

**TOWN OF MIDDLETOWN PLANNING BOARD**  
**APPLICATION FOR SUBDIVISION CERTIFICATE OF COMPLETENESS**

Name of Project: Parcel A Subdivision

Stage of Review: Administrative Subdivision - NA

Date Filed: \_\_\_\_\_

Applicant's Name, Address and Telephone Number: WAM Nominee Trust c/o Brian W. Murray Trustee, 25 Congress Terrace, Milford, MA 01757

Developer's Name, Address and Telephone Number: same

Assessor's Plate & Lot of Land Being Subdivided: AP 116NW, Lot 52 & 55

Type of Subdivision: Administrative Subdivision

Subdivision Description: Transfer 0.04 ac from Lot 52 to Lot 55

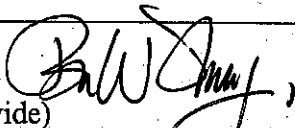
IS APPLICATION A REVISION: Y OR  N

IS APPLICATION A NEW SUBMISSION:  Y OR N

ARE PREVIOUS PLANS TO BE WITHDRAWN: Y OR  N

IF Y, DATE OF PLAN.) \_\_\_\_\_

\_\_\_\_\_

Owner's Signature  , TRUSTEE  
(approval to subdivide)

Action Taken By Administrative Officer

\_\_\_\_\_ Application Certified as Complete

\_\_\_\_\_ Application is incomplete and returned. The following deficiencies exist:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Administrative Office (when certified complete)

KNOW ALL MEN BY THESE PRESENTS THAT William A. Murray and Arisen V. Murray, of Milford, Worcester County, Massachusetts, IN CONSIDERATION of FORTY-FIVE THOUSAND (\$45,000.00) DOLLARS and other valuable considerations paid by ROBERT OUELLETTE and MARY P. OUELLETTE, both of 40 Green Street, Auburn, Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ROBERT OUELLETTE and MARY P. OUELLETTE, their heirs and assigns forever, that certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Middletown, County of Newport, State of Rhode Island, and bounded and described as follows:

- NORTHEASTERLY on Purgatory Road, one hundred ninety six (196) feet;
- NORTHWESTERLY by land now or formerly of George Rozes, seventy seven (77) feet;
- SOUTHWESTERLY partly by land of The Cliff View Cottages, Inc., designated as Lot No. 3 on the hereinafter mentioned plat, one hundred thirty five (135) feet, and partly by land of The Cliff View Cottages, Inc., designated as Lot No. 2 on said plat, forty eight and seventy five one-hundredths (48.75) feet, said boundary line being a broken line as shown on said plat; and
- SOUTHEASTERLY by land of The Cliff View Cottages, Inc., designated as Lot No. 5 on said plat, one hundred three (103) feet.

BE ALL of the said measurements more or less; or however otherwise the same may be bounded and described.

BEING designated as Lot No. 4 on a plat entitled "Plat showing Property of The Cliff View Cottages, Inc., Middletown, R.I. G.C. Easton, C.E., Newport, R.I., October 1937", which said plat is recorded in Plat Book 1 at page 51 of the Middletown Town Clerk's Office.

BEING the same premises conveyed by WILLIAM A. MURRAY JR. to William A. Murray et ux by deed dated July 18, 1964 RECORDED IN MIDDLETOWN REC. OF DEEDS BOOK 80 PAGE 385

5-1-74  
WAM  
\$22.00

5-1-74  
WAM  
\$22.00

5-1-74  
WAM  
\$5.50

EXCEPTING THEREFROM a strip of land approximately 20 ft. wide on Purgatory Rd. and 30 ft. wide at the rear along the westerly boundary line thereof, said parcel to be more accurately described by a plan to be drawn, and approved by the local Planning Board and Zoning Board, if necessary.

Said granted premises are conveyed subject to a first mortgage from the grantors to the Savings Bank of Newport dated December 14, 1972 and recorded in Middletown, Rhode Island land evidence Records Book No. 106 and page 419, now in the sum of \$24,262.73 which the grantees hereby assume and agree to pay as part consideration for this deed.

SAID premises are conveyed together with and subject to all easements as set forth in the aforesaid deed.

