

We, Ronald Schavrien and Karen M. DeLuca, formerly Karen M. Meade, both of
 of Mendon, Worcester County, Massachusetts

~~for consideration paid, and in full consideration of \$5,000.00~~

grant to said Karen M. DeLuca and Nicholas H. DeLuca, III, husband and wife, as
 tenants by the entirety, both
 of Unit 14, Blackstone Street in said Mendon with quitclaim covenants

the land in said Mendon, situated on Blackstone Street

(Description and encumbrances, if any)

CONDOMINIUM UNIT DEED

Unit No. 14

of 14-16 Blackstone Street Condominium Condominium

created by Master Deed dated September 29, 1988

and filed on September 29, 1988 with Worcester District Registry

~~BOOK~~ of Deeds, Book 11645, Page 340 ~~CANON~~ ~~BOOK~~

~~THIS CONVEYANCE IS SUBJECT TO THE~~ ~~RECORDS OF THE~~

~~RECORDS OF THE~~

The Post Office Address of the Condominium is: 14 Blackstone Street, Mendon, Massachusetts 01756

Included in this conveyance is:

The unit conveyed is laid out as shown on a plan filed herewith, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183A, sec. 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is:

50%

JUN 21 10 46 AM '90

Said Unit 14 contains 1,979 square feet according to said plan.

Said Unit is conveyed together with 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
- b. Provisions of the Master Deed and floor plan of the condominium recorded with and as part of the Master Deed and the Declaration of trust recorded with said Deeds (the "Trust"), in each case the same may be amended from time to time by instruments recorded with said Deeds.
- c. Provisions of existing building and zoning laws.
- d. Encumbrances, if any listed in Exhibit "A" of the Master Deed.

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

Said premises are conveyed subject to a mortgage held by Medway Savings Bank duly recorded with Worcester District Deeds, Book 11648, Page 380, on which there is a present principal balance of \$97,915.42 outstanding, and which the grantees assume and agree to pay as part of the consideration for this conveyance.

Being the same and allox the same premises conveyed to the grantors by deed of Beverly A. Costello, duly recorded with said Deeds, Book 11648, Page 375.

Witness hand and seal this 12th day of June 19 90

Ronald Schavrien

Karen M. DeLuca (Meads)
Karen M. DeLuca

DEEDS R' & L' U
W/NOT - STEN

07/21/90

AX 22.80
CASH 22.80

Subst. 40 01:11
CLISE AX

The Commonwealth of Massachusetts

Norfolk ss.

June 12th 19 90

Then personally appeared the above named Ronald Schavrien and Karen M. DeLuca
and acknowledged the foregoing instrument to be their free act and deed, before me

Mary E. Hunt

Notary Public - ~~XXXXXXXXXXXX~~
MARY E. HUNT

My commission expires

My Commission Expires
January 7, 1994 19

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording which is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vignotti, Register