

UNIT DEED
Exchange Street Lofts Condominium

GRANTOR: Prodigy Plus, Inc. a Massachusetts corporation, with a mailing address of 204 West 123rd Street; New York, NY 10027

GRANTEE: John Doe and Jane Doe, with a mailing address of 70 Exchange Street, Lynn, MA 01901, as husband and wife, tenants by the entirety

UNIT: #: 204

PARKING EASEMENT: # 4

PERCENTAGE INTEREST: 5.43%

CONSIDERATION: \$200,000, consideration is paid in full

POST OFFICE
ADDRESS: 70 Exchange Street
Unit # XXX
Lynn, MA 01901

GRANTOR, the owner of the UNIT described above in the Exchange Street Lofts Condominium, created by Master Deed dated March xx, 2004 and recorded with the Essex South Registry of Deeds on April xx, 2004 in Book xxxxx, Page xxx, as such may be amended by instruments of record, in accordance with the provisions of M.G.L. Chapter 183A, for the CONSIDERATION paid as stated above, hereby grants the said UNIT to the GRANTEE stated above with QUITCLAIM COVENANTS.

The UNIT is laid out as shown on a plan recorded with the said Master Deed and the Unit Plan attached hereto and to which is affixed a verified statement in the form provided for in M.G.L. Chapter 183A, Section 9.

The UNIT is conveyed together with the above-listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Exchange Street Lofts Condominium as described in the Master Deed, (b) in the Exchange Street Lofts Condominium Trust, recorded with said Master Deed in said Registry of Deeds, as such may be amended by instruments of record, and with the exclusive rights and easements as described in said Master Deed.

The GRANTEE acquires the UNIT with the benefit of, and subject to the provisions of M.G.L. Chapter 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and the Condominium Trust referred to above as the same may be amended, and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

Subject to all rights, reservations and restrictions or record, if any.

Being the same premises conveyed to the GRANTOR by deed from 90 Exchange LLC recorded with the Essex South Registry of Deeds in Book xxxxx, Page xxx.

This conveyance does not constitute all or substantially all the assets of the Grantor in Massachusetts.

IN WITNESS WHEREOF, the undersigned, has affixed her hand and seal to these presents this ___ day of March, 2004.

Prodigy Plus, Inc.

Frances Estremera, President and Treasurer

STATE OF NEW YORK

_____ County, ss.

On this _____ day of _____, 2004, before me, the undersigned Notary Public, personally appeared the above-named Frances Estremera, proved to me by satisfactory evidence of identification, being (check whichever applies):

driver's license or other state or federal governmental document bearing a photographic image,
 oath or affirmation of a credible witness known to me who knows the above signatory, or
 my own personal knowledge of the identity of the signatory, to be the person whose name is signed above,
and acknowledged the foregoing to be signed by her voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Prodigy Plus, Inc.

(Print Name of Notary Public): _____

My commission expires: _____

Qualified in the State of New York