

**THE CITY OF PROVIDENCE**  
**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**

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# **RESOLUTION OF THE CITY COUNCIL**

*No.*

*Approved*

RESOLVED, That the Tax Assessor is requested to apply the  
Homestead Exemption to the property located on Assessor's Plat 129, Lot 237  
(1541 Chalkstone Avenue).

City of Providence  
Tax Map # 129-0237-0000  
Parcel Id 48256  
1541 Chalkstone Ave, Providence  
Nicole B Cianci Since Feb 2011  
903 Providence Pl  
Providence, RI 02903

Class	01 Single Family	Roll Section	1 Taxable
Book No	4363/111-4363/111	Property Type	1 Residential
Nbhd	1300 1300	Zoning	R1 R-1
District No.	2	Living Units	1
Tax Code	R01 R01	Size Total	0.26 Acres
FY	2010		

Owner (Current)

Nicole B Cianci  
903 Providence Pl  
Providence, RI 02903

Vincent A Cianci  
1541 Chalkstone Ave  
Providence, RI 02909

Owner (Previous)

THOMAS W NERNEY III  
1541 CHALKSTONE AVE  
PROVIDENCE, RI 02909-4917

Maria F Nerney  
1541 Chalkstone Ave  
Providence, RI 02909-4917

Maria F Nerney  
1541 Chalkstone Ave  
Providence, RI 02909-4917

Federal National Mortgage  
PO Box 650043  
Dallas, TX 75265

Sales Information

Date	Book/Page	Instrument	Doc.No.	Adj. Reason	Sale Price	Subj. Price
2/14/2011	9924/044	QUIT CLAIM DEED	Joint Ten	U I	\$0	\$0
11/10/2010	9857/140	FORCLOSURE DEED		U I	\$0	\$0
1/2/2007	8473/060	QUIT CLAIM DEED	Sole Owner	U I	\$0	\$0

RE Assessment

CURRENT YEAR INFO 2010					
Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$62,400	\$98,300	\$160,700		\$4,882.08	\$2,441.04
PRIOR YEAR INFO 2009					
Land Value	Improvements	Total Value			Total Taxes
\$99,000	\$189,300	\$288,300			\$3,489.88

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RE Exemptions

Exempt No	Exempt Desc	Start Date	End Date	Amount	Tax Rate	Net Amount
HS0100	OO Homestead SingleFami			\$80,350	50.00	\$2,441.03

A/R Inquiry

Bill Number	Sub System								
2010 465891	Real Estate								
Install	Billed	Adj't Bill	Int/Pen	Fee(s)	Refunded	Adj't.	Abated	Paid	Balance
1 st	\$610.26		\$146.46					\$756.72	\$0.00
2 nd	\$610.26							\$610.26	\$0.00
3rd	\$610.26							\$610.26	\$0.00
4th	\$610.26		\$11.72					\$621.98	\$0.00
	\$2,441.04		\$158.18					\$2,599.22	\$0.00



Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/6/2010	1 st	Billed	\$610.26	\$610.26		Posted
8/6/2010	2 nd	Billed	\$610.26	\$1,220.52		Posted
8/6/2010	3rd	Billed	\$610.26	\$1,830.78		Posted
8/6/2010	4th	Billed	\$610.26	\$2,441.04	\$2,441.04	Posted
12/7/2010	Total	Interest	\$146.46	\$2,587.50		Posted
12/7/2010	Total	Payment	(\$2,441.04)	\$146.46		Posted
2/15/2011	4th	Interest	\$11.72	\$158.18		Posted
2/15/2011	4th	Payment	(\$158.18)	\$0.00		Posted

City of Providence  
Duplicate Bill

Nicole B Cianci  
903 Providence Pl  
Providence, RI 02903



ACCOUNT NO: 92222460001  
LENDER:

2010 TAX DUE:	
2010 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00
TOTAL AMOUNT DUE:	\$0.00

DESCRIPTION

REAL ESTATE										
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS
2010	129-0237-0000	1541 Chalkstone Ave	\$160,700.00	\$2,441.04		\$0.00	\$158.18			\$2,599.22
REAL ESTATE TOTAL:			\$2,599.22			\$0.00	\$158.18		Interest as of date:	\$0.00
										\$2,599.22

