

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 53541
Document Type	: DEED
Recorded Date	: June 11, 2015
Recorded Time	: 09:32:03 AM
Recorded Book and Page	: 53836 / 139
Number of Pages(including cover sheet)	: 3
Receipt Number	: 868006
Recording Fee (including excise)	: \$125.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/11/2015 09:32 AM
 Ctrl# 142185 16349 Doc# 00053541
 Fee: \$.00 Cons: \$97,500.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

MASSACHUSETTS (warranties)

revised 01/02/92
REO # P1502MV

FANNIE MAE A/K/A 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 of P.O. Box 650043, Dallas, TX 75265-0043, (hereinafter called the Grantor) for consideration of **NINETY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$97,500.00) DOLLARS PAID**, grants to William C. Boyd and Gail A. Boyd, husband and wife, tenants by the entirety of 9804 Dunhill Court, Murrells Inlet, SC 29576 with quitclaim covenants,

Certain premises including all buildings thereon, situated on the southerly side of Mendon or Nipmuck pond, in Mendon, in the county of Worcester and commonwealth of Massachusetts, being all the same premises described in deed of Alanson Freeman to George H. Phipps, acknowledged May 30, 1925, recorded with the Worcester District Registry of Deeds in Book 2373, Page 48 and therein Described as follows, to wit:

BEGINNING at stake at corner of land of Fred R. Phipps;

THENCE S. 29° 25' E. 33 feet to a drill hole in stone;

THENCE same course, 73.8 feet to stake;

The last two lines bounding on land now or formerly of Eunice J. Lynch,

THENCE N. 29° 25' W. 173 feet to a stake on the shore of Nipmuck Lake;

THENCE easterly on said lake to the place of beginning.

Being the same premises conveyed to Arthur J. Hetu by Deeds recorded the Worcester District Registry of Deeds in Book 9627, Page 259 and Book 19036, Page 162.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$117,000.00 for a period of three months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$117,000.00 for a period of three months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

Being the same premises conveyed by a Foreclosure Deed recorded with the Worcester County (Worcester District) Registry of Deeds at Book 53716, Page 172.

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

59 Kinsey Lane Mendon MA 01756

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.

WITNESS the execution and the corporate seal of said corporation this 9th day of June, 2015.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: Harmon Law Offices, PC, its attorney in fact

Melissa B. Morrow
By: Melissa B. Morrow, Authorized Signer

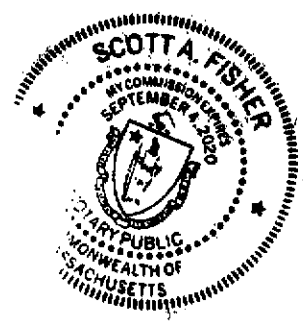
FOR SIGNATORY AUTHORITY, SEE LIMITED POWER OF ATTORNEY RECORDED AT THE WORCESTER COUNTY (WORCESTER DISTRICT) REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 104661

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 9 day of JUNE, 2015, before me, the undersigned notary public, personally appeared Melissa B. Morrow, as Authorized Signer for Harmon Law Offices, PC, as Attorney In Fact for Fannie Mae a/k/a Federal National Mortgage Association, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily as his/her free act and deed and the free act and deed of Fannie Mae a/k/a Federal National Mortgage Association, before me.

Scott A. Fisher
Notary Public:
My Commission Expires: 9/4/2020



ATTEST: WORC Anthony J. Vigliotti, Register