

Signed and sealed in presence of  
George H. Putnam

Mabel Helie (seal)  
William R. Helie (seal)

Commonwealth of Massachusetts.

Worcester ss. December 11th, 1905. Then personally appeared the above named William R. Helie, and acknowledged the foregoing instrument to be his free act and deed, before me,

George H. Putnam, Notary Public.

Rec'd Dec. 15, 1905, at 9h. 21m. A. M. Ent'd & Ex'd

Attest: *Louise M. Hubbard, Asst. Register.*

Mann

to

Taft

WE HEREBY CERTIFY that on the ninth day of December in the year one thousand nine hundred and five, we were present and saw Austin A. Taft, of Mendon, in the County of Worcester and Commonwealth of Massachusetts, the mortgagee named in a certain mortgage given by Frank E. Mann of Milford, in said County and Commonwealth, to said Austin A. Taft, dated January 21<sup>st</sup> A. D. 1899, and recorded in Worcester District Registry of Deeds, Book 1605, Page 104, make an open peaceable and unopposed entry on the premises described in said mortgage, for the purpose, by him declared, of foreclosing said mortgage for breach of the condition thereof.

Owen J. McDonald (seal)  
George A. Green (seal)

Commonwealth of Massachusetts.

Worcester ss. December 9<sup>th</sup> 1905. 190 Then personally appeared the above named Owen J. McDonald and George A. Green, and made oath that the above certificate by them subscribed is true, before me,

Walter F. Mann, Notary Public. (seal)

Rec'd Dec. 15, 1905, at 10h. 43m. A. M. Ent'd & Ex'd

Attest: *Louise M. Hubbard, Asst. Register.*

Mann

to

Taft

WHEREAS, Frank E. Mann, of Milford, in the County of Worcester, and Commonwealth of Massachusetts, did by mortgage deed, dated January 21<sup>st</sup>, 1899, and recorded in Worcester -A Registry of Deeds Book 1605, Page 104, convey the real estate hereinafter described, to Austin A. Taft; and whereas in and by said mortgage deed the grantee therein named, his executors, administrators or assigns were authorized and empowered upon any default in the performance or observance of the condition of said mortgage, to sell the said premises, with all improvements that might be thereon, at public auction in Mendon, Worcester County, first publishing a notice, as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee-simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto subjoined.

NOW THEREFORE, KNOW ALL MEN, that I, the said Austin A. Taft, by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power me hereto enabling, and in consideration of the sum of Eighteen Hundred Dollars to me paid by Clarence A. Taft, of Mendon, County of Worcester, in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Clarence A. Taft, his heirs and assigns forever, all and singular the premises conveyed by the aforesaid mortgage deed, namely: A certain tract of land with the buildings thereon, situated in said MENDON, on the east side of the road leading from the dwelling house of the late Nathan George, by and past that of Gilbert Gaskill and described in two certain deeds, the first given by Thomas Gardner to Adam Wheelock dated June 25<sup>th</sup>, 1841, and recorded with Worcester Dist. Deeds, Book 369, Page 153. The second given by Leonard Seaver seal and Adam Wheelock dated March 21<sup>st</sup>, 1839, and recorded with said Deeds, Book 339, Page 459; excepting from the premises described in said Deeds about eleven acres sold to Lewis F. Gardner June 14<sup>th</sup>, 1845.

TO HAVE and TO HOLD the same to the said Clarence A. Taft and his heirs and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, I, the said Austin A. Taft hereunto set my hand and seal this ninth day of December in the year one thousand -A and five.

Signed and sealed in presence of  
Walter F. Mann

Austin A. Taft (seal)

Commonwealth of Massachusetts.

Worcester ss. December 9<sup>th</sup>, 1905. Then personally appeared the above named Austin A. Taft, and acknowledged the foregoing instrument to be his free act and deed, before me,

Walter F. Mann, Notary Public. (seal)

Rec'd Dec. 15, 1905, at 10h. 43m. A. M. Ent'd & Ex'd

Attest: *Louise M. Hubbard, Asst. Register.*