

trustee under the last will of Elizabeth W. Taft, deceased, hereto set my hand and seal this tenth day of May, in the year one thousand nine hundred and five.

Signed and sealed in presence of  
Lowell E. Fales

Ella G. Kinsley Trustee (seal)

Commonwealth of Massachusetts.

Worcester ss. May 12, 1905. Then personally appeared the above-named Ella G. Kinsley and acknowledged the foregoing instrument to be her free act and deed, before me,

Lowell E. Fales, Justice of the Peace.

Rec'd May 23, 1905 at 8h. 43m. A. M. Ent'd & Ex'd.

Attest:

*Samuel Hunt*

Register.

WE HEREBY CERTIFY that -A were present this day and saw Mehitable L. Duell, the assignee of the within-named mortgagee make an open, peaceable and unopposed entry upon the premises described in the mortgage within referred to for the purpose by her declared of foreclosing the mortgage within referred to for a breach of the condition contained in said mortgage.

Sargent

to

L. S. Woodis  
Ella M. Granger

Duell

Commonwealth of Massachusetts.

Worcester ss. May 20, 1905. Then personally appeared the above-named L. S. Woodis and Ella Granger and made oath that the statement above subscribed by them is true, before me,

L. Emerson Barnes, Justice of the Peace.

Rec'd May 23, 1905 at 9h. 30m. A. M. Ent'd & Ex'd.

Attest:

*Samuel Hunt*

Register.

Mortgage in Book  
1272, Page 135.

WHEREAS Winthrop E. Sargent did by mortgage deed dated first day of May 1888, and recorded in Worcester-Registry of Deeds, libro 1272, folio 135, convey the premises hereinafter described to George S. Duell, which said mortgage was duly assigned by Horace W. Bush, Executor of the will of said George S. Duell by assignment dated 3rd day of September, 1892 and recorded in said Registry, in book 1393, page 78 to Mehitable L. Duell of Brookfield, in said Commonwealth, 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 Brookfield, 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 sub-joined.

Sargent

to

Duell

NOW THEREFORE KNOW ALL MEN that I, the said Mehitable L. Duell 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 Hundred Twenty-five Dollars to me paid by said Mehitable L. Duell, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Mehitable L. Duell all and singular the premises conveyed by the aforesaid mortgage deed, namely:- A certain parcel of land with buildings thereon situated on the northerly side of Main Street, in said BROOKFIELD, bounded and described as follows:- Beginning at the southwesterly corner thereof; thence northerly by land formerly of Sophia Lewis, deceased to stake and stones; thence easterly by said Lewis land to land now or formerly of A. P. Goodell; thence southerly by said Goodell land to Main Street; thence westerly by said street to the place of beginning.

TO HAVE and TO HOLD the same to the said Mehitable L. Duell and her heirs and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF I, the said Mehitable L. Duell, hereunto set my hand and seal this twentieth day of May in the year one thousand nine hundred five.

Signed and sealed in presence of

Mehitable L. Duell (seal)

Commonwealth of Massachusetts.

Worcester ss. May 20th, 1905. Then personally appeared the above-named Mehitable L. Duell and acknowledged the foregoing instrument to be her free act and deed, before me,

L. Emerson Barnes, Justice of the Peace.

Rec'd May 23, 1905 at 9h. 30m. A. M. Ent'd & Ex'd.

Attest:

*Samuel Hunt*

Register.