

THE CONSIDERATION PAID FOR THE  
WITHIN DEED IS LESS THAN \$100.

Commonwealth of Massachusetts

4248

Worcester ss.

November 10, 1961

545

Then personally appeared before me the above named Martin Israel

and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Dialaway Company, Inc.

Arthur R. Mangs,

Notary Public.

Recorded Dec. 13, 1961 at 8h. 30m. A. M.

■ END OF INSTRUMENT ■

Hensel's Red Rooster, Inc.  
a corporation duly established under the laws of Massachusetts  
and having its usual place of business at Mendon  
Worcester County, Massachusetts, for consideration paid,  
grants to Wilhelmena M. Hensel

of said Mendon with quitclaim covenants

~~the same~~ All the same premises conveyed by Otis Firth to Aubrey M.  
Hensel by deed dated August 28, 1946, and recorded in Worcester

[Description and encumbrances, if any]  
District Registry of Deeds, Book 3015, Page 588, and bounded and described in said deed as follows:

"A certain parcel of land, including all buildings thereon, on the southerly side of the State Highway leading from Mendon to Uxbridge, in said Mendon, bounded as follows, to wit: - beginning at the northeasterly corner of the granted premises at the end of a stone wall at land of one Quirk; thence S. 9° 5' W. 156 feet; S. 22° 45' W. 55.33 feet; and S. 40° 45' W. 121.10 feet, the three last courses with said stone wall bounding on land of said Quirk to an angle; thence N. 53° 15' W. 301.56 feet by land of William F. Irons and other land of said Henry W. Gaskill to a stake at an angle; thence northerly 91 feet by other land of said Gaskill to a bound at said State Highway; thence easterly by said State Highway 242.73 feet to a State Highway bound; and thence still easterly by said State Highway 124.60 feet to the point of beginning, containing 1.55 acres of land, more or less."

Said granted premises are conveyed subject to a mortgage from Aubrey M. Hensel to Anthony J. DeVito in the sum of \$8,000.00, dated February 3, 1955, and recorded with said Registry, Book 3656, Page 451, which the grantee hereby assumes and agrees to pay as part consideration for this deed.

For title see deed of Aubrey M. Hensel to Hensel's Red Rooster, Inc., dated January 15, 1957, and recorded with said Registry, Book 3969, Page 183.

The consideration is such that no federal or state documentary stamps are necessary.

In witness whereof the said Hensel's Red Rooster, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert E. Hensel

See Book 435  
Page 473

4248

5 4 6

its President hereto duly authorized, this 28th  
day of November in the year one thousand nine hundred and sixty-one.

Signed and sealed in presence of

Aubrey M. Hensel  
Wilhelmena M. Hensel  
Evelyn R. Price  
Mary Hovenden

HENSEL'S RED ROOSTER, INC.

by

Robert E. Hensel  
President

~~The Commonwealth of Massachusetts~~

State of Florida  
County of Brevard  
19 61

ss.

Nov. 28

Then personally appeared the above named

Robert E. Hensel

and acknowledged the foregoing instrument to be the free act and deed of the

Robert E. Hensel and Hensel's Red Rooster, Inc.

before me

Evelyn R. Price Notary Public — Justice of the Peace

My commission expires 19

Notary Public, State of Florida at Large  
My Commission Expires May 19, 1965  
Bonded by American Surety Co. of N. Y.

CERTIFICATE OF VOTE

I, Wilhelmena M. Hensel, Clerk of Hensel's Red Rooster, Inc., a Massachusetts corporation duly organized by law, being duly sworn do hereby make oath and say that the foregoing is a true copy of the unanimous vote of the Board of Directors and Shareholders of the Corporation by a Special Meeting of the Board of Directors and Shareholders on August 30, 1961, all Shareholders and all Directors being present and voting at the said meeting:

"VOTED: That the President, Robert E. Hensel, be hereby authorized and directed to execute, acknowledge and deliver on behalf of the Corporation to Wilhelmena M. Hensel, a deed of the real estate and buildings thereon situated on the southerly side of the State Highway leading from Mendon to Uxbridge, being all the same premises conveyed by Aubrey M. Hensel to Hensel's Red Rooster, Inc. on January 15, 1957, recorded with Worcester District Registry of Deeds, Book 3969, Page 183, to which reference may be had for a more particular description; and to execute, acknowledge and deliver all documents necessary in the pursuance of the aforesaid vote.

A true copy

Attest;

Wilhelmena M. Hensel  
WILHELMENA M. HENSEL

Recorded Dec. 13, 1961 at 8h. 30m. A. M.