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MASSACHUSETTS (warranties)

revised 01/02/92  
REO # P974028

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 13455 Noel Road, Suite 600, Dallas, Texas 75240-5003 (hereinafter called the Grantor) for consideration of One Hundred and Fourteen Thousand and 00/100 Dollars (\$114,000.00) paid, grants to James A Garland with quitclaim covenants, a certain parcel of land with the building thereon situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

The property is commonly known as 147 Hartford Ave, Mendon, MA 01756 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

BEING the same property which was granted and conveyed unto Grantor herein in fee, by Foreclosure Deed made by Federal National Mortgage Association, dated December 2, 1997 and recorded on August 6, 1998, in the Worcester Registry of Deeds in Book 20274, Page 191.

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

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.

WITNESS the execution and corporate seal of FEDERAL NATIONAL MORTGAGE ASSOCIATION on this 17th day of September, 1998 the day and year first above written.

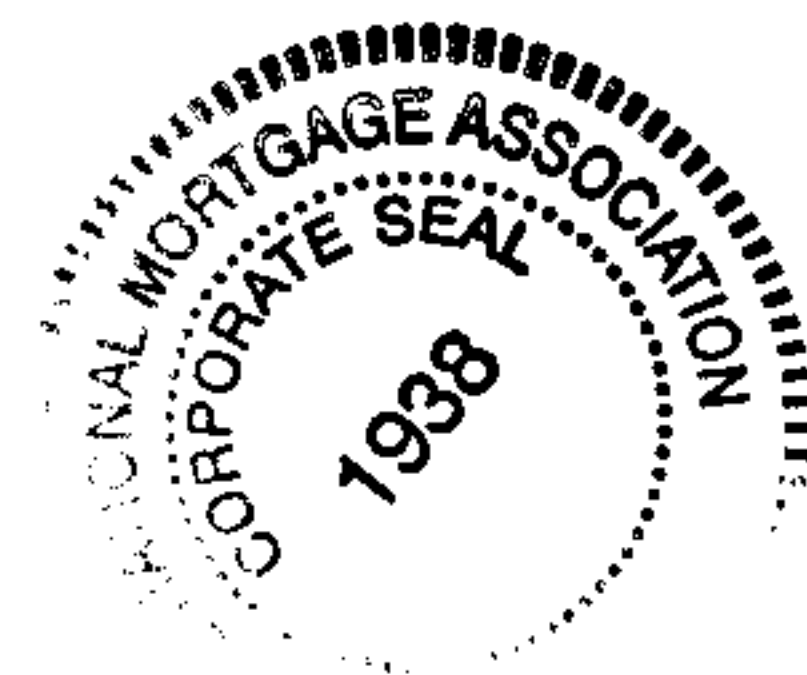
ATTEST:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Deborah Komperda  
Deborah Komperda  
Assistant Secretary

BY

Randy L. Conatser  
Randy L. Conatser Vice President



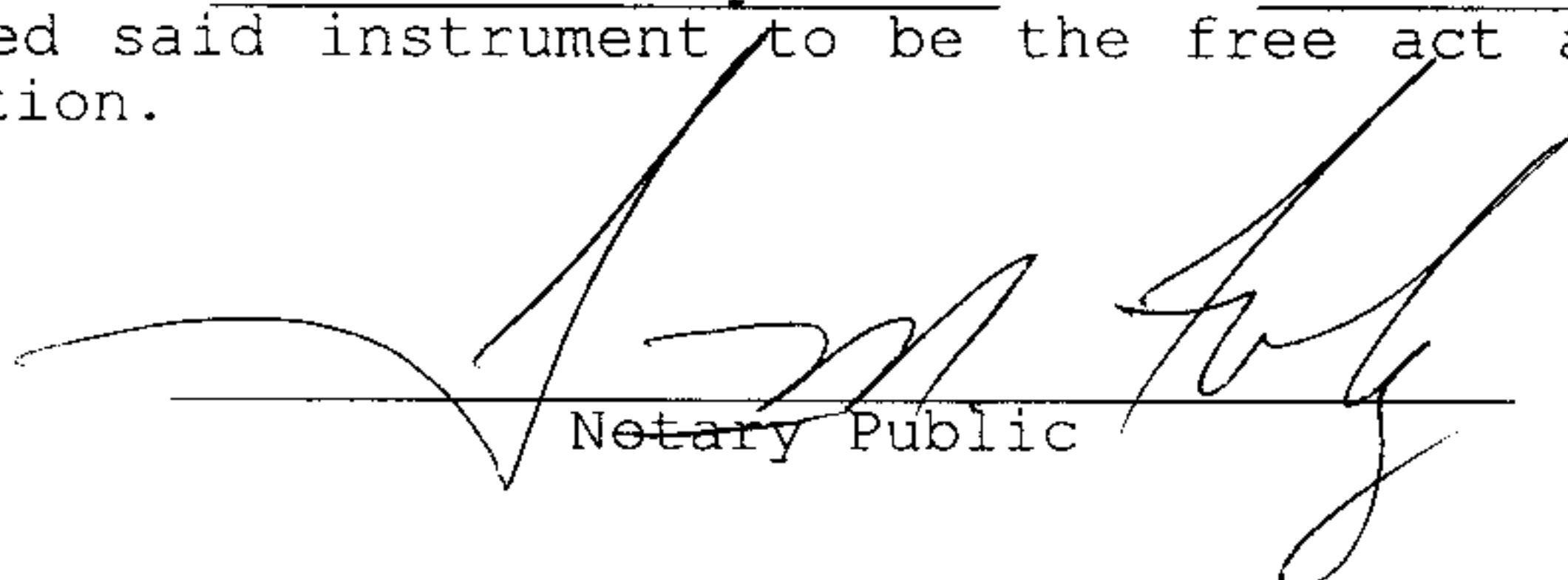
MAILED  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
P.O. BOX 257  
HEMPHAMP, MA 01025