Together with the right to use the way, designated on said plat as Drive-Way, in common with all other owners of lots of land on the tract covered by said plat for all purposes of a roadway and means of passage to and from the premises herein granted; and subject to the obligation to be assumed by the grantee as part of the consideration for the conveyance of the premises hereinbefore described, to contribute one-sixth of the expense for the maintenance and repair of said driveway.

Together also with a right to use a right of passage on foot to and from the shore, in common with all the other owners of lots on the tract covered by said plat on, over and across the right of way designated on said plat as Path to Shore.

All of these rights shall be appurtenant to the premises to be conveyed and for the benefit of the same, and the obligations shall be for the benefit of all other lots on the entire tract of land shown by said plat.

TO HAVE AND TO HOLD the aforegranted premises, with all the privileges and appurtenances thereto belonging, to the said Robert Ouellette and Mary P. Ouellette, their heirs and assigns, to their use and behoof forever.

And the said grantors, for themselves, and their successors and assigns, does covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of the aforegranted premises; that they are free from all incumbrances; that they have good right to sell and convey the same to the said grantee, their heirs and assigns, forever as aforesaid, and that they will, and their successors and assigns, shall WARRANT AND DEFEND the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons while the grantors were owners thereof.

Witness our hands and seals this first day of May, 1974.

*William A. Murray*  
*William A. Murray*

299

WILLIAM A. MURRAY  
COUNSELLOR AT LAW  
280 MAIN STREET

WILLIAM A. MURRAY  
COUNSELLOR AT LAW  
280 MAIN STREET  
MILFORD, MASS.

At Newport in said County on this first day of May, 1974,  
then personally appeared the abovenamed William A. Murray and  
Arleen V. Murray, each and both to me known and known by me to  
be both of the parties described in and who executed the  
foregoing instrument, and they severally acknowledged the same  
to be their free act and deed,

Before me,

George J. Menas

Notary Public

Received the original whereof the foregoing is a true copy into this office for recording  
Middletown, Rhode Island May 1st A.D. 1974 at three o'clock and thirty minutes P.M., and  
the same is duly recorded by me.

Witness, Shady A. Paws, Deputy Town Clerk

Thomas J. & Lorena M.  
Muldowney

The Newport Savings and Loan Association, having received full payment and satisfaction of the within mortgage,  
recorded in the Mortgage Land Evidence Records in the City  
of Middletown in Mortgage Book 101 at page 366 hereby cancels  
and discharges the same, and releases to the owners of the equity in redemption their heirs and assigns, all right and interest  
of said Association, by virtue thereof, in and to the premises therein described.

IN TESTIMONY WHEREOF, said Association has caused these presents to be signed and its corporate seal to be  
hereto affixed by its Secretary - Treasurer  
authorized, this 29th day of April, A.D. 1974 duly

Signed and sealed  
in presence of

Ronald Medina

NEWPORT SAVINGS AND LOAN ASSOCIATION

By Mary M. Rogers

Received the original whereof the foregoing is a true copy into this office for recording  
Middletown, Rhode Island April 30th A.D. 1974 at two o'clock P.M., and the same is duly  
recorded by me.

Witness, Shady A. Paws, Deputy Town Clerk

Victor J. & Florence M.  
Verriest

The Newport Savings and Loan Association, having received full payment and satisfaction of the within mortgage, recorded  
in the Mortgage Land Evidence Records in the Town  
of Middletown in Mortgage Book 2972 at page 2220 hereby cancels  
and discharges the same, and releases to  
heirs and  
assigns, all right and interest of said Association, by virtue thereof, in and to the premises therein described.

IN TESTIMONY WHEREOF, said Association has caused these presents to be signed and its corporate seal to be hereto  
affixed by its Secretary  
authorized, this 29th day of April, A.D. 1974 duly

Signed and sealed  
in presence of

Shirley DeStony

NEWPORT SAVINGS AND LOAN ASSOCIATION

By Mary M. Rogers

300

Received the original whereof the foregoing is a true copy into this office for recording  
Middletown, Rhode Island April 30th A.D. 1974 at two o'clock and thirty minutes P.M.  
and the same is duly recorded by me.

