

DOCUMENT NO. 6913 + 6914

John E. Higgeston et al.,
by Clifford A. Cook, Mtgee.

to

Clifford A. Cook

WORCESTER REGISTRY DISTRICT,
RECEIVED FOR REGISTRATION

JUN 8 1934

8 O'CLOCK 30 m a.m.
Noted on Certificate No. 1994
in Registration Book 10.

3
2

Deed under Power

in

Power-of-Sale Mortgage

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO
REGISTRATION BOOK No. 10 of
BEING CERTIFICATE NO. 2088 IN
WORCESTER REGISTRY DISTRICT.

Clifford A. Cook
Milford, Mass.

HOBBS & WARREN
PUBLISHERS STANDARD LAW BLANKS
BOSTON MASS

Form 83

Whereas John E. Higgiston and John H. Cunniff,

did by mortgage deed, dated **September 30, 1922**, being document No. 2080, registered **October 3, 1922** and noted on Certificate No. 962, in the Land Court, ~~Register of Deeds~~ **Worcester County District, Registration book 5, page 962,**
~~XXXXXXXXXXXX~~ convey the premises hereinafter described to **Clifford A. Cook,**
of **Milford**, in the County of **Worcester** and Commonwealth of **Massachusetts,**

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 **said 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 to be subjoined.

Now therefore know all men that **I** said **Clifford A. Cook**
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 **ONE THOUSAND NINETY-EIGHT DOLLARS**
to **me** paid by **Clifford A. Cook, of said Milford,**
the receipt whereof is hereby acknowledged,
do hereby grant, bargain, sell, and convey unto the said **Clifford A. Cook**
all and singular the premises conveyed by the aforesaid mortgage deed, namely:

that parcel of land situate in Mendon in the County of Worcester and said Commonwealth, bounded and described as follows:

Northwesterly by Uxbridge Road fifty (50) feet;

Northeasterly by lot B-4 on a plan hereinafter described one hundred eighty-four (184) feet;

Easterly on Mendon Pond; and

Southwesterly on land now of formerly of John T. Manson one hundred ninety-two (192) feet.

All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C. E., dated October 1909, as approved by said Court and filed with Certificate of Title No. 235. Being lot B-5 on said plan.

Said lot above described is subject to a public right of way over the same with teams and on foot, if, and so far as applicable, from the Uxbridge Road to said Mendon Pond, and thence easterly along the edge of said pond.

Said land is under the operation and provisions of Chapter 185 of the General Laws, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting, and subject also to encumbrance noted hereon.

To have and to hold the same to the said **Clifford A. Cook**
and **his** heirs and assigns, to their own use and behoof forever.

In witness whereof **I** the said **Clifford A. Cook**

hereunto set **my** hand and seal this **twenty-second** day of
May in the year one thousand nine hundred **thirty-four.**

~~REVENUE STAMP REQUIRED~~

(no revenue stamp required)

Clifford A. Cook



Commonwealth of Massachusetts

Worcester ss **May** 19 **34.** Then personally appeared the above-named
Clifford A. Cook and acknowledged the foregoing instrument

to be **his** free act and deed, before me—

Effie A. Nelson
Justice of the Peace

My Commission expires **July 22, 19 38.**

19 At o'clock and minutes, M

Received and entered with Deeds

book page

Attest

ATTEST: WORC. Anthony J. Vigliotti, Register

Register