

WE, NICHOLAS H. DELUCA III of Milford, Worcester County, MA and KAREN M. DELUCA of Mendon, Worcester County, MA

xxx

xxx County of Massachusetts xxx

being ~~xxx~~ married, for the full consideration of less than \$100.00

paid

grant to KAREN M. DELUCA of 14 Blackstone Street, Worcester County, Mendon, MA

xxx

with quitclaim covenants ~~the xxx~~

UNIT NO. 14 of 14-16 Blackstone Street Condominium created by Master Deed dated September 29, 1988 and filed on September 29, 1988 with Worcester District Registry of Deeds, Book 11645, Page 340. The Post Office Address of the Condominium is 14 Blackstone Street, Mendon, Massachusetts 01756.

The unit conveyed is laid out as shown on a plan filed herewith, which please 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 obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-Laws 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%.

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,

Property Address: Unit #14- 14-16 Blackstone St., Mendon, MA

JUL 8 1991 RECORDED 9 AM

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 all the same premises conveyed to us by Ronald Schavrien and Karen M. DeLuca, formerly Karen M. Meade, dated June 12, 1990 and recorded in Worcester Registry of Deeds, Book 12849, Page 233.

Executed as a sealed instrument this

6-4

day of

June

1991

Nicholas H DeLuca III

Karen M. DeLuca

The Commonwealth of Massachusetts

Worcester

SS.

6/8

1991

Then personally appeared the above named

Nicholas H. DeLuca III

and acknowledged the foregoing instrument to be

free act and deed, before me

Michael J. Vigliotti
Notary Public
My commission expires 5/10 1992

ATTEST: WORC., Anthony J. Vigliotti, Register