Witness, Shady A. Paws, Deputy Town Clerk

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LISA C. MUIR of the Town of Lexington, County of Middlesex, Commonwealth of Massachusetts, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, THERE BEING NO MONETARY CONSIDERATION PAID FOR THIS TRANSFER, paid by LISA C. MUIR, as Trustee of the Lisa C. Muir Revocable Trust of 2011, dated November 17, 2011, does hereby grant to the said LISA C. MUIR, as Trustee of the Lisa C. Muir Revocable Trust of 2011, dated November 17, 2011, absolutely and in fee simple, with QUITCLAIM COVENANTS, all my right, title and interest in and to that certain tract or parcel of land with any improvements thereon situated in the Town of Middletown, County of Newport, State of Rhode Island, bounded and described as follows:

- NORTHERLY: on Purgatory Road, one hundred ninety-six (196) feet;
- NORTHWESTERLY: by land now or formerly of Kyriakides & Kyriakides, seventy-seven (77) feet;
- SOUTHWESTERLY: partly by land of William A. Murray and Arleen Murray, Trustees, designated as Lot No. 3 on the hereinafter mentioned plat, one hundred thirty five (135) feet, and partly by land of James F. Volkwein and Christine P. Volkwein, designated as Lot No. 2 on said plat, forty-eight and seventy-five hundredths (48.75) feet, said boundary line being a broken line as shown on said plat; and
- SOUTHEASTERLY: by land of Catherine J. Meffert, designated as Lot No. 5 on said plat, one hundred three (103) feet.

BE ALL said measurements more or less, or however otherwise the same may be bounded and described.

BEING designated as Lot No. 4 on that certain plat entitled "Plat showing Property of The Cliff View Cottages, Inc., Middletown, R.I., G.C. Easton, C.E., Newport, R.I., October 1937", which said plat is recorded in Plat Book 1 at Page 51 of the Middletown Clerk's Office.

EXCEPTING THEREFROM a strip of land approximately 20 ft. wide on Purgatory Road and 30 ft. wide at the rear along the westerly boundary line thereof.

TOGETHER with the right to use the way designated on said plat as "Drive Way" in common with all other owners of lots of land on the tract covered by said plat, and subject to the right of such other owners to use the same, for all purposes of a roadway and means of passage to and from the premises herein granted, and subject to the obligation to be assumed as part of the consideration for the conveyance of the premises hereinbefore described to contribute one-sixth of the expense for the maintenance and repair of said driveway.

TOGETHER also with the right to use a right of passage on foot to and from the shore, in common with all the other owners of lots on the tract covered by said plat on, over and across the right of way designated on said plat as "Path to Shore."

TOGETHER also with the right to have and maintain the pipe connections from the dwelling house on the premises hereby granted to and with the sewer plant now

operated and maintained by the original grantor for the benefit of all dwelling houses on the tract covered by said plat, and subject to the obligation to be assumed by the grantee as part of the consideration for the conveyance of the premises hereinbefore described to contribute one-sixth of the expense of maintaining the said sewer plant and the entire expense of repairing the pep or pipes now leading from the dwelling house upon the premises herein described to the said sewer plant, and of laying any new pipes in replacement of the said present pipe or pipes.

ALL of these rights shall be appurtenant to the premises hereby conveyed and for the benefit of the same and the obligations shall be for the benefit of all other lots on the entire tract of land shown by said plat.

SUBJECT to an easement of the Newport Electric Corporation granting them authority to construct, operate, and perpetually maintain its lines, including the necessary poles, wires and fixtures over, across, and upon the entire tract of land shown by said plat, dated October 10<sup>th</sup>, 1973 and recorded in Vol. 109 at Page 109 of the Middletown Land Evidence Records.

BEING the same premises conveyed to this Grantor by Warranty Deed of Robert Ouellette and Mary P. Ouellette, dated the 5<sup>th</sup> day of January, A.D. 1996 and recorded in Volume 386, Page 245, Land Evidence Records of said Town of Middletown.

