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Property Address:  
35 Prospect Street, Newburyport,  
Massachusetts 01950

### Deed

I, Leslie M. Jay, of Newbury, Massachusetts in consideration of One Hundred and 00/100 Dollars (\$100.00 ) grant to Brettonwood Development, Inc., a Massachusetts Corporation with a Principal Place of Business, at 71 Green Street, Newbury, Massachusetts 01951

with **QUITCLAIM COVENANTS**

All that certain Condominium situate in the County of Essex, State of Massachusetts, being known and designated as Condominium Unit Number 35 (hereinafter called the "Subject Unit"), in the Condominium known as 33 Prospect Street & 35 Prospect Street Condominiums, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated March 15, 2002, and recorded on March 21, 2002, and recorded on March 21, 2002, in the Essex South District Registry of Deeds, in Book 18484 at Page 303 (hereinafter called the "Master Deed").

The Subject Unit is shown on the Master Plan of the Condominium filed in the Essex South District Registry of Deeds, and on the Unit Plan of the Subject Unit, which is attached hereto as Exhibit A, and the verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Section 8 and 9, is affixed to said Master Plans and Unit Plan.

The Subject Unit is hereby conveyed together with:

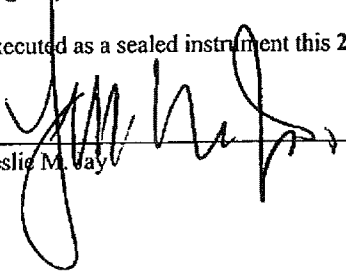
1. An undivided 33 1/3% interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit;
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building or that may come into existence hereafter as a result of:
  - (1) settling of the Building; or
  - (2) Condemnation or eminent domain proceedings; or
  - (3) Alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the 33 Prospect Street & 35 Prospect Street Condominiums Trust as the same may be from time to time amended; or
  - (4) Repair or restoration of the Building or any Unit therein after damage by fire or casualty, and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

Box 153

Being the same premises conveyed by Deed dated October 22, 2008, Recorded with the Essex South Registry of Deeds herewith.

Executed as a sealed instrument this 29th day of October, 2008.

Leslie M. Jay



**Commonwealth of Massachusetts**

Essex, ss:

On this 29th day of October, 2008, before me, the undersigned notary public, personally appeared **Leslie M. Jay**, proved to me through satisfactory evidence of identification, which were  Driver's License;  State ID;  Passport;  Other Government Issued ID;  Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

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, Notary Public

