



Bk: 34897 Pg: 202 Doc: DEED
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MASSACHUSETTS (warranties)

revised 01/02/92
REO#P040947

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 at 13455 Noel Road, Suite 600, Dallas, Texas 75240-5003 (hereinafter called the Grantor) for consideration of ONE HUNDRED SIXTY-ONE THOUSAND and 00/100 (\$161,000.00) dollars paid, grants to Stephen H. Davis, 77 Uxbridge Road, Mendon, MA, with quitclaim covenants, a certain parcel of land with the building thereon situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

The property is commonly known as 77 Uxbridge Road, Mendon, Worcester County, Massachusetts and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

BEING the same property which was granted and conveyed unto Grantor herein in fee, by Foreclosure Deed to Federal National Mortgage Association, dated May 5, 2004, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 33819, Page 317.

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

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 corporate seal of FEDERAL NATIONAL MORTGAGE ASSOCIATION on this 15th day of October, 2004.

ATTEST:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Cheryl Young
Assistant Secretary

Teressa M. Foley
Vice President

Teressa M. Foley
Vice President

RETURN to
GILMARTIN, MARGARET
352 TURNPIKE RD
SOUTHBORO 01772

77 UXBRIDGE ROAD, MENDON

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STATE OF TEXAS :

:SS

COUNTY OF DALLAS :

On the 1ST day of October, 2004, personally appeared Teresa M. Foley, to me personally known, who being by me duly sworn, did say that he is the Vice President of Federal National Mortgage Association and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the authority of its Board of Directors, said Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



Notary Public



303043.1

EXHIBIT A

The land in Mendon, Worcester County, Massachusetts, together with buildings thereon, bounded and described as follows:

A certain tract of land situated in said town of Mendon, on the northerly side of the road leading from said Town of Mendon to the Town of Uxbridge, near Nipmuck or Mendon Pond, as the same may be called, being lot number seven(7) on a plan of house lots owned by John T. Mason, made by Henry W. Gaskill, C.E., dated September 1906, and filed with Worcester District Deeds, Plan Book 12, Plan 44, said lot being bounded:

Southerly: by land now or formerly of the Milford & Uxbridge Street Railway Company about sixty-three (63) feet;

Westerly: by land now or formerly of Pyne about two hundred eighty-seven (287) feet;

Northerly: by the old road in a broken line about one hundred fifty-eight (158) feet; and

Easterly: by land now or formerly of Daniel J. Sprague about two hundred sixty-four (264) feet.

For title reference see Foreclosure Deed dated May 5, 2004 and recorded at the Worcester County (Worcester District) Registry of Deeds in Book 33819, Page 317.

ATTEST: WORC. Anthony J. Vigliotti, Register