

BARGAIN AND SALE DEED

Frenchtown Community Club, a Rhode Island corporation of the Town of East Greenwich, Rhode Island, for consideration paid, grants to The Town of East Greenwich, a municipal corporation of the State of Rhode Island, all right, title and interest in and to that certain real estate situated in the Town of East Greenwich, County of Kent, and State of Rhode Island, bounded and described as follows:

A certain lot of land, situated in said East Greenwich and bounded and described as follows, to wit, beginning at the southwesterly corner of the land hereby conveyed, and the northwesterly corner of school land of said town, thence northerly two hundred (200) feet, bounded westerly by the highway, thence easterly at a right angle with said highway, one hundred (100) feet bounded northerly by land now or formerly of Harry and B.N. Lewis, thence southerly, at a right angle, two hundred (200) feet, bounded easterly by land now or formerly of said Lewis, thence westerly, at a right angle, one hundred (100) feet, bounded southerly by said school land of said town, to the place of beginning. Provided, however, that the grantee and its successor and assigns forever, shall build and maintain a lawful fence on the northerly and easterly lines of the land hereby conveyed.

SUBJECT to a lease to Happy Hearts Learning Center, Inc.

SUBJECT to the following terms and conditions:

1. All net income shall be paid to the East Greenwich Land Trust to be used for the care, maintenance and improvements of the "Boesch Farm" located on South Road in the Town of East Greenwich, Rhode Island.

2. In the event;
(i) the Frenchtown Community Center Inc. is sold, the net proceeds shall likewise be paid to the East Greenwich Land Trust to be used for the care, maintenance and improvements of the "Boesch Farm";

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(ii) the Boesch Farm or any portion thereof is sold, the net rental proceeds or the net sales proceeds from the Frenchtown Community Club property shall be paid to the East Greenwich Land Trust to be used for open space purposes consistent with the purposes of the Land Trust.

3. In the event any of the terms and conditions heretofore recited are violated, then, in such event, the title to the real estate conveyed by virtue of this deed shall revert to the Grantor or its successors and/or assigns and/or in the event said corporation is dissolved, then in such event, said real estate would revert to The East Greenwich Free Library Association.

The consideration for this transfer is such that no revenue stamps are required and no withholding is required pursuant to R.I.G.L. 44-30-71.3. The transfer is therefore exempt from the smoke detector law pursuant to R.I.G.L. 23-28.35-14.

IN WITNESS WHEREOF, Frenchtown Community Center has caused this instrument to be executed by its duly-authorized officer this 6th day of December, 2005.

Frenchtown Community Center

By: Jerry Thompson
Name: Jerry Thompson
Title: President

STATE OF RHODE ISLAND
COUNTY OF KENT

In East Greenwich, on the 6th day of December, 2005, before me personally appeared Jerry Thompson, to me known and known by me to be the President of Frenchtown Community Center and to be the party executing the foregoing instrument, and he acknowledged said instrument and the execution thereof, to be his official free act and deed and the free act and deed of the Frenchtown Community Center.

Peter D. Nolte
Notary Public
Comm. expires: 4/24/05

Grantee's Address:
P.O. Box 111
East Greenwich, RI 02818