

WARRANTY DEED - STATUTORY FORM

CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited partnership with an office in New Britain, Connecticut, for consideration paid in the amount of ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00) DOLLARS does grant to CHRISTOS GNAPAKIS AND SHERRI KAPLAN of the City of Hartford, County of Hartford, and State of Connecticut (as joint tenants) (the "Grantee(s)") with WARRANTY COVENANTS the following described premises:

That certain real property described as Unit No. 20 of Hillside Place Condominium located in the City of New Britain and State of Connecticut. Said Unit exists pursuant to a Declaration of Condominium by Crowninshield-Walnut Hill Limited Partnership ("Declaration") dated October 30, 1991 and recorded in Volume 1122, Page 1 of the New Britain Land Records. Said premises are conveyed together with its interest in the said Common Elements and such Limited Common Elements as identified in said Declaration.

The premises are hereby conveyed together with and subject to the terms, conditions, agreements, obligations and easements contained in the Declaration as it may be amended or supplemented. The Grantee(s) by acceptance of this deed, hereby expressly assume(s) and agree(s) to be bound by and to comply with all of the terms, conditions, agreements, obligations and easements as set forth in the Declaration, By-Laws of the Association and Schedules thereto as they may be amended or supplemented. Grantee(s), by acceptance of this deed, further subscribe(s) to and accept(s) membership in Hillside Place at New Britain Condominium Association, Inc., a non-stock corporation organized under the laws of the State of Connecticut.

Said premises are also conveyed subject to:

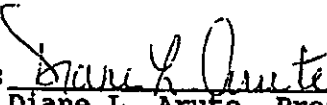
- 1. Building lines, if established, and any and all laws, ordinances and governmental regulations including, but not limited to, building, zoning, planning and wetlands rules and regulations.
- 2. Taxes due the City of New Britain, including any reassessment or reallocation from the creation of Hillside Place Condominium which become due and payable after the delivery of this deed which Grantee(s) herein assume(s) and agree(s) to pay.
- 3. Those matters shown on Schedule A-1 to the Declaration of Hillside Place Condominium dated October 30, 1991 and recorded in Volume 1122, Page 52 of the New Britain Land Records, which matters are incorporated herein by reference.

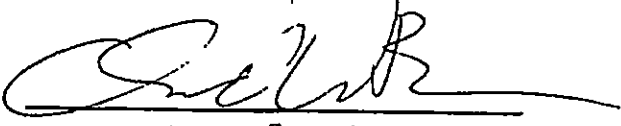
Signed this 6th day of July, 1992.

Signed and Sealed
in the Presence of:

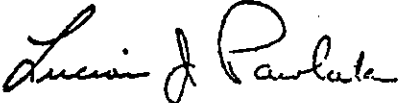
CROWNINSHIELD-WALNUT HILL
LIMITED PARTNERSHIP


J. A. Gajewski

By: 
Diane L. Arute, President
DLA, Inc.
General Partner


CHARLES W. BAUER

\$121.00 Conveyance Tax received


Town Clerk of New Britain

\$550.00 STATE Conveyance Tax received


Town Clerk of New Britain

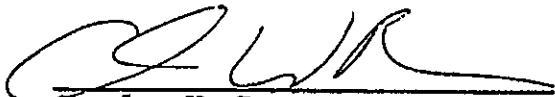
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STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

ss. New Britain

July 6, 1992

Personally appeared Diane L. Arute, President of DLA, Inc., General Partner of Crowninshield-Walnut Hill Limited Partnership, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed and the free act and deed as such Partner of said Partnership before me.



Charles W. Bauer
Commissioner, Superior Court

Address of Grantee:

21 Frederick Street
Hartford, Connecticut

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