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MASSACHUSETTS (warranties)

revised 01/02/92  
REO #P12081R

**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 FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$147,500.00) DOLLARS PAID**, grants to **LRB ACQUISITION, LLC**, a Massachusetts Limited Liability company with its principal place of business at 47 Crestview Drive, Mendon, MA 01756, with quitclaim covenants,

The land and buildings thereon situated in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts, being lot 9, as shown on a plan of land entitled "Plan of Lots in Mendon, Massachusetts, owned by Samuel H. and Rose Perron, November 21, 1947," recorded with the Worcester District Registry of Deeds in Plan Book 154, Plan 11, being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the lot herein described, on the westerly line of said Highway and at the southeasterly corner of lot #10 on said plan;

THENCE S. 15° 57' 50" E., with the westerly line of said highway, 100 feet to the northeasterly corner of lot #8 on said plan;

THENCE S. 74° 02' 10" W., with said lot #8 on said plan, 150 feet to the land, now or formerly of Samuel H. and Rose Perron;

THENCE N. 15° 57' 50" W., with said Perron land, 100 feet to the southwesterly corner of said lot #10;

THENCE N. 74° 02' 10" E., with lot #10 on said plan, 150 feet to the point of beginning.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$177,000.00 for a period of three 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 \$177,000.00 for a period of three 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.

FOR TITLE REFERENCE, see Foreclosure Deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 49851, Page 361.

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.

45 Cape Road, Mendon

*Handwritten signature*


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 5<sup>th</sup> day of MARCH, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

  
By: Lony-Ann Sheehan, Authorized Signer

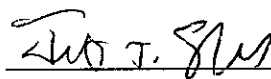
FOR SIGNATORY AUTHORITY, SEE LIMITED POWER OF ATTORNEY RECORDED AT THE WORCESTER COUNTY (WORCESTER DISTRICT) REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 104661.

COMMONWEALTH OF MASSACHUSETTS

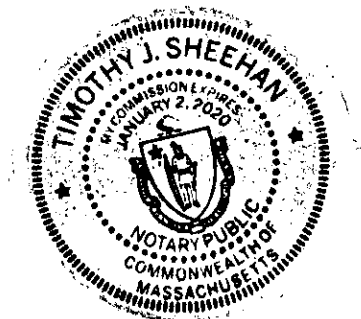
Middlesex, ss.

MARCH 5<sup>th</sup>, 2014

On this 5<sup>th</sup> day of MARCH, 2014, before me, the undersigned notary public, personally appeared Lony-Ann Sheehan, 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 s/he signed it voluntarily as his/her free act and deed and the free act and deed of Fannie Mae a/k/a Federal National Mortgage Association, before me,



Notary Public: Timothy J. Sheehan  
My Commission Expires: 1/2/2020



ATTEST: WORC. Anthony J. Vigliotti, Register