

SPECIAL MASTER'S DEED

I, Joseph M. DiOrio, Esq., in my capacity as the duly appointed and qualified Special Master of Parnassus Realty, LLC, by the power conferred by Order of the Providence County Superior Court of the State of Rhode Island entered in the special mastership proceeding pending before that Court, docketed as PB13-0702, on the 14th day of February, 2013, and pursuant to that Order of the Providence County Superior Court dated June_____, 2013, and by every other power thereunto me enabling in consideration of \$_____paid by _____, the receipt whereof is hereby acknowledged, do hereby grant unto _____, free and clear of all mortgages, security interests, liens, encumbrances, claims and interests, but subject to all municipal ordinances, federal and state laws and regulations and all restrictions of record, all of my right, title and interest as said Special Master and the right, title and interest of Parnassus Realty, LLC in and to that certain improved real property located at 123 Dyer Street consisting of Units 1A and 2A in the Hay Buildings Condominium, Providence, Rhode Island 02903 consisting of these two condominium units together with all rights and interests appurtenant to said units, and as more particularly described as set forth on Exhibit A attached hereto and incorporated herein by reference (the "Premises").

The term "Unit", "Common Areas and Facilities" and any similar terms of art as they are used in this Special Master's Deed are more particularly defined and set forth in the Declaration of the Hay Buildings Condominium (the "Declaration").

The Grantee, by accepting this Deed, accepts and agrees to be bound by the covenants, restrictions, easements, liens, charges, and other provisions contained in the Declaration, the Hay Building Condominium Association, Inc. By-Laws (the "Bylaws") or referred to herein and agrees to perform the obligations imposed by the Declaration and the Bylaws on the Grantee as the owner of the Units.

The Premises is conveyed subject to and with the provisions of Rhode Island Condominium Act, R.I.G.L. §34-36.1-1.01, et seq., the Declaration, the Bylaws and the Rules and Regulations of the Condominium, if any, as any and all of the above may be amended from time to time.

The Premises is further conveyed subject to and with the benefit of any and all rights, restrictions, easements, and agreements of record to the extent now in force and applicable, and to real estate taxes not yet due and payable.

This conveyance is made "as is", "where is" and "with all faults" and, except as hereinabove provided, without any representations or warranties of any kind whatsoever, including but not limited to, any representations or warranties concerning quantity, quality, durability, condition, merchantability, fitness for any purpose, or any other aspect of said Premises.

This conveyance is made by a Special Master appointed by the Providence County Superior Court of the State of Rhode Island, and no withholding tax is required under R.I.G.L. §44-30-71.3.

Notwithstanding anything herein to the contrary, the Special Master's execution of this instrument in his capacity as Special Master shall not render him personally liable.

This is a conveyance of commercial real estate which is exempt from the smoke detector requirements as provided in R.I.G.L. §23-28.1-2 and Rhode Island Fire Safety Code Section 8, Chapter 24 §24.3.1.4.1 and Chapter 25, §25.2.2.4.1.

WITNESS my hand this ____ day of June, 2013.

Joseph M. DiOrio, as and only as
Special Master of Parnassus Realty, LLC and not
Individually

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County on the ____ day of June, 2013, before me personally appeared Joseph M. DiOrio, Special Master of Parnassus Realty, LLC to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act, as and only as Special Master of Parnassus Realty, LLC and not individually.

Notary Public
My commission expires

Grantee's address:

EXHIBIT A

That certain real estate situated in the City and County of Providence, State of Rhode Island bounded and described as follows:

PARCEL ONE:

The absolute and indefeasible fee simple interests being appurtenant to the units hereinafter described as Units 1A and 2A, in all that certain parcel of land situated on the westerly side of Dyer Street and on the northeasterly side of Hay Street, in the City and County of Providence, State of Rhode Island, being more particularly delineated on Plat of Survey in six (6) sheets entitled, "A CONDOMINIUM PROPOSAL FOR HAY BUILDERS ASSOCIATES SITUATED IN PROVIDENCE, R.I. KENNETH W. ANTHONY & ASSOC. 275 SOUTH PIERCE RD. EAST GREENWICH, R.I. 02818 DRAWN BY K.W.A. DATE: MAY 1978 FILE: DRAW: 7-W SHT. 9", which plat is recorded in the office of the Recorder of Deeds in the City of Providence on November 5, 1979 at 11:16 A.M., which said survey is recorded as part of the Declaration of the Hay Buildings Condominium, which said Declaration is recorded in the office of the Recorder of Deeds in the City of Providence, Rhode Island, on November 5, 1979 at 11:15 A.M. together with all improvements thereon and appurtenances thereto, including the building containing twelve (12) Units known as Hay Buildings Condominium, LESS AND EXCEPT therefrom those twelve (12) parcels of real property, separate freeholds, being Units numbered and lettered 1A, 1B (upper), 1C, 1D, 2A, 2B, 3A, 4A, 4B, UNIT 1A Lower and Unit 1B Lower, being more particularly identified on the aforesaid survey.

PARCEL TWO:

An absolute and indefeasible fee simple interest in and to those parcels of real property, separate freeholds, being Units 1A and 2A, being more particularly delineated on that aforesaid Plat of Survey, which reflects the survey of said building and shows parcel hereby conveyed as "Units 1A and 2A", together with all dimensions at floor level and elevation of floor and ceiling as shown on that plat entitled, "A CONDOMINIUM PROPOSAL FOR HAY BUILDING ASSOCIATES SITUATED IN PROVIDENCE, R.I. KENNETH W. ANTHONY & ASSOC. 275 SOUTH PIERCE RD. EAST GREENWICH, R.I. 02818 DRAWN BY: K.W.A. DATE: MAY 1978 FILE: DRAW. 7-W SHT. 7.", which plat in the City of Providence, Rhode Island, on November 5, 1979 at 11:16 A.M.

PARCEL THREE:

A perpetual and NON-EXCLUSIVE easement in common with, but not limited to all other Unit Owners of the undivided interests in the land and improvements described in Parcel One above, for ingress and egress and use of any public passageways, Common Areas and Facilities upon the land described above in Parcel One and more particularly designated and identified in the aforesaid Hay Buildings Associates Condominium Plan, together with all of the rights, powers and privileges ensuring to the benefit of all Unit Owners of undivided interests in the land and improvements described above in Parcel One.

RECEIVED
Received for Record
Mar 07 2008 at 12:16:13P
Document Num: 00005554
John A Murphy
Recorder of Deeds