

REALTY SALES COMPANY

a corporation duly established under the laws of Massachusetts  
 and having its usual place of business at Worcester,  
 Worcester County, Massachusetts, for consideration paid,  
 grants to FREDERICK J. BREEN and MARION L. BREEN, husband and wife, as tenants  
 by the entirety, both

of Worcester, Massachusetts with quitclaim covenants

**INCORPORATION**

[Description and encumbrances, if any]

A certain parcel of land containing about 5000 square feet, together with the  
 buildings thereon numbered 8 on Massasoit Road in the City of Worcester in said  
 City of Worcester in said County of Worcester.

Being more particularly bounded and described as follows:-

A certain tract or parcel of land with the buildings thereon situated on the westerly  
 side of Massasoit Road, formerly Millbury Avenue, near Rice Square and bounded and  
 described as follows;-

BEGINNING at a point in the westerly line of said road at land of one Henry;  
 THENCE southeasterly by said road fifty (50) feet to a point;  
 THENCE running southwesterly one hundred (100) feet to a point at land of one Rice;  
 THENCE northwesterly by said Rices' land fifty (50) feet to land of said Henry;  
 THENCE northeasterly by said land one hundred (100) feet to the point of beginning,  
 also conveying the land if any, lying between the said described premises and the  
 old line of Millbury Avenue.

Being the same premises conveyed in deed from Edward Sidman, Conservator to  
 Realty Sales Company, recorded July 19 1963 with Worcester District Registry of  
 Deeds, Book 4387, Page 170.

Being subject to a mortgage from the Grantor to Worcester County Institution for  
 Savings dated July 16, 1963 and recorded in said Registry, Book 4387, Page 177,  
 which the Grantees assume and agree to pay.



In witness whereof, the said REALTY SALES COMPANY

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and  
 delivered in its name and behalf by Francis X. Brophy

its Treasurer hereto duly authorized, this thirteenth

day of November in the year one thousand nine hundred and sixty-three.

4421

Signed and sealed in presence of

REALTY SALES COMPANY

9.1

by

Francis X. Brophy, Treasurer

The Commonwealth of Massachusetts

Worcester,

ss.

November 13, 1963

Then personally appeared the above named Francis X. Brophy and acknowledged the foregoing instrument to be the free act and deed of the Realty Sales Company

before me

Stephen A. Ferguson - - Notary Public

My commission expires Jan. 24, 1970

Recorded Nov. 13, 1963 at 12h. 38m. P. M.

END OF INSTRUMENT

Know All Men by These Presents

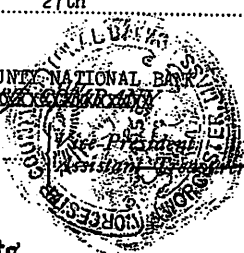
WORCESTER COUNTY NATIONAL BANK PRESENT HOLDER OF that the ... of Gardner, Mass., ... in a certain mortgage given by DONOVAN S. & RUTH D. JONES TO GARDNER TRUST CO dated APRIL 23 A. D. 19 56, and recorded with WORC. DIST. REG. OF Deeds Book 3766, Page 306 hereby acknowledges that it has received full payment and satisfaction of the same, and in consideration thereof it hereby cancels and discharges said mortgage,

In witness whereof, the said WORCESTER COUNTY NATIONAL BANK has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf

by KENNETH MANN, ASS'T Vice-President its Assistant Treasurer this 27th day of September A. D. 19 63

Signed and sealed in the presence of

By Kenneth M. Mann, ASS'T



Commonwealth of Massachusetts

WORCESTER

ss.

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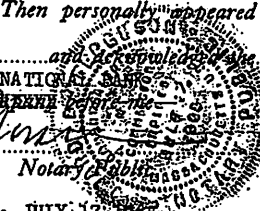
Then personally appeared the above named KENNETH MANN and acknowledged the foregoing instrument to be the free act and deed of the WORCESTER COUNTY NATIONAL BANK

Howard D. Ferguson

Notary Public

My commission expires JULY 17, 1964

Recorded Nov. 13, 1963 at 1h. 8m. P. M.



CITY OF WORCESTER, a municipal corporation,

of Worcester Worcester County, Massachusetts,  
for consideration ~~paid~~ in the sum of Fifty Dollars (\$50.00) paid,  
grants to Frederick J. Breen and Marion L. Breen, husband and wife, as tenants  
by the entirety,  
of Worcester, Massachusetts

with quitclaim covenants

the land in said Worcester, bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at a point located at the northwesterly corner of Lot 40A, said point being about ninety and twenty-four hundredths (90.24) feet easterly from a point on the easterly line of Kenyon Avenue and said point on the easterly line of Kenyon Avenue being one hundred twenty-three and sixty-seven hundredths (123.67) feet southerly from the intersection of southerly line of Acton Street with the easterly line of Kenyon Avenue;

Thence northeasterly, by land now or formerly of Arline R. Brady, about nineteen and six hundredths (19.06) feet to a point;

Thence southeasterly, by land now or formerly of Frederick J. and Marion L. Breen, about fifty (50) feet to a point;

Thence southwesterly, by land now or formerly of Margaret Petro, about fifty-six (56) feet to a point;

Thence northerly, by land now or formerly of John P. Beardon et alii, about sixty-four (64) feet to the point of beginning.