TO HAVE AND TO HOLD the aforegranted premises, with all of the privileges and appurtenances to the same belonging to the said LISA C. MUIR, as Trustee of the Lisa C. Muir Revocable Trust of 2011, dated November 17, 2011, to her use and behoof forever.

The consideration of this transfer is such that no documentary stamps are required to be affixed hereto and no Rhode Island withholding is required pursuant to RIGL §44-30-71.3.

IN WITNESS WHEREOF, the said LISA C. MUIR has hereunto set her hand and seal this 19 day of December, A.D. 2011.

*Lisa C. Muir*

LISA C. MUIR

RECORDED: Dec 19, 2011 03:15P  
DOC #: 00003085  
RECEIPT #: 27352  
WENDY J. W. MARSHALL, TOWN Clerk  
TOWN of MIDDLETOWN, RI

STATE OF *Rhode Island*  
COUNTY OF *NEWPORT*

In *Middletown*, in said County, on this *19<sup>th</sup>* day of *December*, A.D. 2011, then personally appeared the above named LISA C. MUIR, to me known and known by me to be the party described in and who executed the foregoing instrument, and she acknowledged the same to be her free act and deed; before me

*Stephen A. Haire*  
Notary Public

Grantees' Address:  
19 Dane Road  
Lexington, Massachusetts 02421

STEPHEN A. HAIRE  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
MY COMM EXPIRES 08/29/2013

RETURN TO: WILLIAM A. MURRAY  
 260 Main Street  
 P.O. Box 696  
 Milford, MA 01757

We, WILLIAM A. MURRAY AND ARLEEN V. MURRAY, TRUSTEES under Indenture of Trust dated January 24, 1995 and designated as the 103 Purgatory Rd., Middletown, R.I. Nominee Trust recorded with the Land Evidence Records in said Middletown, Rhode Island at Book 364, Page 261-266, both of Milford, Worcester County, Massachusetts

For consideration paid

Grant to WILLIAM A. MURRAY and ARLEEN V. MURRAY, Trustees of the WAM Nominee Trust under Declaration of Trust dated December 28, 1999 and recorded with the Town of Middletown, Rhode Island, Land Evidence Records as document # \_\_\_\_\_, of Milford, Massachusetts

#### WITH QUITCLAIM COVENANTS

That certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Middletown, Rhode Island, and bounded and described as follows:

Designated as Lot No. 3 on a "Plan Showing Property of the Cliff View Cottages, Inc., Middletown, R.I., Scale 1" = 20', C. C. Easton, C.E., Newport, R.I., 1937" on file in Plat Book 1 and at Pages 51 and 52 of the Middletown Town Clerk's Office, and which is bounded:

SOUTHEASTERLY by land now or formerly of Jasmine Strachan, being Lot No. 2 on the above mentioned plat, 177 feet, more or less;

NORTHEASTERLY by land now or formerly of William A. Murray, Jr., being Lot No. 4 on said plan, 135 feet;

NORTHWESTERLY by land now or formerly of Seven Seas, Inc., 107 feet, more or less;

SOUTHWESTERLY by the mean high water line of the Atlantic Ocean; containing 22,310 square feet of land, more or less.

Be all said measurements more or less, or however otherwise the same may be bounded or described.

Together with and subject to all easements and rights of way of record.

Being the same premises conveyed by deed of William A. Murray and Arleen V. Murray, Trustees to William A. Murray and Arleen V. Murray, Trustees dated January 24, 1995 recorded with the Land Evidence Records in said Middletown, Rhode Island at Book 364, Page 267.

CONSIDERATION IS SUCH THAT NO DOCUMENTARY STAMPS ARE REQUIRED.

Witness our hands and seals this 28 day of December 1999.

*William A. Murray*  
WILLIAM A. MURRAY

*Arleen V. Murray*  
ARLEEN V. MURRAY

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 28 1999

Then personally appeared the above named William A. Murray and Arleen V. Murray and acknowledged the foregoing to be their free act and deed before me

*Lisa A. Brill*

LISA A. BRILL

Notary Public

My commission expires: 10/21/2005

RECEIVED  
MIDDLETOWN, R.I.

