



2014 00086335

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MASSACHUSETTS (warranties)

revised 01/02/92  
REO #P1309YN

**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 SIXTY-THOUSAND (\$160,000.00) DOLLARS PAID**, grants to **Lucinda Goncalves** of 69 Millville Road, Mendon MA 01756 with quitclaim covenants,

Tax ID Number(s): 21178 131 0

Land situated in the County of Worcester in the State of MA

A certain tract of land with the buildings thereon situated on the Southwesterly side of Millville Road, formerly called the Road leading from Mendon through Chestnut Hill to Millville, in said Mendon and being more particularly bounded and described as follows; to wit;

Beginning at the Southeasterly corner of the described premises at land formerly of one Brown; thence running Westerly by said Brown land 150 feet to a Stake; thence continuing the same course Westerly by land now or formerly of one Rhodes 180 feet to a stake; thence making a right angle and running Northerly 85 feet to a stake; thence making a right angle and running Easterly 330 feet to a stake at the edge of said Road; the last two courses bounding on land now or formerly of one Lamothe; thence running Southerly by said Road 25 feet to a point; and thence running Southerly by said Road 60 feet to the point of beginning.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$192,000.00 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 \$192,000.00 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 dated October 8, 2013 and recorded with the County of Worcester (South) Registry of Deeds on February 14, 2014 at Book 52034, Page 266.

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.

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

WORCESTER COUNTY  
ABSTRACT COMPANY  
ORDER NO.

58734

*Sam*  
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131 Millville Road Mendon

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 16 day of September, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

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

Gloria Conviser

By: Gloria Conviser, Authorized Signer

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

*NOTE 104662.*

# COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

September 16, 2014

On this 16 day of September, 2014, before me, the undersigned notary public, personally appeared Gloria Conviser, 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,

Tim J. Sheehan

Notary Public: Timothy J. Sheehan

My Commission Expires: January 2, 2020