Said tract contains about 1,875 square feet and is designated on the Assessors' Plan Book 35, Page 8, as Lot 40A.

Being the same premises described in a Tax Taking dated August 14, 1959, and recorded in the Worcester District Registry of Deeds, Book 4061, Page 383, rights of redemption to which were foreclosed by a decree of the Massachusetts Land Court dated August 23, 1962, Case No. 39550, and recorded in said Registry Book 4330, Page 168.

Reserving to the grantor, however, any easements for sewer purposes in the granted premises.

Nothing herein contained shall prejudice the grantor in assessing betterments for improvements made after the date hereof.

The requirements of Massachusetts General Laws, Chapter 44, Section 63A, have been fully complied with.

IN WITNESS WHEREOF, I, BERNARD T. LEE, TREASURER of the City of Worcester hereunto duly authorized have signed this instrument and caused the seal of said City to be hereto affixed in behalf of the City of Worcester this ninth day of November 1964.

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~~husband~~  
~~and~~

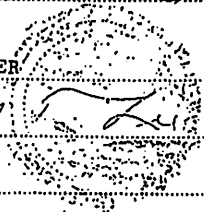
~~rights of~~ ~~tenancy by the entirety~~ ~~and other interests therein~~  
~~lower and throughout~~

~~1964~~ ~~month~~ ~~day~~ ~~19~~

CITY OF WORCESTER

By *Bernard T. Lee*

City Treasurer



The Commonwealth of Massachusetts

Worcester

ss.

November 9, 19 64

Then personally appeared the above named Bernard T. Lee

and acknowledged the foregoing instrument to be his free act and deed, ~~known~~ and the free act and deed of the City of Worcester, before me-

*George J. Fox*  
Notary Public

George J. Fox

My Commission Expires

March 21, 19 70

City of Worcester

Ordered: That the Custodian of Tax Title Property be and he is hereby authorized and directed, under the direction of the City Manager, to sell by auction pursuant to Section 77B of Chapter 60 of the Massachusetts General Laws (Ter. Ed.) as amended, and for a sum not less than \$50.00 a parcel of property situated in the rear of Kenyon Avenue designated on the Assessors' Plan Book 35, Page 8, as Lot 40A, formerly owned by Rose G. Barnett the title to which became vested in the City by an Instrument of Taking for non-payment of the taxes issued under Sections 53 and 54 of said Chapter 60 and dated August 14, 1959 and which title was thereafter made absolute in the City by a decree of the Massachusetts Land Court pursuant to Sections 64 through 77 of said Chapter 60, said decree being dated August 23, 1962.

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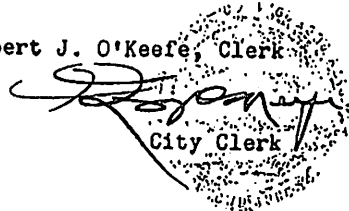
ORDERED: Further, that the City Treasurer be and he is hereby authorized to execute and deliver a deed of such property to the purchaser thereof in accordance with the provisions of said Section 77B.

In City Council

September 28, 1964

Order Adopted.

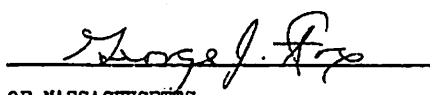
Robert J. O'Keefe, Clerk



A Copy. Attest:

A F F I D A V I T

I, George J. Fox, Custodian of Tax Title Property of the City of Worcester, upon oath depose and say that, pursuant to an Order of the City Council dated September 28, 1964, authorizing me as Custodian to sell by auction for a sum not less than \$50.00 property situated in the rear of Kenyon Avenue designated on the Assessors' Plan Book 35, Page 8, as Lot 40A, I duly advertised said premises to be sold at auction sale; that at the time and place appointed by said advertisements I sold said premises to Frederick J. and Marion L. Breen for \$50.00, the highest bid made therefor at said auction sale; and that said advertisements and said sale were in every way in accordance with General Laws, Chapter 60, Section 77 and 77B, and all other laws pertaining.

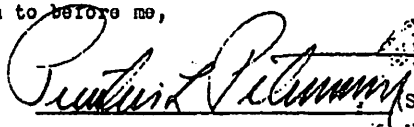


COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

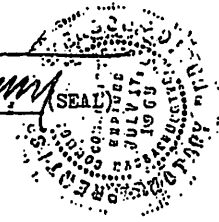
November 9 1964

Subscribed and sworn to before me,



Prentiss L. Peterson

Notary Public



Recorded Nov. 17, 1964 at 3h. 24m. P. M.