

the time and place of sale, to be forfeited to the mortgagee if the purchaser fails to carry out the sale and the balance of the purchase price is to be paid and the deed delivered within seven days after the sale at the office of the Chair-Town Co-operative Bank, Main Street, Gardner, Massachusetts; other terms to be announced at the Sale.

Chair-Town Co-operative Bank
by Harry K. Edgell, Treasurer,
present holder of said mortgage.
George R. Warfield, Attorney.

014-17-24

Pursuant to said notice at the time and place therein appointed, I, Harry K. Edgell, Treasurer of and for and in behalf of the Chair-Town Co-operative Bank, sold the mortgaged premises at public auction by John A. Barnes, an auctioneer, to Howard M Ball, above named for the sum of Nine Hundred Fifty five- Dollars, bid by said Howard M. Ball being the highest bid made therefore at said auction, subject to any unpaid taxes and assessments and liens for taxes and assessments and tax sales whatsoever.

Harry K. Edgell
for and in behalf of the
Chair-Town Co-operative Bank.

S I G N E D and sworn to by the said Harry K. Edgell, on November 7th, 1938, before me,

Geo R Warfield Justice of the Peace
My commission expires Sept 7th 1940

I, Harry K. Edgell, Clerk of the Chair-Town Co-operative Bank, do hereby certify that at a meeting of the Board of Directors of said Chair-Town Co-operative Bank, duly held on October 10th, 1938, the following vote was passed: V O T E D: That the Chair-Town Co-operative Bank, for breach of condition thereof, foreclose the mortgage given to it by Earl M. Phelps and Florence E. Phelps, husband and wife as tenants by the entirety, dated August 16th, 1934, and recorded with Worcester District Deeds, -A 2618, Page 37, of the property in Gardner, Massachusetts, by sale under a Power of Sale therein contained, also by peaceful entry to foreclose under the Statute, and that Harry K. Edgell, its Treasurer, be and is hereby authorized for and in behalf of said Bank, to execute all instruments and do all things necessary in said foreclosure, and to execute and deliver the foreclosure deed of said property to the purchaser thereof.

A true copy,

Attest: Harry K. Edgell Clerk.

Rec'd Nov. 12, 1938 at 9h. A. M. Ent'd & Ex'd.

* * * * *

Cook
to
Barker et ux.

I, Ellis L. Cook, married, of Mendon, Worcester County, Massachusetts for consideration paid, grant to Stanley E. Barker and Regina M. Barker, husband and wife, as tenants by the entirety, both of Mendon, Worcester County, Massachusetts, with Q U I T C L A I M covenants that certain tract or parcel of land, in said MENDON, on the northeasterly side of the road leading from Bellingham to Mendon, bounded and described as follows:- Beginning at a stake on the northeasterly side of said road at land now or formerly of Annie A. Jackson et als., formerly of Benjamin Bates; thence with the northeasterly side of said road S. 59° 22' E. 256.13 feet to a stake at other land of said Ellis L. Cook; thence turning and running N. 25° 11' E. with said other land of Ellis L. Cook 137.02 feet to a stake; thence turning and running N. 55° W. with said other land of Ellis L. Cook 364.36 feet to a stake at said land of Annie A. Jackson et als.; thence turning and running S. 6° E. with said Annie A. Jackson et als. land 204.51 feet to the point of beginning.

Said tract of land being a part of these premises conveyed by Lucetta O. Clark to Hannah A. Cook, dated April 6, 1903, and recorded with Worcester District Deeds, Book 1865, Page 441.

For further title reference see Probate of the Estate of Hannah A. Cook, Worcester County Probate Court Case #73904, series B; deed of Robert Allen Cook to Orrin C. Cook, dated February 1, 1921, and recorded with Worcester District Deeds, Book 2242, Page 109, and deed of Orrin C. Cook to Ellis L. Cook, dated September 10, 1937, and recorded with Worcester District Deeds, Book 2484, Page 499.

Consideration less than \$100.00; no stamps required.

I, Marie N. Cook, wife of said grantor release to said grantee all rights of D O W E R and H O M E S T E A D and other interests therein.

W I T N E S S our hands and seals this 9th day of November, 1938.
Ellis L. Cook (seal)
Marie N. Cook (seal)

Commonwealth of Massachusetts
Worcester, ss. November 9, 1938. Then personally appeared the above named Ellis L. Cook and acknowledged the foregoing instrument to be his