

And I hereby covenant with the grantee and his heirs and assigns that the notice of the time and place of said sale was given according to the order of said Probate Court, and that the said premises were sold accordingly at public auction as above set forth.

I N W I T N E S S W H E R E O F I hereunto set my hand and seal this eighteenth day of April in the year one thousand nine hundred and five.

Signed and sealed in the presence of

Effie A. Nelson

Clifford A. Cook (seal)

Commonwealth of Massachusetts.

Worcester ss. April 18, 1905. Then personally appeared the above-named Clifford A. Cook and acknowledged the foregoing instrument to be his free act and deed, before me,

Jesse A. Taft,

Justice of the Peace.

Rec'd May 1, 1905 at 8h. 30m. A. M.

Ent'd & Ex'd.

Attest:

Samuel Hunt

Register.

Downey

to

Webster Five
Cts. Sav. Bank

K N O W A L L M E N B Y T H E S E P R E S E N T S that I, Bertha I. Downey, mortgagee in a certain mortgage given by Felix C. Gagnon to me dated May 29, A. D. 1899 and recorded with Worcester District Registry of Deeds, libro 1616, folio 142, in consideration of One Dollar and other valuable considerations paid by the Webster Five Cents Savings Bank of Webster, in County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby A S S I G N, transfer and set over unto the said Webster Five Cents Savings Bank, the said mortgage deed, the real estate thereby conveyed and the note and claim thereby secured, as security for a loan. T O H A V E and T O H O L D the same to the said Bank and its successors and assigns, to their own use and behoof forever; subject nevertheless, to the conditions therein contained and to redemption according to law.

I N W I T N E S S W H E R E O F I hereto set my hand and seal this 28th day of April A. D. 1905.

Signed and sealed in presence of

Archer R. Greeley

Bertha I. Downey (seal)

Commonwealth of Massachusetts.

Worcester ss. April 28, 1905. Then personally appeared the above-named Bertha I. Downey and acknowledged the foregoing instrument to be her free act and deed, before me,

Archer R. Greeley,

Justice of the Peace.

Rec'd May 1, 1905 at 8h. 30m. A. M.

Ent'd & Ex'd.

Attest:

Samuel Hunt

Register.

Fairfield

to

Downey et ux.

K N O W A L L M E N B Y T H E S E P R E S E N T S that whereas I Walter H. Paine of Dudley, in the Commonwealth of Massachusetts, as Guardian of Addie L. Fairfield, an insane person formerly residing in said Dudley by virtue of a license granted to me on the fourth day of April last by the Probate Court for the County of Worcester in said Commonwealth, have sold the real estate of the said insane person hereinafter described at private sale, to John H. Downey and Bertha I. Downey, husband and wife, both of said Dudley for the sum of thirty-five Hundred (3500) Dollars. N O W T H E R E F O R E in consideration of the said sum of Thirty-five Hundred (3500) Dollars to me paid by the said John H. Downey and Bertha I. Downey, the receipt of which sum is hereby acknowledged, I do as Guardian as aforesaid, and by virtue of the aforesaid license, hereby G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said John H. Downey and Bertha I. Downey, the real estate hereinafter described as follows:- A certain tract of land situated in said DUDLEY, containing twenty-seven (27) acres, more or less, bounded and described as follows:- Beginning at the southwest corner of that part lying on the east side of the road leading past the Colonel Eddy place; thence easterly by land now or formerly of Deacon A. Jacobs, twenty-five (25) rods; thence N. 2 degrees E. forty-two (42) rods; thence No. 77 degrees W. twenty-one (21) rods and two (2) links to said road by the aforesaid bounds, being by land of said Jacobs; thence N. 84½ degrees W. sixty-two (62) rods by land of A. Bisco to land now or formerly of F. A. Clark; thence by said Clark land S. 1 degree W. fifty-eight (58) rods and twelve (12) links to land now or formerly of D. Bisco; thence easterly by said Bisco land to the point of beginning. Being the same conveyed to said Addie L. Fairfield by David A. Bisco by deed dated April 17, 1897, recorded in the Worcester District Registry of Deeds for the County of Worcester, book 1541, page 629. Also a tract of land situated in said Dudley, containing nineteen (19) acres and eighty-six (86) rods, bounded and described as follows:- Beginning at the northeast corner thereof on the Charlton and Woodstock road by land now or formerly of Alton Bisco; thence running S. 82 degrees 15' W. seventy (70) rods and nine (9) links to a corner at