

233796

UNIT DEED

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I, James E. Hastie, Jr. of Mendon, Worcester County, Massachusetts for consideration paid of One hundred Sixty Five and 00/100 (\$165,00.00) Dollars, grants to Christine Langevin. (the "Grantee") of Unit B Hartford Avenue East Condominium, Mendon, Worcester County, Massachusetts.

With QUITCLAIM COVENANTS, Unit B (the "Unit") a Unit in the Condominium located at Hartford Avenue East, Mendon, Massachusetts, known as 79-81 Hartford Avenue East Condominium, (the "Condominium"), created pursuant and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed dated 8/31/00 and recorded on 9/15/00 as Instrument No. 111167.

Property Post Office address is 79-81 Hartford Avenue East, Mendon, Worcester County, Massachusetts, 01756

The Unit is conveyed together with an undivided 50.00 percentage interest appertaining to said Unit in the common areas and facilities of the Condominium, together with the rights and easements appurtenant to the Unit as set forth in the said Master Deed.

The Unit contains approximately 1,536.7 square feet, and is laid out as shown on a plan to which is affixed the verified statement of a registered land surveyor certifying that the plan shows the unit designation of the Unit hereby conveyed and of the immediately adjoining unit, and that it fully and accurately depicts the layout of the Unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built.

The Unit may be used for residential purposes permitted by the Zoning By-Laws of the Town of Mendon.

The Unit hereby conveyed is intended to be used for residential purposes, and is subject to the restrictions, as set forth in Section 9 of said Master Deed, and Section 5.6 of the 79-81 Hartford Avenue East Condominium Trust.

These restrictions shall be for the benefit of all Unit Owners and shall be administered on behalf of the Unit Owners by the Trustee of the Condominium Trust and shall be enforceable solely by one or more Unit Owners or Trustees, insofar as permitted by law, and, insofar as permitted by law shall be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her Unit ownership

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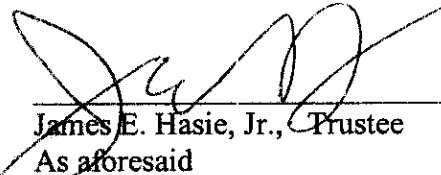
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MAIL
TO
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81 HARTFORD AVE EAST
MENDON MA

The Unit and the undivided interest in said common areas and facilities hereby conveyed are conveyed (i) subject to the provisions of said Chapter 183A and to taxes attributable thereto for the current fiscal year as are not now due and payable; (ii) subject to and with the benefit of the provisions and all the rights, restrictions, easements, agreements and other matters referred to or set forth in said Master Deed (including, without limitation, in Exhibit "A" thereof), and the Declaration of Trust for the said 79-81 Hartford Avenue East Condominium Trust the By-Laws contained therein and the obligations thereunder to pay the proportionate share attributable to said Unit of the expenses of the Condominium set forth in said Declaration of Trust; all as amended from time to time in accordance with their terms; (iii) subject to all easements, restrictions, agreements and other matters of record affecting said Unit and said common areas and facilities insofar as now in force and applicable; all of which the grantee (jointly and severally, if more than one grantee) by acceptance and recording hereof agrees to comply with, perform, assume and pay; and (iv) subject to real estate taxes attributable to said Unit which are not yet due and payable.

For title see deed dated _____ and recorded in Book 2300 / Page 166

WITNESS the execution hereof, under seal, this 11th day of June, 2002.



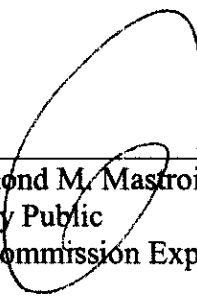
 James E. Hasie, Jr., Trustee
 As aforesaid

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 11, 2002

Personally appeared the above-named JAMES E. HASTIE, JR., Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me



 Raymond M. Mastroianni
 Notary Public
 My Commission Expires: May 17, 2007

ATTEST: WORC. Anthony J. Vigliotti, Register