

UNIT DEED  
OF

## 14-16 BLACKSTONE STREET CONDOMINIUM

Brian R. San Souci and Ellen M. San Souci <sup>who signs as Ellen SanSouci.</sup> 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 Beverly A. Costello of 83 Dutcher Street, Hopedale, Massachusetts 01747

(hereinafter referred to as Grantees).

WITH QUITCLAIM COVENANTS, the Unit No. 14 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 11645, Page 340, ("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 14 contains 1,979 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 and the parking area designated "parking for #14" as shown on said Plans.

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

- a. Provisions of said Chapter 183A;

Property Address: 14-16 Blackstone St., Mendon.

SEP 29 3 34 PM '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 14 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 29<sup>th</sup> day of SEPT. , 1988.

Brian A. Sansone  
Beverly A. Costello

COMMONWEALTH OF MASSACHUSETTS

WORCESTER> SS

SEPT. 29, 1988

Then personally appeared the above-named Brian A. Sansone, 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  
 My Commission expires November 2, 1990

SECOND FLOOR	484 SF.
FIRST FLOOR	509 SF.
BASEMENT	474 SF.
<b>TOTAL AREA</b>	<b>1,467 S.F.</b>
(ATTIC	512 S.F.)



Paul G. Hademori

11/2/77

Paul S. Lederman  
ON CHIEF OF LAND SURVEYOR

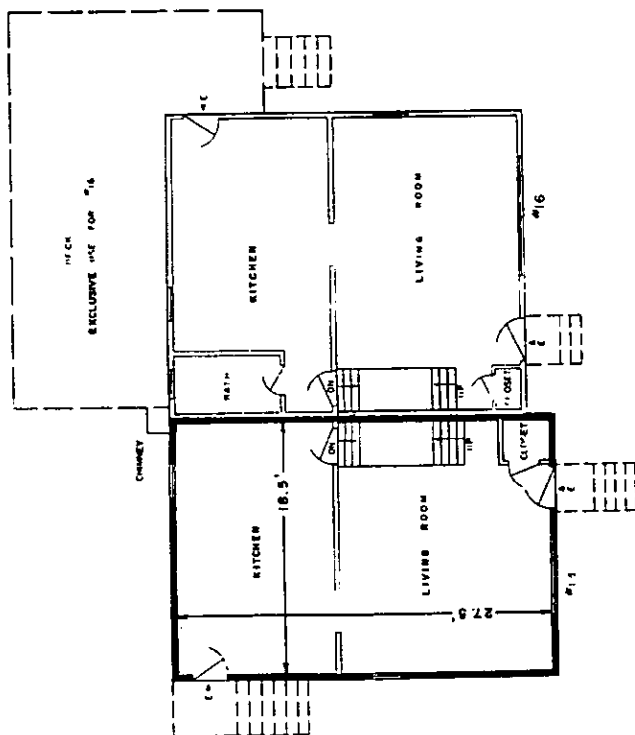
**OWNER:**  
**BRIAN and ELLEN SANSOUCI, & BEVERLY COSTELLO**

**CONDOMINIUM  
FLOOR PLANS**

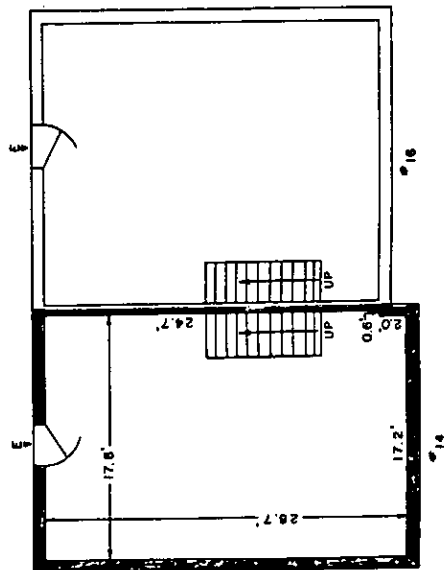
14-16 BLACKSTONE ST.

MENDON, MASS.

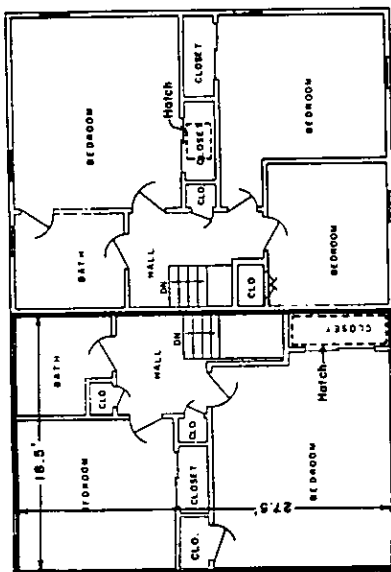
SCALE: 1/8" = 1'-0" DATE: OCTOBER 30, 1987  
OSIMONE SURVEYING SERVICES, INC.  
111 COFFEE ST. MEDWAY, MASS



FIRST FLOOR



**SECOND FLOOR**



**ATTEST: WORC., Anthony J. Vigliotti, Register**