



Bk: 42046 Pg: 272 Page: 1 of 3
Recorded: 10/03/2012 01:52 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS (Quitclaim)

revised 01/01/92

REO NO.: P120461

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 at **14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254-2916** (hereinafter called the Grantor)

for consideration of **Two Hundred Sixteen Thousand and 00/100 Dollars (\$216,000.00)**, paid

grants to **Jefferson Kidd, Individually**, now of **20 Clifford Street, Unit 1, Roxbury, MA 02119**,

with quitclaim covenants,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$259,200.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$259,200.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to the grantee. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

For Title Reference, see Foreclosure Deed recorded in the Plymouth Registry of Deeds, in Book 41667, Page 115 on July 18, 2012.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the 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.

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.

Property Address: 36 Bay Street, Hull, MA 02045

Executed as a sealed instrument this 2nd day of October, 2012.

For Authority see Limited Power of Attorney recorded in the Suffolk County Registry District of the Land Court at Document 775223 and Delegation of Authority and Appointment recorded in said registry at Document 807269.

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a/k/a Fannie Mae
By: **Orlans Moran PLLC**
Its Attorney-in-Fact

By: Sandra D. Martin
Sandra D. Martin, Authorized Signatory, Real Property

AFFIDAVIT

Orlans Moran PLLC, under the pains and penalties of perjury on oath deposes and says that it does not have knowledge of revocation or termination of the Power of Attorney by the principal or by termination of the existence of the principal.

Orlans Moran PLLC

By: Sandra D. Martin
Sandra D. Martin, Authorized Signatory, Real Property

STATE OF MASSACHUSETTS

County of **SUFFOLK, ss.**

On this 2nd day of October, 2012, before me, the undersigned notary public, personally appeared **Sandra D. Martin**, Authorized Signatory, Real Property, of ORLANS MORAN PLLC, as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a "Fannie Mae" whom I have personal knowledge of identity, to be 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, and who swore or affirmed to me that the contents of the document truthful and accurate to the best of his/her knowledge and belief.

Monica T. Dapk
Monica T. Dapkas, Notary Public
My Commission Expires: 09/01/17

Property Address: 36 Bay Street, Hull, MA 02045



EXHIBIT "A"

A certain parcel of land with all the buildings thereon numbered 36, 36A Bay Street, Hull, Plymouth County, Massachusetts, shown as Lot 116 on a plan of land at Nantasket Beach, White & Wetherbee, C.E., dated May 1905, recorded with Plymouth County Registry of Deeds in Plan Book 1, Page 247, and being bounded and described as follows:

SOUTHERLY by Bay Street (shown as Bay Avenue on said plan), fifty (50) feet;

WESTERLY by Lot 115 on said plan, eighty (80) feet;

NORTHERLY by Lot 105 on said plan, fifty and 06/100 (50.06) feet; and

EASTERLY by Lot 117 on said plan, eighty-two and 5/10 (82.5) feet.

Containing 4,062 square feet according to said plan.

Property Address: 36 Bay Street, Hull, MA 02045

Property Address: 36 Bay Street, Hull, MA 02045