

UNIT DEED

OF

14-16 BLACKSTONE STREET CONDOMINIUM

Brian R. San Souci and Ellen M. San Souci of Mendon, and Beverly A. Costello of Hopedale, Worcester County, Massachusetts (hereinafter referred to as Grantor), for consideration of Less than One Hundred Dollars (\$100.00) DOLLARS, paid, grant to Brian R. San Souci and Ellen M. San Souci, husband and wife, as tenants by the entirety of Mendon, Worcester County, Massachusetts (hereinafter referred to as Grantees). *OF 16 BLACKSTONE ST. MENDON*

WITH QUITCLAIM COVENANTS, the Unit No. 16 of 14-16 BLACKSTONE STREET CONDOMINIUM situated on Blackstone Street, Mendon, Worcester County, Massachusetts a condominium established by Grantors, pursuant to Massachusetts General Laws, Chapter 183A, by MASTER DEED dated SEPT. 29, 1988, and recorded on SEPT. 29, 1988, with Worcester District Registry of Deeds, Book INSF # 93382, Page , ("Master Deed"), which unit is shown on the floor plan of the building recorded simultaneously with said Master Deed, and on the copy of the portion of said plan attached hereto and made a part hereof, to which is affixed a verified statement in the form required by Section 9 of said Chapter 183A. Said Unit 16 contains 2,202 square feet according to said Plan of Land.

Said Unit is conveyed together with:

- a. An undivided fifty (50%) percent interest in the common elements described in the Master Deed.
- b. The exclusive right and easement to use and the responsibility to maintain the front and side stairways, deck and the parking area designated "Parking for #16", all as shown on said plans.

Said Unit is conveyed subject to and with the benefit of:

- a. Provisions of said Chapter 183A;

LOCUS 16 BLACKSTONE ST. MENDON

SEP 29 9 45 AM '88

- b. The provisions of the Master Deed and floor plan of the condominium recorded simultaneously with and as a part of the Master Deed, and the Declaration of Trust, recorded with said Registry of Deeds, (the "Trust"), in each case as the same may be amended from time to time by instruments recorded with said Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, tenants, invitees and visitors, as though such provisions were recited and stipulated at length herein;
- c. Provisions of existing building and zoning laws;
- d. The encumbrances, if any, listed in Exhibit "A" of the Master Deed.

The street address of the Unit is 16 Blackstone Street, Mendon, Massachusetts.

The Unit may be used only for residential purposes permitted by zoning laws of the Town of Mendon, subject in all events to the restrictions, if any, set forth in Paragraph 9 of said Master Deed.

For title of Grantors, see deed of Douglas G. Quaglioroli, dated June 28, 1985, recorded with said Deeds in Book 8794, Page 40.

WITNESS OUR HAND AND SEAL this 29th day of SEPT., 1988.

Brian R. San Souci
Ellen M. San Souci
Beverly A. Costello

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

SEPT. 29, 1988

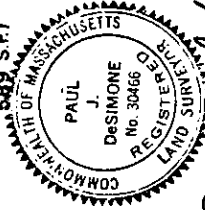
Then personally appeared the above-named Brian R. San Souci, Ellen M. San Souci and Beverly A. Costello and acknowledged the foregoing instrument to be their free act and deed,

Before me,

David T. Pagnini
 David T. Pagnini Notary Public
 DAVID T. PAGNINI
 My Commission Expires November 2, 1990

#16

SECOND FLOOR 561 SF
FIRST FLOOR 543 SF
BASEMENT 509 SF
TOTAL AREA 1,613 SF
(ATTIC 589 SF)



Paul J. Desimone

I CERTIFY THAT THIS PLAN SHOWS THE UNIT
INDICATION OF THE UNIT BEING CONVEYED AND
I HAVE CAREFULLY EXAMINED THE SAME AND
I HAVE ACCURATELY LOCATED THE UNIT AND
I HAVE ACCURATELY LOCATED THE UNIT AND
I HAVE ACCURATELY LOCATED THE UNIT AND
I HAVE ACCURATELY LOCATED THE UNIT AND

