



Bk: 43639 Pg: 52
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/31/2008 11:37 AM
Ctrl# 081277 14694 Doc# 00137628
Fee: \$433.20 Cons: \$95,000.00

WARRANTY DEED

CitiMortgage, Inc., a corporation duly established under the laws of the State of New York and having its principal of business at 1111 Northpoint Drive, Coppell, TX 75019, for consideration paid of Ninety Five Thousand and 00/100 Dollars (\$95,000.00), grant to William A. Auty and Susan M. Auty, Husband and Wife, Tenants by the Entirety, of Mendon, Massachusetts with warranty covenants:

A certain parcel of land with the buildings thereon situated on the westerly side of North Avenue in Mendon, County of Worcester, Massachusetts, bounded and described as follows:

Beginning at a point on said North Avenue at land ^{now} or formerly of one Arthur B. Hall, Jr. running southeasterly sixty (60) feet along said North Avenue to a proposed street called West Circle Avenue; thence running S. 62 degrees 30' W. one hundred sixteen (116) feet by said proposed street to other land now or formerly of Casey; thence running N. 27 degrees 30' W. sixty-eight (68) feet along other land of said Casey to land now or formerly of one Arthur B. Hall, Jr.; thence running northeasterly one hundred eleven (111) feet, along said Hall land, to the point of beginning.

The said premises are shown as Lot No. 1A on plan entitled "Casey Plat, Mendon, Mass. Owned by William H. Casey Nov. 1947, Scale 1" equals 40' by Francis H. Brennan, Surveyor, Uxbridge, Mass." which plan is recorded in Worcester South District Registry of Deeds in Plan Book 201, Plan 73.

Said premises are subject to pole and wire rights as recited in an instrument from William H. Casey and Sadie T. Casey to Worcester County Electric Company and New England Telephone and Telegraph Company recorded with said Registry of Deeds on December 20, 1951 in Book 3388, Page 9.

Being the same premises conveyed to the Grantor herein by Foreclosure Deed recorded on May 30, 2008 and recorded with the Worcester County Registry of Deeds in Book 42901, Page 145.

This conveyance does not constitute all or substantially all of the assets of the corporation, being a sale in the ordinary course of business.

See Power of Attorney recorded with said Registry of Deeds *Book 43031, Page 245.*

Property Address: 38 North Avenue, Mendon, MA 01756

WORCESTER COUNTY
ABSTRACT COMPANY
ORDER NO.

55584

Property Address: 38 North Avenue, Mendon, MA 01756

Escrowee

(2)

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Witness the execution and corporate seal of said corporation this 16 day of December, 2008.

CitiMortgage, Inc.

By SingleSource Property Solutions, LLC

Its attorney in fact UPA 43031/245

By: [Signature]

Name: SALYAN WILLIAMS (SALYAN WILLIAMS)

Title: JECOM LENDER / CLOSING COORDINATOR

FOR AUTH SEE 43511/324 + 43639/50

COMMONWEALTH OF PENNSYLVANIA

Allegheny County

December 16, 2008

On this 16 day of December, 2008, before me, the undersigned notary public, personally appeared the above named SALYAN WILLIAMS, the Closing Coordinator of SingleSource Property Solutions, LLC, attorney in fact for CitiMortgage, Inc., proved to me through satisfactory evidence of identification, which were DRIVER'S LICENSE to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument voluntarily, for its state purpose.

[Signature] (Seal)
Notary Public: Rachel Demase
My Commission Exp. 5/25/2011

Property Address:
38 North Avenue
Mendon, MA 01756

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries