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SK

MASSACHUSETTS (warranties)

 revised 01/02/92
 REO #P085106

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, 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 **FIFTY TWO THOUSAND NINE HUNDRED AND 00/100 (\$52,900.00) DOLLARS PAID**, grants to **Eric E. Peterson** of 10 Taft Avenue, Mendon, MA 01756, with quitclaim covenants,

A certain tract or parcel of land including all buildings thereon situated on the westerly side of Taft Avenue in Mendon in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows to wit:

Beginning at the southeasterly corner of the granted premises on the westerly side of Taft Avenue at land now or formerly of Parisi; thence N. 64 degrees 13' 48" W., 52.38 feet to a point at land n/f of Hill; thence N. 13 degrees 18' 07" E., 46.0 feet to a point on a wall; thence S. 46 degrees 32' 59" E., 33.69 feet to a point of said Taft Avenue; thence S. 15 Degrees 17' 40" E., 46.00 feet along said Taft Avenue to point of beginning. All as shown on Plan of Land in the Town of Mendon, Mass. Property of James and Barbara Hill Scale 1"=20' Date: Dec. 12, 1977, Blackstone Valley Survey and Engineering, Inc. 268 Upton Road, Grafton, Mass. Said plan filed with Worcester District Registry of Deeds in Plan Book 448, Plan 22.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$63,480.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$63,480.00 for a period of three months from the date 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.

FOR TITLE REFERENCE, see Foreclosure Deed recorded in the Worcester County (Worcester District) Registry of Deeds in Book 43553, Page 155.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting this property, including a perpetual right and easement recorded at Book 6418 page 214. 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.

5 Taft Ave, Mendon

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 2nd day of April, 2009

FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE

By: Harmon Law Offices, PC, its attorney in fact

Michelle C. Kern

By: Michelle C. Kern, 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. 95126. SEE VOTE RECORDED AT LAND COURT DOCUMENT NO. 95127.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

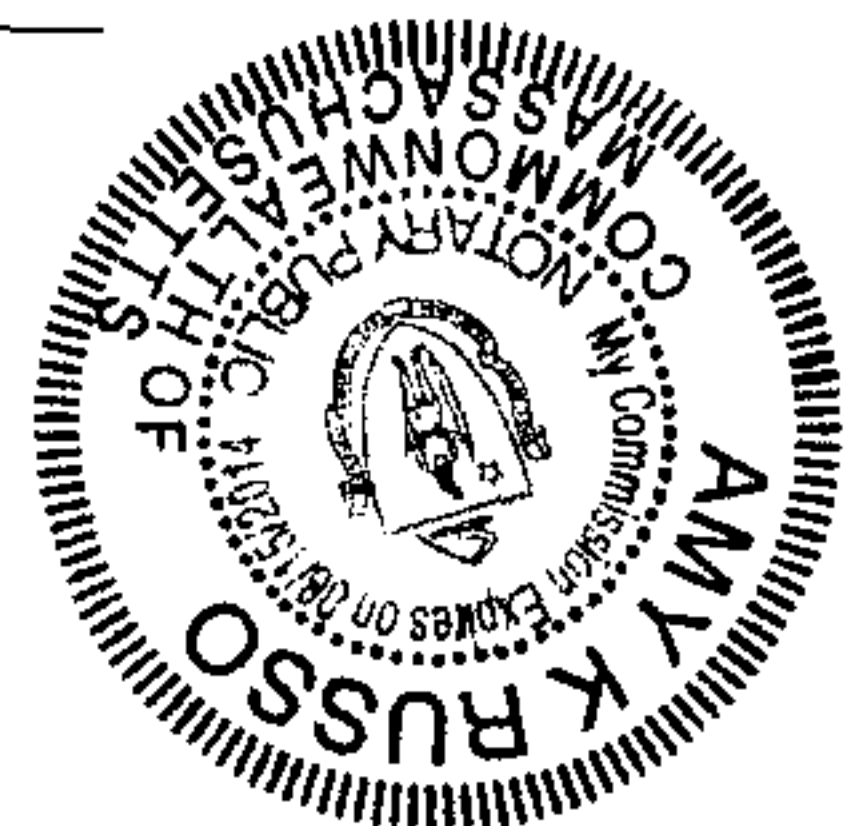
April 2, 2009

On this 2nd day of April, 2009, before me, the undersigned notary public, personally appeared Michelle C. Kern, as Attorney In Fact for Federal National Mortgage Association a/k/a Fannie Mae, 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 Federal National Mortgage Association a/k/a Fannie Mae, before me,

Amy K. Russo

Notary Public: Amy K. Russo

My Commission Expires: 8/15/2014



ATTEST: WORC. Anthony J. Vigliotti, Register