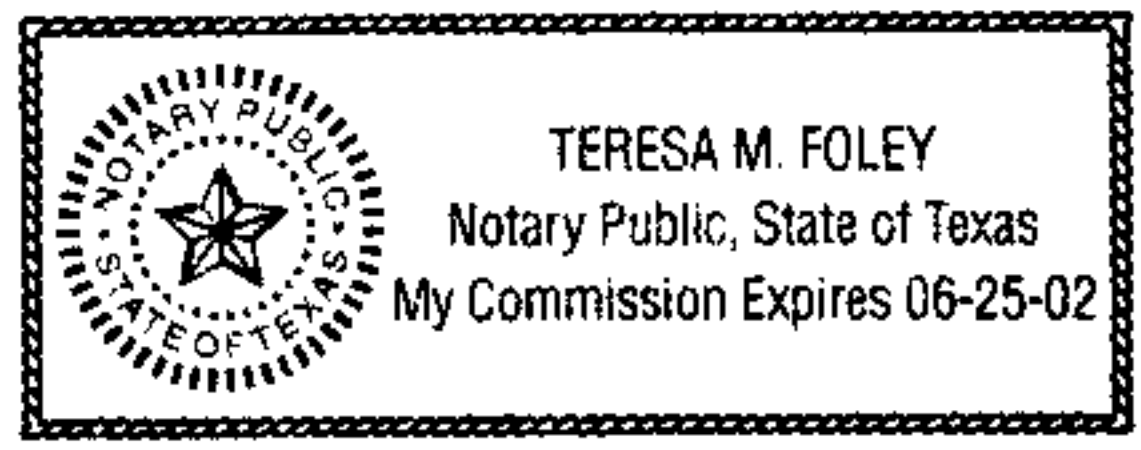
147 Hartford Ave, Mendon

98 SEP 21 AM 10:53

STATE OF TEXAS :  
 :ss  
COUNTY OF DALLAS :

On the 17th day of September, 1998, personally appeared Randy L. Conatser, to me personally known, who being by me duly sworn, did say that he is the Vice President of Federal National Mortgage Association and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the authority of its Board of Directors, and Deborah Komperda said Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

  
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Notary Public



## EXHIBIT A

The land with the buildings thereon, in Mendon, Worcester County, Massachusetts, being shown as "A.P. 14 Lot 147" on a plan of land, entitled "Plan of Land for Roger S. and Frances E. Orefice, Mendon, Mass., November 1983", which plan is recorded with the Worcester Registry of Deeds in Plan Book 513 Plan 10, and to which plan reference is made for a more particular description of said premises. The premises are also shown as Parcel A on a plan of land entitled, "Division of Land for Roger S. and Frances E. Orefice, Mendon, Mass. April 1979", which plan is recorded with the Worcester Registry of Deeds in Plan Book 462, Plan 33.

The premises are conveyed with the benefit of a maintenance easement for leaching system, as set forth in deed recorded in Book 7977, Page 198, and shown on a plan recorded in Plan Book 513, Plan 10.

ATTEST: WORC. Anthony J. Vigliotti, Register