

witness to signature of N. G. B. (seal)

The State of Rhode Island
Providence, ss. Woonsocket, July 23rd, 1938 Then personally appeared the
above named Noah G. Brown and acknowledged the foregoing instrument to be
his free act and deed, before me

Fred Israel Notary Public (seal)
My commission expires June 30th, 1941

Rec'd July 26, 1938 at 9h. A. M. Ent'd & Ex'd

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Winchendon Savings Bank, a corporation duly established by
law and having its usual place of business in Winchendon, Worcester County,
Massachusetts, for consideration paid, grant to Louis Weinstein, Israel
Zerinsky, Harry Shmaefsky, Samuel Weinstein (unmarried), and Sidney
Zerinsky, co-partners, doing business under the name and style of Toy Town
Tailleurs, all of said Winchendon, with Q U I T C L A I M covenants the
land in said WINCHENDON, with the buildings thereon and numbered 84 to 90
Front Street, bounded and described as follows, viz: Commencing at a
drill hole charged with lead in the inside curb stone on the southerly
side of Front Street, being a corner of land formerly of the First National
Bank of Winchendon, now of John B. Lemay, and one hundred sixteen and
one-half (116 1/2) feet northwesterly from the northeast corner of the
building now or formerly owned by Henri M. Prescott (formerly of C. R.
Whitman); thence on line of said Lemay's land S. 79 1/4° W. (1858) sixty
(60) feet to a stone monument at an angle in the line; thence still on
line of said Lemay land S. 56° 30' W. (1895) nineteen and one-half (19 1/2)
feet; more or less, to a stone monument; thence S. 70° W., still on line
of said Lemay land, one hundred fifty-one (151) feet, more or less, to a
stone monument near the bank of the canal or raceway from Mason & Parker
Manufacturing Company's factory; thence same course six (6) feet, more
or less, to the bank of said canal or raceway; thence following the bank
of the canal or raceway down stream forty-eight and one-half (48 1/2) feet
to a corner; thence N. 70° E. on line of land formerly of the Trustees of
the Murdock Fund, now of the Church of the Unity, passing over an iron
pipe and stones one hundred fifty-seven (157) feet, more or less, to a
stone monument; thence N. 65 1/4° E. (1858) eighty-one and one-half
(81 1/2) feet, more or less, to the line of said Front Street at a drill
hole charged with lead in the stone step facing said street; thence
southeasterly on line of said street sixty-five (65) feet, more or less,
to the place of beginning.

Winchendon
Sav. Bank

to

Weinstein et als.

1-\$10.00 Stamp
1-\$2.00 Stamp
1-\$1.00 Stamp
Cancelled

Excepting and reserving, however, certain sewer rights across the
granted premises as set forth in a Taking by the Town of Winchendon by its
Sewer Commissioners under date of August 20, 1926, duly recorded in the
Worcester District Registry of Deeds; also subject to any aqueduct rights,
if such rights now exist.

Being the same premises conveyed to the grantor by foreclosure deed
under date of October 7, 1935, recorded in said Registry of Deeds in Book
2652, Page 570; see also deed from Charles W. Brooks to Alice D. Crouch
under date of April 10, 1926, recorded in said Registry in Book 2400, Page
358.

Taxes assessed for the current year and water rates are to be adjusted
between the parties as of August 1st.

I N W I T N E S S W H E R E O F the said Winchendon Savings Bank has
caused its corporate seal to be hereto affixed, and this instrument to be
signed, acknowledged and delivered by Sidney N. Fletcher, its Treasurer,
hereunto duly authorized this twenty-first day of July, 1938.

Winchendon Savings
Bank (corporate seal)
By Sidney N. Fletcher Treasurer.

For authority of Treasurer see Worcester District Deeds, Book 2627,
Page 267.

The Commonwealth of Massachusetts
Worcester, ss. Winchendon, July 21st, 1938 Then personally appeared the
above named Sidney N. Fletcher and acknowledged the foregoing instrument
to be the free act and deed of the Winchendon Savings Bank, before me

Sidney W. Armstrong Notary Public
My commission expires Oct. 8, 1942

Rec'd July 26, 1938 at 9h. A. M. Ent'd & Ex'd

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We, Louis Weinstein, Israel Zerinsky, Harry Shmaefsky, Samuel
Weinstein (unmarried), and Sidney Zerinsky, co-partners, doing business
under the name and style of Toy Town Tailleurs, all of Winchendon, Worces-
ter County, Massachusetts, for consideration paid, grant to Winchendon

Weinsten et ali.

to
Winchendon Sav.
Bank