

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/26/2019 01:53 PM
Ctrl# 197331 11473 Doc# 00060271
Fee: \$.00 Cons: \$128,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

MASSACHUSETTS (warranties)

revised 01/02/92
REO # P1900XN

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 **ONE HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 (\$128,000.00) DOLLARS PAID**, grants to **Raymond Connolly and Stephanie Connolly**, as Husband and Wife, Tenants by the Entirety, of 10 Bernard Road, Grafton, MA 01536, with Quitclaim Covenants

The land in said Mendon, with the buildings thereon, described as follows:

Three certain tracts of land with the buildings thereon situated in the southerly part of Mendon in said Massachusetts, on the roads leading from Albeeville so called to Chestnut Hill so called, the first tract being situated on the easterly side of said road, containing 35 acres, more or less, and is bounded and described as follows namely.

Beginning at the southwesterly corner of the premises on the above described road at land formerly of the heirs of Arnold Taft;

Thence easterly on said heirs land about 24 rods to land now or formerly of Millis Southwick;

Thence northeasterly on land of said Southwick and land now or formerly of the heirs of Abel Aldrich about 60 rods to the little Pond so-called;

Thence on said Pond and land formerly of Jasen Staples, northerly to a swamp formerly of Edward L. Staples;

Thence westerly bounded northerly on said Staples to a stake;

Thence northerly, bounded easterly on said Staples to land formerly of Abram Staples;

Thence westerly bounded northerly on said Staples land to said road;

Thence southerly on said road to the place of beginning.

The second tract is situated on the westerly side of said road with the house thereon contains one-half acre, more or less, and is bounded as follows:

Beginning at the southeasterly corner of the premises at land formerly of Charlotte Brown on said road;

Thence westerly on said Brown's land to a corner of wall;

Property Address: 145 Millville Road, Mendon, MA 01756

Thence northerly on said Brown's land to formerly of Benoni Staples;

Thence easterly on said Staples land to said road;

Thence southerly on said road to the point of beginning.

The third tract is situated westerly of the last-named tract contains 80 square rods, more or less, and is bounded as follows;

Beginning at the northeast corner of the premises by land formerly of Linus B. Staples;

Thence S. 12 degrees W. 7 rods and 20 links to corner of wall of land formerly of Edward L. Staples;

Thence N. 23 ½ degrees W. 9 rods and 21 links to corner of wall;

Thence N. 23 ½ degrees W. 4 rods and 14 links by wall to said Linus B. Staples land, the last two lines being of land formerly of said Edward L. Staples;

Thence N. 84 degrees E. 12 rods and 21 links to the point of beginning.

Subject to a Highway layout by the Country Commissioners which instrument of layout is recorded with Worcester District Registry of Deeds at Book 2703, Page 168.

Excepting and excluding here from the parcel of land shown as Lot 2 on a plan of land entitled "Land of Maurice and Dorothy Durocher, Mendon, Mass., December 20, 1974, Scale: 1" = 100", John R. Andrews", recorded with said Deeds in Plan Book 452, Plan 25 said Lot 2 having been conveyed to Eldore Tetreault et ux by deed recorded in Book 6495, Page 128.

Also excepting and excluding herefrom the parcel of land shown as Lot 1 on a plan of land of Maurice and Dorothy Durocher Mendon, Mass. December 20, 1974 scale; 1"=100' John R. Andrews, Jr. said plan recorded with said Deeds in Plan Book 452, Plan 25. Said Lot 1 having been conveyed to Richard Tetreault and Susan Tetreault by deed recorded in Book 47561, Page 337.

Being the same premises conveyed by a Foreclosure Deed recorded with the Worcester County (Southern District) Registry of Deeds in Book 60282, Page 148.

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

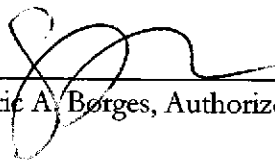
THIS DEED is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

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.

WITNESS the execution and the corporate seal of said corporation this 25th day of June, 2019.

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


By: Eric A. Borges, Authorized Signer

FOR SIGNATORY AUTHORITY, SEE LIMITED POWER OF ATTORNEY FILED AT THE WORCESTER COUNTY (SOUTHERN DISTRICT) REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 112655.

COMMONWEALTH OF MASSACHUSETTS

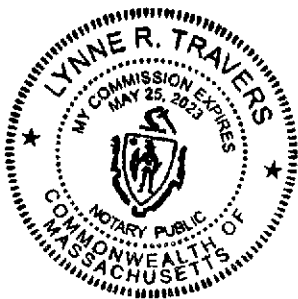
Middlesex, ss.

June 25, 2019

On this 25th day of June, 2019, before me, the undersigned notary public, personally appeared Eric A. Borges, 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 he signed it voluntarily as his free act and deed and the free act and deed of Fannie Mae a/k/a Federal National Mortgage Association.



Notary Public: Lynne R. Travers
My Commission Expires: May 25, 2023



ATTEST: WORC Kathryn A. Toomey, Register