

DEED

Federal Deposit Insurance Corporation as Receiver of New Bank of New England, N.A. with an address c/o RECOLL Management Corporation, 28 State Street, Boston, Massachusetts 02109 (hereinafter, the "Grantor")

for consideration of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars paid

hereby grants to:

St. Anne Credit Union of 43 West Rodney French Blvd., New Bedford, Bristol County, Massachusetts 02744 (hereinafter, the "Grantee")

WITH QUITCLAIM COVENANTS, those certain parcels of land located at 93 Union Street, New Bedford, Bristol County, Massachusetts and more particularly described in Exhibit A attached hereto.

For Grantor's title, see deed dated December 5, 1988, and recorded at the Bristol County Registry of Deeds in Book 2247, Page 188. See also appointment of Receiver at Book 2614, Page 35, Book 2679, Page 188 and Power of Attorney at Book 2679, Page 203.

This conveyance does not constitute a sale of all or substantially all of the assets of Grantor.

WITNESS WHEREOF, the execution and corporate seal of said corporation this 14th day of December, 1992.

GRANTOR:

Federal Deposit Insurance Corporation as Receiver of New Bank of New England, N.A., by RECOLL Management Corporation as Attorney in Fact

By: Christopher Davies
Its: Vice President

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

December 14, 1992

Before me appeared Christopher Davies, and acknowledged the execution of the foregoing instrument to be his free act and deed, and the free act and deed of RECOLL Management Corporation as Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver of New Bank of New England, N.A..

Lynn A. Roach
Notary Public
My commission expires:

Lynn A. Roach, Notary Public
My Commission Expires April 22, 1993

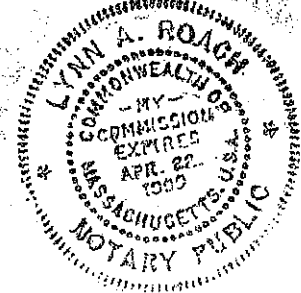


EXHIBIT "A"

The land with the buildings thereon located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

Beginning at a point, this point being the intersection of the northerly line of Union Street with the easterly line of Second Street;

Thence N. $02^{\circ} 26' 20''$ E in the easterly line of Second Street two hundred six and $17/100$ (206.17) feet to a point;

Thence S $88^{\circ} 52' 10''$ E sixty-four and $05/100$ (64.05) feet to a point;

Thence S $01^{\circ} 39' 10''$ W one hundred sixteen and $49/100$ (116.49) feet to a point;

Thence S $88^{\circ} 02' 30''$ E fifty-six and $01/100$ (56.01) feet to a point;

Thence S $01^{\circ} 39' 10''$ W twenty-five and $68/100$ (25.68) feet to a point;

Thence S $84^{\circ} 59' 36''$ E five and $08/100$ (5.08) feet to a point;

Thence S $01^{\circ} 25' 20''$ W sixty-three and $00/100$ (63.00) feet to a point in the northerly line of Union Street; and

Thence N. $88^{\circ} 52' 10''$ W in the said northerly line of Union Street one hundred twenty-eight and $22/100$ (128.22) feet to the point and place of beginning.

Being shown on a plan of land entitled "Plan of Land in New Bedford, MA drawn for Bank of New England, N.A." by Olde Boston Land Survey Co., Inc. dated December 5, 1988, and recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 121, Page 144.

Together with whatever right, title and interest the grantor may have as successor to Bank of New England, N.A., in and to the above described premises. See Book 2614, Page 35.

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Received & Recorded *Dec. 15, 1992* at *12 hrs. 39 min. PM*.

Attest: *John L. Jones* Register