

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 02/10/2020 09:33 AM
 Ctrl# 206222 19642 Doc# 00013764
 Fee: \$.00 Cons: \$196,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Property address: 105 Providence Street Mendon, Ma 01756

After Recording, Send To:

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-206-105-0**

SPECIAL/LIMITED WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association, whose mailing address is **PO Box 650043, Dallas, TX 75265**, hereinafter grantor, for \$196,000.00 (One Hundred Ninety Six Thousand Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to **Over The Bridge Investments, Inc.**, a Massachusetts Corporation with a usual place of business at 11 Lietrim Circle, Centerville, MA 02632, the following real property:

The land in said Mendon, on the southwesterly side of Providence Street, bounded and described as follows:

Beginning at the most northerly corner of the premises herein described at stone wall on the southwesterly side of said street at corner of land of Francis Cousineau et ux., formerly of Emile E. and Laurette Y. Cousineau, said point of beginning being 652.23 feet southeasterly from a Worcester County Highway Bound measured along the southwesterly line of said road;

Thence S. 34° 12' 20" E. with said street, 150 feet to drill hole in stone at land of Joseph Ashkins et ux;

Thence S. 53° 57' 50" W. with said Ashkins et ux. land, 189.54 feet to a stake;

Thence S. 25° 50' 00" W. with said Ashkins et ux. land, 12.43 feet to a stake;

Thence N. 34° 12' 20" W with other land now or formerly of Emile E. Cousineau et ux., 161.95 feet to land of said Francis Cousineau et ux;

Thence N. 55° 47' 40" E. with last named land, 200 feet to the point of beginning.

Containing 30,638 square feet.

Being a portion of the premises shown on plan entitled "Plan of Part of Land in Mendon, Mass., owned by Emile & Laurette Y. Cousineau, dated June 1965, Eastman & Corbett, Inc. C.E. filed with said Deeds, Plan Book 291, Plan 38.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Property Address is: 105 Providence Street, Mendon, MA 01756

Prior instrument reference: Foreclosure Deed recorded in Book 61088, Page 216

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned under seal on Jan 23, 2020:

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts

Fannie Mae a/k/a Federal National Mortgage Association, by Continental Real Estate Services, Inc. its attorney in fact

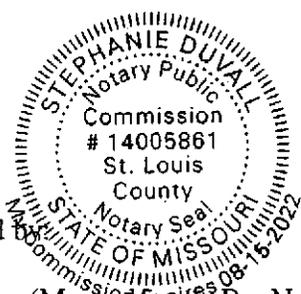
By: Libbi Walker

Its: Closing Supervisor

POA recorded in Book 9073 at Page 200 in the Worcester (North) County Registry of Deeds

STATE of Missouri
COUNTY of St Louis

On this 23 day of Jan, 2020, before me, the undersigned notary public, personally appeared Libbi Walker, who proved to me through satisfactory evidence of identification, Mo State DL, to be the Closing Supervisor of **Fannie Mae a/k/a Federal National Mortgage Association, by Continental Real Estate Services, Inc. its attorney in fact**, the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Stephanie Duval
Notary Public August 15, 2022

This instrument prepared by
Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax: (866) 611-0170.

ATTEST: WORC Kathryn A. Toomey, Register