

MASSACHUSETTS (warranties)
01/02/92

revised

REO#925069

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 950 East Paces Ferry Road, Atlanta, Georgia 30326-1161 (hereinafter called the Grantor) for consideration of One Hundred Twenty Nine Thousand Dollars and 00/100 Dollars (\$129,000.00) paid, grants to Lynn M. Ferrucci and Rudolph J. Ferrucci, Jr. 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 99 Providence Road Mendon, 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 Quitclaim Deed made by BankEast Mortgage Corporation, dated June 3rd 1992 and recorded herewith, in the Worcester County Registry of Deeds in Book , Page .

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 3rd day of June, 1992, the day and year first above written.

ATTEST:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Deloris Herron
Assistant Secretary

BY J. Ellis Dykes
J. Ellis Dykes Vice President

Grantor & Property Address: 99 Providence Rd, Mendon

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STATE OF GEORGIA :
 : ss
COUNTY OF FULTON :

On the 3rd day of June, 1992, personally appeared J. Ellis Dykes, to me personally known, who being by me duly sworn, did say that he/she 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, and Deloris Herron said Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Janet G. Shaffner
Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires April 1, 1994

Exhibit A

A certain parcel of land together with the buildings thereon located on the westerly side of Providence Road in said Mendon, said parcel being shown as Parcel A-1 on a Plan of Land entitled, "Plan of Land in Mendon, Mass. Owned by: Edward R. & Carol A. McLaughlin Scale: 1" = 60' March 20, 1979 survey by: MacCarthy & Sullivan Engineering, Inc., 81 Speen Street, Natick, Mass.", said plan being filed with Worcester Registry of Deeds in Plan Book 463, Plan 69, and being bounded and described on said plan as follows:

NORTHERLY By parcel A-2 and by land of David & Robinne Denenberg, in two courses, 424.19 feet and 367.80 feet;

EASTERLY By the westerly side of Providence Road, 105.00 feet;

SOUTHERLY By land of Edward R. & Carol A. McLaughlin, 866.72 feet;

WESTERLY By land of David & Robinne Denenbert, 249.71 feet.

Said parcel contains 146,258 square feet, more or less, or 3.358 acres, more or less, according to said plan.

For title see deed recorded herewith.

Said parcel is conveyed subject to the following permitted exceptions:

- 1) Condition to maintain a fence as set forth in the deed dated 6/3/70 and recorded in Book 5048 Page 123.

ATTEST: WORC., Anthony J. Vigliotti, Register

RH
KJ