

[REDACTED]

This Deed, made this ____ day of _____, 2010, by and between Fannie Mae also known as Federal National Mortgage Association, organized and existing under the laws of the United States of America, having its office in the City of Washington, District of Columbia and an office for the conduct of its business at 14221 Dallas Parkway Suite 1000 Dallas, TX 75254, by [REDACTED], a Maryland limited liability company, its Attorney-in-Fact, pursuant to a Limited Power of Attorney as set forth below, **GRANTOR** and [REDACTED] **GRANTEE**.

- Witnesseth -

Whereas, Fannie Mae also known as Federal National Mortgage Association, organized and existing under the laws of the United States of America, executed a Limited Power of Attorney to execute documents and appointed its Attorney-in-Fact, [REDACTED] Maryland limited liability company by Power of Attorney dated [REDACTED] among the Land Records of [REDACTED], State of Maryland.

Now, Therefore, That in consideration of the sum of [REDACTED] which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said [REDACTED] as sole owner, his personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the [REDACTED] State of Maryland, and described as follows, that is to say:

Beginning for the same on the northeast side of [REDACTED] distant 319.71 feet northwesterly from the intersection of said northeast side of [REDACTED] and the northwest side of [REDACTED] and a line said point of beginning being at the intersection of said northeast side of [REDACTED] and a line drawn southwesterly through the center of the partition wall between the dwelling erected on the lot now being described and that on the lot adjacent to the southeast; and running thence northwesterly beginning on said northeast side of [REDACTED] 19.16 feet to intersect a line drawn southwesterly through the center of the partition wall between the dwelling erected on the lot now being described and the lot next adjacent to the northwest; thence northeasterly parallel with said [REDACTED] and binding on the southwest side of said 15 foot alley with the use thereof in common with others 19.16 feet to intersect a line drawn northeasterly from the place of beginning through the center of said first mentioned partition wall; thence southwesterly reversing said last mentioned line and binding thereon.

The improvements thereon being known as No. [REDACTED]

[REDACTED]

GRANTEE HEREIN shall be prohibited from conveying captioned property for a sales price of greater than [REDACTED] for a period of 3 month(s) 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 [REDACTED] for a period of 3 month(s) from the date 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.

And under penalties of perjury, transferor claims exemption from the tax withholding requirements of Section 10-912 of Maryland's Tax General Article because this is a transfer of property acquired by the grantor in a foreclosure action and conveyed herein to a third party as pursuant to Section 10-912(d)(3).

And under penalties of perjury, transferor is a congressionally chartered corporation and is exempt from realty transfer taxes pursuant to 12 U.S.C. 1723 a (c) (2).

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Naser Maghsadi, as sole owner, his personal representatives, heirs and assigns, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

FANNIE MAE ALSO KNOWN AS
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

By: [Redacted] its
Attorney-in-Fact
By: [Signature] (Seal)

Witness _____
Name: _____
Title: Member/Authorized Signer

Witness _____ (Seal)
GRANTEE

STATE OF MARYLAND }
COUNTY OF BALTIMORE }

TO WIT:

I HEREBY CERTIFY that on the _____ day of _____, 2010, before me, a Notary Public of the State of Maryland, County of _____, personally appeared _____ who acknowledged himself to be a Member/Authorized Signer of _____ for Fannie Mae also known as Federal National Mortgage Association and that he, as Member/Authorized Signer of _____ Attorney-in-Fact for Fannie Mae, being authorized to do so, did certify that the consideration recited herein is correct and that this Deed was executed for the purposes therein contained and in the capacity therein stated; and that at the time of the signing of this Deed, the Attorney in Fact had no actual knowledge of the revocation or termination of the Power of Attorney.

WITNESS my hand and Notarial Seal.

Notary Public
My commission expires: _____

STATE OF _____ }
COUNTY OF _____ } ss

I hereby certify that on this _____ day of _____, 20____ before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared _____ of _____, who acknowledged himself/herself to be the _____ (the "Company"), and that he/she, as such being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the above Company, by himself/herself as such and further, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney

AFTER RECORDING, PLEASE RETURN TO: