

W E H E R E B Y C E R T I F Y that on this 29th day of June 1936, we were present and saw Milton A. Smith, as Agent and Attorney for Old Colony Trust Company, Trustee under the will of Samuel V. Crane, holder of a mortgage from Chester C. Shattuck to Samuel V. Crane dated June 17, 1929 and recorded with Worcester District Registry of Deeds Book 2497 Page 367 make an open, peaceable and unopposed entry of possession upon the premises described in said mortgage for the purpose of foreclosing the same, for breach of the condition thereof

Shattuck

to

Old Colony Trust Co., Tr.

Frederick J. Bradlee
Michele F. Apicella

Commonwealth of Massachusetts

Worcester ss. Boston, Mass., June 29, 1936 Then personally appeared the above named Frederick J. Bradlee and Michele F. Apicella and made oath that the statement above subscribed by them is true, before me

Clifford A. Cook Notary Public (seal)

My commission expires May 15, 1942.

Rec'd July 17, 1936 at 4h. 12m. P. M. Ent'd & Ex'd.

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W H E R E A S Chester C. Shattuck did by mortgage deed, dated June 17, 1929, and recorded in Worcester District Registry of Deeds, Book 2497 Page 367 convey the premises hereinafter described to Samuel V. Crane, which said mortgage has since been duly assigned to the Old Colony Trust Company of Boston, Massachusetts, Trustee under the will of said Samuel V. Crane, dated December 2, 1932, recorded with said Deeds, Book 2577, Page 236, and whereas in and by said mortgage deed the grantee therein named, or 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, Massachusetts, 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 to be subjoined.

Shattuck

to

Old Colony Trust Co., Tr.

1-\$2.00 Stamp
1-\$1.00 Stamp
1-50¢ Stamp
Cancelled

N O W T H E R E F O R E K N O W A L L M E N that the said Old Colony Trust Company of Boston, Massachusetts, by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power it hereto enabling, and in consideration of the sum of Three Thousand Five Hundred (3500) Dollars to it paid by Old Colony Trust Company Trustee under the will of Samuel V. Crane the receipt whereof is hereby acknowledged, do 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 - a all and singular the premises conveyed by the aforesaid mortgage deed, namely: A certain parcel of land including all buildings thereon, situate in MENDON, Worcester County, Massachusetts, being all the same premises conveyed by Nathan George to Julius A. George, by deed dated January 1, 1872, recorded with Worcester District Deeds, Book 870, Page 364, and bounded and described in said deed as follows, to wit:- "A certain lot of land situated in the central part of Mendon aforesaid, with all the buildings standing thereon and all the privileges and appurtenances thereto belonging; bounded as follows viz: Beginning at a stake in the ground on the southwesterly side of the old Hartford Turnpike (so called) said stake is 84 feet 3 inches from the southeasterly corner of the store, formerly occupied by Aldrich and Brother and 106 feet 1/2 inch from the northwesterly corner of the new schoolhouse; thence running southeasterly bounding northeasterly on said turnpike 85 feet 7 1/2 inches to a corner near the store formerly occupied by Thayer & Williams; thence S. 61 degrees 40 minutes W. 4 rods 14 links to a corner, thence S. 31 degrees 30 minutes E. 2 rods 21 links to a corner, thence S. 58 degrees W. one rod and 3 links to a corner; thence S. 37 degrees 40 minutes E. 10 rods 18 links to land formerly of Royal Peters, the last four lines bounding on land formerly of the grantor; thence S. 54 1/2 degrees W. 1 rod 4 links; thence S. 44 1/2 degrees E. 4 rods the last two lines bounding on land formerly of said Peters; thence S. 39 degrees E. 8 rods; thence N. 56 degrees E. 5 rods 12 links to an old wall the last two lines bounding on land of John Barry; thence running southerly as the wall now stands 144 feet 5 inches to a corner, bounding northerly on the grantor's other land; thence running westerly as the wall now stands to a corner; thence running northerly as the wall now stands to a corner; thence running westerly as the wall now stands bounding on land of Sumner Ballou, William G. Gassett, Nancy M. Cummings and Gilbert Gaskill to a corner, at land formerly of Mary M. Hayward; thence northerly by land formerly of said Mary M. Hayward to a corner; thence easterly as the wall now stands by land formerly of Mary M. Hayward, Dennis Eames and Alvan T. Staples, to land of Alexander H. Allen; thence N. 86 3/4 degrees E. 11 rods to a corner; thence N. 3 1/4 degrees W. 10 rods 22 links to the southerly line of the old Hartford Turnpike (so called) the last two lines bound on said