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:						
TANGIBLE TAX:						
EXCISE TAX:						
TOTAL AMOUNT DUE :						

**QUITCLAIM DEED**

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing pursuant to the laws of the United States of America, having a principal office located at P.O. Box 650043, Dallas, TX 75265-0042 ("Grantor"), for consideration of One Hundred Twenty Thousand And 00/100 Dollars (\$120,000.00) the receipt and sufficiency of which are hereby acknowledged, grants to **Nicole B. Cianci and Vincent A. Cianci**, of 903 Providence Place, Providence, RI 02903 ("Grantee"), as Joint Tenants with rights of survivorship, with **QUITCLAIM COVENANTS**:

The real estate and improvements located at 1541 Chalkstone Avenue, Providence, Rhode Island and more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to all easements and restrictions of record.

Pursuant to 12 U.S.C. 1723a(c)(2), Grantor is exempt from both the withholding provisions of R.I. Gen. Laws § 44-30-71.3 and the payment of revenue stamps.

*Signature page to follow*

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed,  
acknowledged and delivered in its name and behalf by its officer hereto duly authorized  
as of the 9th day of February, 2011.

In the presence of:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,  
\*By: Its Attorney in Fact  
Partridge Snow & Hahn LLP

[Signature]

By: [Signature]  
Name: Charles A. Lovell  
Title: Partner

\* For signing authority, see Power of Attorney recorded with Providence Land Evidence Records  
in Book 9565, Page 274.

STATE OF RHODE ISLAND  
COUNTY OF KENT

In the City/Town of Warwick, in said County, this 9th day of  
February, 2011 before me personally appeared the within-named Charles A. Lovell  
to me ☒ personally known - OR - ☐ proved to me through  
satisfactory evidence, being \_\_\_\_\_ to be a/an Partner at the law firm of  
Partridge Snow & Hahn LLP, Attorney in Fact for Federal National Mortgage Association, the  
party executing the foregoing instrument, and he/she acknowledged said instrument by him/her  
so executed to be his/her free act and deed in his/her said capacity, the free act and deed of  
Partridge Snow & Hahn LLP, in its capacity as Attorney in Fact and the free act and deed of  
Federal National Mortgage Association

[Signature]  
Print Name: Kara J Buchanan  
Notary Public ID # 48532  
My commission expires: August 19, 2013

Grantee's Mailing Address:

903 Providence Place  
Providence, RI 02903

Kara J. Buchanan  
Notary ID# 48532  
Commission expires August 19, 2013



Exhibit A

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the northerly side of Chalkstone Avenue, in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Chalkstone Avenue at the southeasterly corner of the parcel herein described and at the southwesterly corner of land now or lately of Alfonso Martellucci et al and running thence northerly at a right angle with the northerly line of Chalkstone Avenue bounding easterly on said last named land a distance of one hundred sixty (160) feet, to land now or lately of the City of Providence; thence turning a right angle and running westerly bounding northerly on said City of Providence land, a distance of seventy-one (71) feet to land now or lately of Ray J. Buchignani and wife; thence turning a right angle and running southerly bounding westerly on said last named land, a distance of one hundred sixty (160) feet to Chalkstone Avenue; thence turning a right angle and running easterly bounding southerly on said Chalkstone Avenue, a distance of seventy-one (71) feet to said point and place of beginning.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD.

Meaning and intending to describe and convey the same premises conveyed to this Grantor by Foreclosure Deed dated October 11, 2010 and recorded with the Providence Land Evidence Records on November 10, 2010 in Book 9857, Page 140.

RECEIVED:

Providence  
Received for Record  
Feb 14, 2011 at 10:23:01A  
Document Num: 00002799  
John A Murphy  
Recorder of Deeds

1327023\_1/6076-453

1541 Chalkstone Avenue  
AP 129 Lot 237