

QUITCLAIM DEED

PARNASSUS REALTY, a Rhode Island general partnership having an address of 123 Dyer Street, Providence, Rhode Island 02903 (the "*Grantor*"), in consideration of \$10.00 paid and other good and valuable consideration, hereby grants to PARNASSUS REALTY, LLC, a Rhode Island limited liability company having an address of 123 Dyer Street, Providence, Rhode Island 02903 (the "*Grantee*"), WITH QUITCLAIM COVENANTS, that certain improved real property located at 123 Dyer Street, Units 1A and 2A, 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 Quitclaim 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 Buildings Condominium Association, Inc. By-Laws (the "Bylaws") or referred to herein and agrees to perform the obligations imposed by the Declaration and Bylaws on the Grantee as the owner of the Units.

The Property is conveyed subject to and with the benefit of 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 are further conveyed subject to and together 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 such that no documentary stamps or tax withholding under R.I. Gen. Laws §44-30-71.3 are required.

For Grantor's title, see (i) that certain Warranty Deed from Hay Building Associates, recorded in the Land Evidence Records of the City of Providence on March 19, 1980 in Condominium Book 3 at Page 749, and (ii) that certain Warranty Deed from Russell R. Shippee recorded May 23, 1988 in Land Evidence Book 1809 at Page 282.

[Remainder of Page Intentionally Blank]

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:

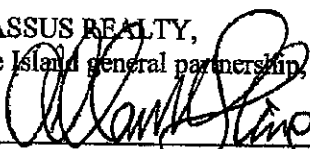
A perpetual and NON-EXCLUSIVE easement in common with, but not limited to all other Unit Owners of the undivided interests in the land and improvements described in Parcel One above, for ingress and egress and use of any public passageways, Common Areas and Facilities upon the land described above in 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

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed on behalf of the Grantor as a sealed instrument as of March 6, 2008.

GRANTOR:

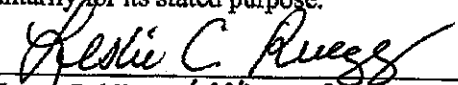
PARNASSUS REALTY,
a Rhode Island general partnership

By: 
Allan M. Shine
Managing Partner

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

On this date, March 6th, 2008, before me, the undersigned notary public, personally appeared Allan M. Shine as Managing Partner of PARNASSUS REALTY, a Rhode Island general partnership, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public Leslie C. Ruegg
My Commission Expires: 10-4-08

Address of Grantee:

PARNASSUS REALTY, LLC
c/o Allan M. Shine
123 Dyer Street, Units 1A and 2A
Providence, RI 02903
AP 20 WT 97
Units 1A and 2A

LESLIE C. RUEGG, Notary Public
State of Rhode Island and Providence Plantations
My Commission Expires: 10/4/2008

