

That certain lot, piece or parcel of land situate, lying, and being in the Town of Jamestown, on Conanicut Island, in the County of Newport, in the State of Rhode Island, and bounded and described as follows, to wit:

Commencing at a concrete bound (marked USLHE) along a line running S 3° 03' W and located 150 feet, more or less, due East of a stone wall on the easterly boundary of land now or formely of M.H. Sterns, at a point marked by a stone bound; the line runs due North 41.6 feet, more or less, to mean high water of Naragansett Bay; thence turning, the line runs easterly along the high water mark of Naragansett Bay to its intersection with a line running N 3° 03' E; thence running due South 40.72 feet, more or less, to a stone bound, thence continuing along the same line 58.85 feet, more or less, to a stone bound located at a line passing S 88° 37' E; thence turning, the line runs due West 55 feet, more or less, along a wooden picket fence to its intersection with the first described line in the first course; thence turning, the line runs due North, 2 feet to a concrete bound marked USLHE, then continuing along the same course 65.39 feet, more or less, to the point of beginning, containing 0.1316 acres, more or less, together with all the buildings and structures situated thereon.