DATE 11/7/87

Paul J. Desimone
REGISTERED LAND SURVEYOR



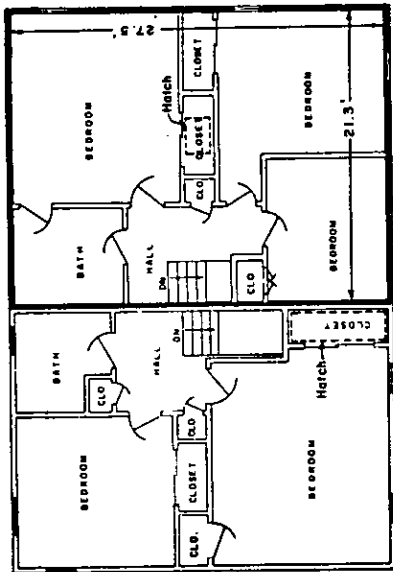
OWNER:
BRIAN and ELLEN SANSOUCI, B BEVERLY COSTELLO

CONDOMINIUM
FLOOR PLANS

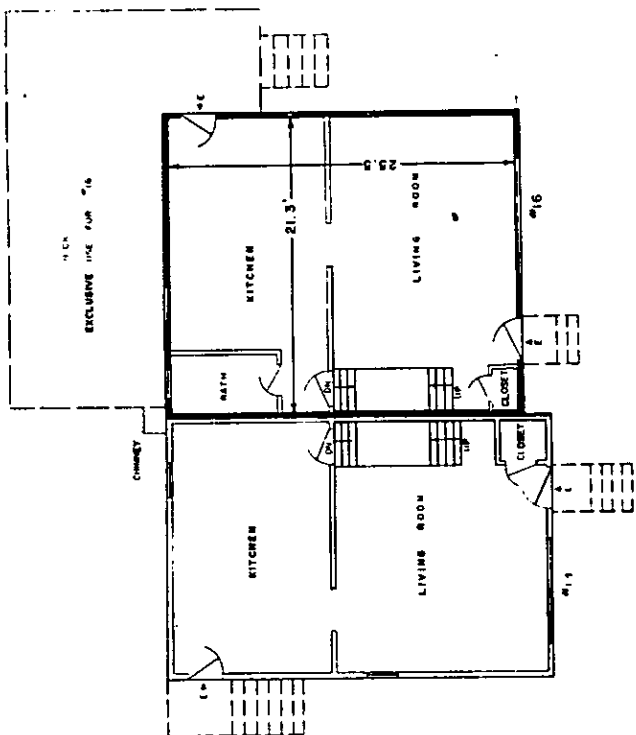
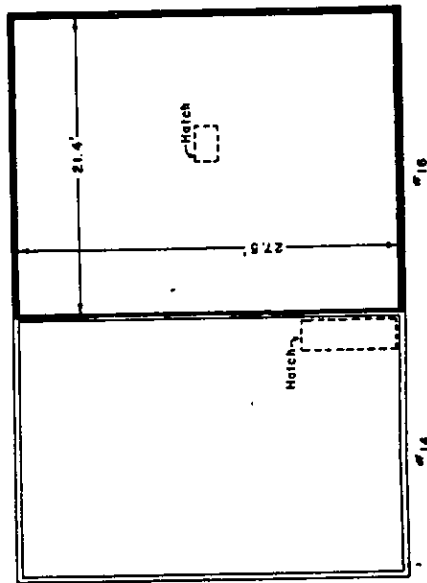
OF
14-16 BLACKSTONE ST.

MENDON, MASS.

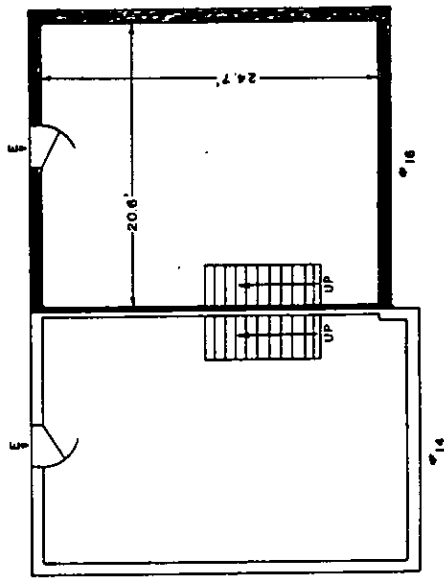
SCALE: 1/8" = 1'-0" DATE: OCTOBER 30, 1987
DESIMONE SURVEYING SERVICES, INC.
370 COFFEE ST. MEDWAY, MASS.



SECOND FLOOR



FIRST FLOOR



ATTEST: WORC., Anthony J. Vigliotti, Register