00 JAN -7 AM 9:27

BARBARA L. NASH  
TOWN CLERK

(00057)



Property Address : Parcel A, 103 Purgatory Rd., Middletown, Rhode Island

I, Brian W. Murray, Executor of the Estate of Arleen Veronica Murray, aka Arleen V. Murray pursuant to Ancillary Petition granted by the Probate Court of the Town of Middletown, No. 5894, for consideration paid, grant to Brian W. Murray, Trustee of the WAM Nominee Trust Under Agreement of Trust dated December 28, 1999 and recorded with the Town Clerk, Land Evidence Records, Middletown, Rhode Island in Book 530, Page 289

### WITH QUITCLAIM COVENANTS

all right, title and interest in and to that certain parcel of land with any improvements thereon situated in the Town of Middletown, County of Newport, State of Rhode Island, bounded and described as follows:

That certain tract or parcel of land, situated on the southerly line of Purgatory Road, lying and being in the Town of Middletown, Newport County, Rhode Island, bounded and described as follows:

Beginning at a point on the southerly line of Purgatory Road, being the northwesterly corner of the within described parcel, the northwesterly corner of land now or formerly of Lisa C. Muir Trust, and the northeasterly corner of land now or formerly of Newport Beach House Real Estate LLC;

Thence running easterly along the southerly line of Purgatory Road for a distance of Twenty and zero hundredths (20.00) feet to a point;

Thence turning an interior angle of  $95^{\circ}31'04''$  and running southerly, bounded easterly by land now of formerly of Lisa C. Muir Trust, for a distance of Eighty and eighty-nine hundredths (80.89) feet to a point;

Thence turning an interior angle of  $77^{\circ}42'20''$  and running westerly, bounded southerly by land now or formerly of WAM Nominee Trust, for a distance of Thirty and zero hundredths (30.00) feet to a point;

Thence turning an interior angle of  $95^{\circ}16'44''$  and running northerly, bounded westerly by land now or formerly of Newport Beach House Real Estate LLC, for a distance of Seventy-seven and zero hundredths (77.00) feet to a point, being the point or place of beginning;

Said last course forming an interior angle of  $90^{\circ}29'52''$  with the first described course.

Said proposed parcel contains 1,955 square feet more or less, 0.04 acres more or less.

Being designated as Proposed Parcel A on that certain plan entitled "Parcel A Subdivision, A.P. 116NW, Lots 52 & 55, 105 & 103 Purgatory Road, Middletown, Rhode Island" which said plan is to be recorded herewith in the Land Evidence Records of the Middletown Town Clerk's Office.

TOGETHER with the right to use the way designated on a certain plat entitled "Plat showing Property of The Cliff View Cottages, Inc., Middletown, R.I., G.C. Easton, C.E., Newport, R.I., October 1937", which said plat is recorded in Plat Book 1, Page 51 of the Middletown Clerk's Office as "Drive Way" in common with all other owners of lots of land on the tract covered by said plat, and subject to the right of such other owners to use the same, for all purposes of a roadway and means of passage to and from the premises herein granted, and subject to the obligation to be assumed as part of the consideration for the conveyance of the premises hereinbefore described to contribute to the expense for the maintenance and repair of said driveway.

TOGETHER with and subject to all other easements and rights of way of record.

Said Parcel A being the same premises excepted therefrom in deed of William A. Murray and Arleen V. Murray to Robert Ouellette, et. ux., dated May 1, 1974 and recorded with the Land Evidence Records in said Middletown, Rhode Island in Book \_\_\_\_ Page 298.

Consideration is such that no Documentary Stamps are required.

Witness my hand and seal this \_\_\_\_ day of April, 2022.

\_\_\_\_\_  
Brian W. Murray, Executor of the Estate of Arleen  
Veronica Murray aka Arleen V. Murray

## COMMONWEALTH OF MASSACHUSETTS

**Worcester, ss.**

On this \_\_\_\_ day of April, 2022 before me, the undersigned notary public, personally appeared, Brian W. Murray, Executor of the Estate of Arleen Veronica Murray aka Arleen V. Murray known to me personally, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public: Maria Gomes  
My Commission Expires: 03/28/2025