



2014 00086291

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**DEED**

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America with an address of P.O. Box 650043, Dallas, TX 75265-0043.

in consideration of One Hundred Eighty-Two Thousand Five Hundred Dollars and No Cents (\$182,500.00)

grants to Kevin Rudden

with *Quitclaim Covenants*,

The land and buildings on 46/46R Cape Road, Mendon, Worcester County, MA, being more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein by reference.

This is not a sale of all or substantially all of the grantor's assets.

For Grantor's title see deed recorded in Book 52627 Page 52.

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

For Authority see Limited Power of Attorney filed with the Land Registration Department of Middlesex County (Southern District) Registry of Deeds as Document No. 1660335. See also Secretary's Certificate filed with the Land Registration Department of Middlesex County (Southern District) Registry of Deeds as Document No. 1660336.

Witness the execution this 16<sup>th</sup> day of September, 2014.

Fannie Mae A/K/A  
Federal National Mortgage Association

By: Korde & Associates, P.C., as Attorney in Fact

By: Timothy G. Woodward  
Its: Authorized Attorney

## COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

September 16, 2014

On this 16 day of September, 2014, before me the undersigned notary public, personally appeared Timothy G. Woodward as he is an Authorized Attorney of Korde & Associates, P.C., as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, (the "corporation") proved to me through satisfactory evidence of identification which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of the corporation, and acknowledged that he signed the same as the free act and deed of the corporation.

Notary Public  
My Commission expires:



ROXANNE HUGHES  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
August 21, 2020

Property Address: 46/46R Cape Road, Mendon, MA 01756

Grantor Address

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## EXHIBIT "A"

PARCEL ONE:

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140, in said Mendon, a portion of which being lot numbered 18 on a plan of land entitled "Plan of Lots in Mendon, Mass. Owned by Samuel H. & Rose Perron" filed with Worcester County Registry of Deeds, Plan Book 154, Plan 11, and being more particularly bounded and described as follows to wit:

Beginning at the southwesterly corner of the granted premises at the northwesterly corner of lot numbered 17, as shown on said plan; thence N. 74° 02' 10" E. By said lot numbered 17, one hundred fifty (150.00) feet to a point; thence continuing the same course, one hundred fifty (150.00) feet to a point, the last two lines bounding on land now or formerly of one Giatas; thence N. 15° 57' 50" W. by other land of the grantors to land of Nelson N. Perron et ux; thence N. 81° 38' 50" W. by said Nelson N. Perron et. ux; land to the Southeasterly corner of lot numbered 20, as shown on said plan; thence S. 15° 57' 50" E. by lot numbered 17, as shown on said plan, one hundred (100.00) feet; thence S. 74° 2' 10" W. by said lot numbered 17, one hundred fifty (150.00) feet to the Easterly side of said highway; thence S. 15° 57' 50" E. by the Easterly side of said highway, one hundred (100.00) feet to point of beginning.

Subject to the reservation and the right and easement to enter upon the granted premises for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said highway across lots numbered 20 and 19 and the granted premises to and for the benefit of real estate now or formerly of Samuel H. Perron and Rose Perron, in and under a strip of the granted premises six (6) feet in width easterly of, adjoining and along the entire westerly line of the granted premises; the granted premises are conveyed together with the right and easement to enter upon lots numbered 20 and 19 for the purpose and to lay, install, repair, replace and maintain therein water and sewer conduits from said highway to and for the benefit of the granted premises, in and under a strip of land six (6) feet in width easterly of adjoining and along the entirely westerly line of said lots numbered 20 and 19.

PARCEL TWO:

A certain tract or parcel of land situated off the Easterly side of Massachusetts State Highway Route No. 140 in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at the Northwesterly corner of the granted premises at the Northeasterly corner of land now or formerly of A. Gordon Perron and Evelyn L. Perron, said Perron land being described in deed recorded with Worcester County Registry of Deeds, Book 3309, Page 107, and at land of one Pearson et ux; thence S. 15° 57' 50" E. by said other lands now or formerly of A. Gordon Perron and Evelyn L. Perron, one hundred thirty-two (132.00) feet, more or less, to the Southeasterly corner of said other land of A. Gordon Perron and Evelyn L. Perron; thence S. 67° 23' 50" E. by land now or formerly of Samuel H. Perron and Rose Perron, six hundred fifty-five (655.00) feet, more or less, to a stake at or near the bank of the Charles River; thence continuing the same course to the thread of the stream; thence Northeasterly by the thread of the stream, one hundred fifty (150.00) feet, more or less, to a point opposite the end of a stone wall; thence N. 67° 23' 50" W. to the end of the stone wall at or near the bank of said river; thence continuing the same course by a stone wall, two hundred thirty-five (235.00) feet to the corner of stone walls; thence N. 6° 02' 20" W. by a stone wall in one point twenty (20) feet to a point on stone wall; thence N. 81° 38' 50" W. by said land now or formerly of Pearson et ux, five hundred (500.00) feet to the point of beginning.