



Bk: 57503 Pg: 230  
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**After Recording Return To:**

Ashley R. Pearson
49 Progress Street
Lincoln, RI 02865

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
11-225-44-0**

**QUITCLAIM DEED**

**Fannie Mae a/k/a Federal National Mortgage Association**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for **\$79,800.00**, in consideration paid, grants and quitclaims to **Ashley R. Pearson**, hereinafter grantees, whose tax mailing address is **49 Progress Street, Lincoln, Rhode Island, 02865**, with quitclaim covenants, all right, title, interest and claim to the land and real property described on Exhibit A and known as **44 Taft Avenue, Mendon, Massachusetts 01756**.

The real property described above is conveyed with the benefit of all covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$95,760.00 FOR A PERIOD OF 3 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 \$95,760.00 FOR A PERIOD OF 3 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.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452, 1723a, or §1825.

See Limited Power of Attorney to Execute Documents recorded May 5, 2017, DBI/67124977.3 at 2:50 PM in Book 57077 page 235 in Worcester South District Registry of Deeds

44 TAFT AVENUE, MENDON, MA.

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EXECUTED as a sealed instrument as of this 12<sup>th</sup> day of July, 2017.

GRANTOR:

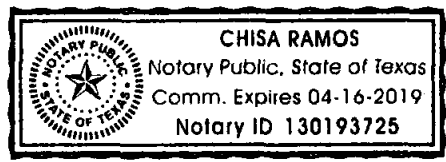
Fannie Mae a/k/a Federal National Mortgage Association  
By: First American Title Insurance Company, as its Attorney-in-Fact

By: [Signature]  
Name: **Jamey Davis**  
Title: VP

STATE OF: Texas  
COUNTY OF: Dallas

On this 12<sup>th</sup> day of July, 2017 before me personally appeared Jamey Davis of First American Title Insurance Company, as its Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association, to me known, or proved to me through satisfactory evidence of identification, which were Jamey Davis to be the person who executed the foregoing instrument on behalf of \_\_\_\_\_, and acknowledged that he/she executed the same as the free act and deed of said \_\_\_\_\_.

[Signature]  
Notary Public **CHISA RAMOS**



Apr. 16, 2019

**Exhibit A**  
**Legal Description**

**All that land with the buildings thereon situated on the northeasterly side of Taft Avenue in Mendon, Worcester County, Massachusetts, and being Lot #19, as shown on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50, said lot being further bounded and described as follows:**

**BEGINNING at the southwesterly corner of the premises herein described on the northeasterly side of said Avenue and at corner of Lot #18 on said plan;**

**THENCE N. 22° 55' W. with said Avenue, 50 feet to corner of Lot #20 on said plan;**

**THENCE N. 67° 05' E. with Lot #20 on said plan, 100 feet for a corner;**

**THENCE S. 22° 55' E., 50 feet for a corner;**

**THENCE S. 67° 05' W. with Lot #18 on said plan, 100 feet to the point of beginning.**

**The above premises are hereby conveyed together with the right to draw water from the well on land now or formerly belonging to Leo H. and Florence L. Blanchet adjoining the granted premises on the North, with the right to maintain, repair and replace water pipes as now located from said well to the dwelling on the granted premises. Also together with the right of way over said Taft Avenue.**

For title see deed dated November 1, 2016 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 57136, Page 142.

**Exhibit B**  
**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.