphy
Recorder of Deeds