



MASSACHUSETTS (Quitclaim)

revised 01/02/92  
REO#P0905VK

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business at **14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254-2916** (hereinafter called the Grantor)

for consideration of **ONE HUNDRED FOURTEEN THOUSAND THREE HUNDRED AND 00/100 DOLLARS (\$114,300.00)** paid,

grants to **Peter G. Coffin and Julie A. Coffin, tenants by the entirety**, now of **3 Old Sawmill Road, Mendon, MA 01756**,

with quitclaim covenants,

A certain tract or parcel of land with the buildings thereon situated on the easterly side of Emerson Street in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows:

BEGINNING at the southwesterly corner at a stake and stones of the easterly side of said street;

THENCE running easterly bounding southerly of land of one Taylor, formerly of one Haywood, 16 rods 15 links to a stake and stones by the wall at land formerly of Comstock;

THENCE running northerly as the wall now stands bounding easterly by said Comstock land to a corner;

THENCE running westerly and bounding northerly in part by land of one Daige, in part by land of one Barlow, in part by land of one Lee and in part by land of one Thomas, as the wall now stands, 20 rods and 16 links to said street:

THENCE running southerly bounding westerly to said street, 16 rods and 6 links to the point of beginning.

Property Address:  
8 Emerson Street  
Mendon, MA 01756

For Title Reference, see Foreclosure Deed recorded in the Worcester (Worcester Registry of Deeds, in Book 45457, Page 153 on FEBRUARY 12, 2010.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

THIS DEED is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

**The Grantor is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452, §1723a, or §1825.**

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

**ATTORNEY LAURA A. MANN**  
**221 EAST MAIN ST., SUITE 205**  
**MILFORD, MA 01757**

Property Address: 8 Emerson Street, Mendon, MA 01756

Executed as a sealed instrument this 16th day of February, 20 10.

For Authority see Limited Power of Attorney recorded in the Suffolk County Registry of Deeds at Document 774437 and Delegation of Authority and Appointment recorded in said registry at Book 44428, Page 300.

**FEDERAL NATIONAL MORTGAGE ASSOCIATION  
BY ORLANS MORAN PLLC  
ITS ATTORNEY-IN-FACT**

By: \_\_\_\_\_  
John Precobb, Member and Authorized Signatory, Real Estate

**STATE OF MASSACHUSETTS  
County of Suffolk, ss.**

On this 16th day of February, 20 10, before me, the undersigned notary public, personally appeared JOHN PRECOBB, Member and Authorized Signatory, Real Estate, of ORLANS MORAN PLLC, as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION whom I have personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document truthful and accurate to the best of her knowledge and belief.

\_\_\_\_\_  
Andrew C. Arnold, Notary Public  
My Commission Expires: 8/26/2016

