4421

REALTY SALES COMPANY

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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

HERMER

[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 mort 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 mitness inherent, 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

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 and acknowledged the foregoing instrument to be the free act and deed of the Realty Sales Company before me Stephen X. Ferguson Meany Pable-Bushinghite Brown My commission expires Jan. 24, 1970 Recorded Nov. 13, 1963 at 12h. 38m. P. M. END OF INSTRUMENT WORDESTER COUNTY MATICINAL BANK HASHER HOLDER OF FRESHIS WORDESTER COUNTY MATICINAL BANK THE INSTRUMENT MY COMMISSION RESIDENT HOLDER OF THE SEPTIS WORDESTER COUNTY MATICINAL BANK AD. 19 56, and recorded with MERG. DISTA. 3DD. 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 Instrument of the best signed, acknowledged, and delivered in its name and behalf the same, and in consideration thereof it hereby cancels and discharges said mortgage. In witness whereof, the said Instrument to be signed, acknowledged, and delivered in its name and behalf the same and the september of the same of t	day of Novem	ber in	the year one t	housand nine hundred and sixty-three.		
The Commonwealth of Massarhusetts Norcester, s. 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 X. Ferguson - Noung Police Anaboundata Presson My commission capites Jan. 24, 1970 Recorded Nov. 13, 1963 at 12h. 38m. P. M. END OF INSTRUMENT MORCESTER COUNTY INSTRUMENT M	Signed and sealed in presence of			REALTY SALES COMPANY		
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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 Company		Ohe	Commonwea	lth of Wassarhusetts		
before me Stephen A. Ferguson Notary Public Bustineration Enemans My commission expires Jan. 24, 1970 Recorded Nov. 13, 1963 at 12h. 38m. P. M. IN END OF INSTRUMENT MORCESTER COUNTY NATIONAL BANK PRESENT HOLDER OF that the Taskingua Theorem of Cardner, Mass., Was Golder Scale Sc	Worcester,		ss.	November 13 , 1963		
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Stephen K. Ferguson Robert Public Substantial Research My commission expires Jan. 24, 1970 Recorded Nov. 13, 1963 at 12h. 38m. P. M. END OF INSTRUMENT KROW All Men by These Presents WORCESTER COUNTY NATIONAL BANK PRESENT HOLDER OF that the National Public Substantial Substa	and acknowledged th	e foregoing ins	trument to be	the free act and deed of the Realty Sales Company		
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*** END OF INSTRUMENT *** *** *** *** *** *** *** *** *** *				My commission expires Jan. 24, 1970		
WORCESTER COUNTY NATIONAL BANK PRESENT HOLDER OF that the NAMESCALEMENT NATIONAL BANK PRESENT NAMESCALEMENT IN a certain mortgage given by DONOVAN S. & RUTH D. JONES TO CARDNER TRUST CO. dated APRIL 23 A. D. 19 56, and recorded with. MCRC DISTARD, 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 REMEMBERY DOPEN CONTRICONAL BANK CONTRICONAL BANK REMEMBERY HANN ASSIT Vice-President this 27th Sectional Treasurer this 27th Sectional Treasurer this 27th Section Treasurer this 27	Recorded Nov.	13, 1963	at 12h. 38	Зт. Р. м.		
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hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf B, KENNETH HANN ASS'T Vice-President Assistant Treasurer A. D. 19 WORCESTER COUNTY NATIONAL BANK MARGINER XISOTA RECOGNIZATION Signed and sealed in the presence of WORCESTER Commonwealth of Massachusetts WORCESTER SEPT 27 19 Then personally impresence KENNETH HANN WORCESTER COUNTY NATIONAL BANK	WORCESTER C that the Cardinax NEE given by DONOV. dated APRIL 23 Book 3766 ,Page	OUNTY NATION SEXTAMPLES, AN S. & RUTH A. 1 306 hereby	of Gardner, I D. JONES TO D. 19 56, and acknowledge	PRESENT HOLDER OF Mass., XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
by KENNETH HANN ASS'T Vice-President Assistant Treasurer day of A. D. 19 WORGESTER COUNTY NATIONAL BANK WORGESTER WORGESTER WORGESTER SEPT 27 John Then personally impresence of the above named KENNETH HANN WORGESTER COUNTY NATIONAL BANK WORGESTER SEPT 27 John Then personally impresence of the above named KENNETH HANN WORGESTER COUNTY NATIONAL BANK WORGESTER COUNTY NA						
September day of		hese presents t		acknowledged, and delivered in its name and behalf		
Signed and sealed in the presence of Commonwealth of Massachusetts WORGESTER SEPT 27 WORGESTER COUNTY NATIONAL BROWN WORGESTER COUNTY NATIONAL BROW	by KENNETH MAN	<u>N</u>	its Assi	ice-President stant Treasurer this 27th		
Signed and sealed in the presence of Commonwealth of Hassachusetts WORGESTER SEPT 27 WORGESTER COUNTY NATIONAL BANK STORIES AND SEPT 28. WORGESTER COUNTY NATIONAL BANK STORIES AND SEPT 29. WORGESTER COUNTY NATIONAL BANK SEPT 29.		ember	AD	63		
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the above named KENNETH HANN WORCESTER COUNTY NATIONAL AND ACCOUNTS TO SEE THE COUNTY NATIONAL AND ACCOUNTS TO SECURE AND ACCOUNTS TO S	MOO O Beman	Commo		of Massachusetts		
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foregoing instrument to be the free act and deed of the Watter Trust pour first sales	the above named	KENNETH	ANN	and Actional Assessment		
	foregoing instrument to	be the free ac	t and deed of	the Department Trans Paris		
Howard D. Ferguson My commission expires. JULY 17. 17. 17.	Howe	ard D. Ferg		Notary Bulling		

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

4421

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CITY OF WORCESTER, a municipal corporation,

of Worcester

Wordester County, Massachusetts.

Substitutions, for consideration paint praction in the sum of Fifty Dollars (\$50.00) paid, grants to Frederick J. Breen and Marion L. Breen, husband and wife, as tenants c 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 fiftysix (56) feet to a point;

Thence northerly, by land now or formerly of John P. Reardon et ali, 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.

4519 449

IN WITNESS WHEREOF, I', BERNARD T. LEE, TREASURER of the City of Morcester hereunto duly authorized have signed this instrument and caused the seal of said City to be hereto affixed in behalf of the City of Morcester this minth day of Movember 1964.

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	 CITY OF WORCESTER	
	By (Semand)	Z
	 City Treasurer	
	 ored 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, knowledged the free act and deed of the City of Worcester, before me-

George J. Fox

My Commission Expires

March 21, . 19 70

City of Worcester

Property: 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.

4519 450 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.

A Copy. Attest:

Robert J. O'Keefe; Clerk

City Clerk

AFFID.AVIT

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.

COMMONVEALTH OF MASSACHUSETTS

Worcester

89

November 9 1964

Subscribed and sworn to before me,

Prentiss L. Peterson

Notary Public

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