

MASSACHUSETTS (warranties)

revised 01/02/92  
REO #P084538

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 1900 Market Street, Suite 800, Philadelphia, PA 19103 (hereinafter called the Grantor) for consideration of **NINETY SIX THOUSAND 00/100 (\$96,000.00) DOLLARS PAID**, grants to **Vincent Luggelle** of 27 Rockview, Hull, MA 02045, with quitclaim covenants,

4 Moreland Avenue, Hull, MA, 02045

The land in Hull, County of Plymouth, Massachusetts, situated on the northerly side of Moreland Avenue on Sagamore Hill, so-called, at Nantasket Beach, with the buildings thereon now supposed to be numbered 4 Moreland Avenue, containing 2559 square feet of land, and being part of Lot 150 on a plan entitled 'Plan of Land in Hull, Mass' dated April 20, 1920, by Percy C. Peckman, Surveyor, recorded with Plymouth Registry of Deeds, Book of Plans 2 at Page 910, bounded and described as follows:

Beginning at a point at the southeasterly corner of Lot 149 on said plan:

Thence Easterly along the northerly line of Moreland Avenue forty-five (45) feet;

Thence Northerly forty-eight and 82/100 (48.82) feet to a point;

Thence Easterly twenty-five (25) feet to Bay Street;

Thence Northerly along the westerly line of Bay Street twenty (20) feet to Lot 151 on said Plan;

Thence Westerly along said Lot 151 forty-nine and 06/100 (49.06) feet to a point; and

Thence Southerly along the easterly line of Lot 49 on said Plan forty-nine and 06/100 (49.06) feet to Moreland Avenue and the point of beginning;

be said contents and any or all of said measurements more or less and however otherwise said premises may be measured, bounded or described.

**FOR TITLE REFERENCE**, see Foreclosure Deed recorded with the Plymouth County Registry of Deeds in Book 36583, Page 304.

**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.

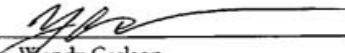
LOCUSL 4 MORELAND AVENUE, HULL, MASSACHUSETTS

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 21 day of January, 2009.

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
A/K/A FANNIE MAE

By: Harmon Law Offices, its attorney in fact

  
By: Wendy Carlson


FOR SIGNATORY AUTHORITY, SEE LIMITED POWER OF ATTORNEY RECORDED AT THE PLYMOUTH COUNTY REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 643983. SEE VOTE RECORDED AT LAND COURT DOCUMENT NO. 643984.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

January 21, 2009

On this 21 day of January, 2009, before me, the undersigned notary public, personally appeared Wendy Carlson, as Attorney In Fact for Federal National Mortgage Association a/k/a Fannie Mae, 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 Federal National Mortgage Association a/k/a Fannie Mae, before me,

  
Notary Public, Laura J. Hamilton  
My Commission Expires: June 22, 2012

