

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
6885341	NONE		06885/354	08/28/1945	
Property-Street Address and/or Description					
Grantors					
Grantees					
References-Book/Pg Description Recorded Year					
12174/228 UCCT 1972					
Registered Land Certificate(s)-Cert# Book/Pg					

—(136.4) feet; and Northerly by a curved line of Appleton Street, Forty-three and 38/100 (43.38) feet to a stone bound; thence continuing in a straight line on said street, twenty-four and 8/10 (24.8) feet to said Florence Avenue. Containing 8284 square feet. For our title see will of John M. Cousens, Middlesex Probate, Docket No. 199571. I, Walter E. Thompson, husband of Chloe C. Thompson, release to the said grantee, all rights of tenancy by the CURTESY and other interests in the mortgaged premises. I, Allan E. Cowie, sometimes called Allen E. Cowie husband of said grantor, Christine C. Cowie release to said grantee, all rights of tenancy by the CURTESY and other interests therein. WITNESS our hands and seals this 17th day of August 1945 - - - - -

James Hunter Jr.	)	Chloe C. Thompson ^
Witness to signature of	)	(Chloe C. Thompson)
Chloe C. Thompson and	)	
Walter E. Thompson	)	Walter E. Thompson ^
	)	(Walter E. Thompson)
	)	
	)	Christine C. Cowie ^
	)	(Christine C. Cowie)
	)	
	)	Allan E. Cowie ^
	)	(Allan E. Cowie)

THE COMMONWEALTH OF MASSACHUSETTS Middlesex ss. Alrlington, August 28, 1945 Then personally appeared the above named Christine C. Cowie and acknowledged the foregoing instrument to be her free act and deed, before me Thomas A. Glennon Notary Public My commission expires November 16, 1945 STATE OF NEW YORK County of Queens ss. Then personally appeared the above-named Chloe C. Thompson, and acknowledged the foregoing instrument to be her free act and deed, before me, - - - - -

August 17th 1945	James Hunter Jr. Notary Public (Notarial seal)
Flushing, New York	(James Hunter Jr.)
	Notary Public, Queens County
	^ Clk's No. 1186, Reg. No. 83-H-7
	^ Commission expires March 30, 1947

Middlesex ss. Aug. 28, 1945. 11h. 50m. A.M. Rec'd & Recorded.

MERRIMAC
SAVS. BK.

to

PITTORINO

* * * * *
* U.S. *
* Rev. *
* Stamps *
* \$8.25 *
* Affixed & *
* Cancelled *
* * * * *

Merrimac Savings Bank, a banking corporation duly organized according to law, and having its usual place of business in Merrimac, Essex County, Massachusetts, for consideration paid, grants to Maria Pittorino, formerly Maria Cappadona of Newton, Middlesex County, Massachusetts, with QUITCLAIM COVENANTS three certain parcels of land with the buildings thereon situated in that part of NEWTON in the County of Middlesex and Commonwealth of Massachusetts, called Newton Centre, the first two of said lots being shown as lots "8" and "9" on a Plan of Lots in said Newton Centre, drawn by E. A. W. Hammatt, C.E., dated July 30, 1895 and recorded with Middlesex South District Deeds, Book of Plans 92,

Plan 32. The first of said parcels being lot number "8" on said plan is bounded as follows: Southeasterly by Chesley Road, eighty-five and 44/100 (85.44) feet; Northeasterly by land now or late of Colby and land now or late of Pratt, one hundred fifty-nine and 64/100 (159.64) feet; Northwesterly by lot numbered "7" on said plan, being formerly owned by Dudley and Shaw, seventy-four and 93/100 (74.93) feet, and Southwesterly by the second herein described parcel, being lot numbered "9" on said plan, one hundred fifty-nine and 12/100 (159.12) feet. Containing according to said plan, 12,741.07 feet. The second of said parcels being lot numbered "9" on said plan is bounded as follows: Southeasterly by Chesley Road, one hundred fourteen and 28/100 (114.28) feet; Southwesterly by lot "10" on said plan, one hundred fifty-nine and 37/100 (159.37) feet; Northwesterly by lot "6" on said plan, one hundred one and 19/100 (101.19) feet, and Northeasterly by the above-described parcel, being lot "8" on said plan, one hundred fifty-nine and 12/100 (159.12) feet. Containing 17,141.68 square feet. The third parcel being all that portion of the lot marked "Dev. Walter S. Blanchard" as delineated on a Plan on file in the City Engineer's Office of Newton, entitled "Plan of Proposed Location of Hammond's Brook from Chesley Road to Newton Centre Playground, Newton, Mass., dated May, 1903, scale 1"=40', which lies north and east of Hammond's Brook location as shown thereon, bounded and described as follows: Northerly by land formerly of John O. Ellis and land formerly of Catherine A. Lowry; Easterly by land formerly of said Lowry and lands now or formerly of Asa C. Jewett; West-erly and Southerly by the Easterly and Northerly curve line of Hammond's Brook location. Subject to the rights of the City of Boston, Commonwealth of Massachusetts and City of Newton and also to the restrictions of record so far as the same are in force and applicable. Being the same premises described in a foreclosure deed to said Merrimac Savings Bank, dated March 25, 1940, and recorded with Middlesex Registry of Deeds, South District, Book 6377, Page 595. IN WITNESS WHEREOF the said Merrimac Savings Bank has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Millard B. Hills, its treasurer, hereto duly authorized, this twenty-third day of August, A.D. 1945. Merrimac Savings Bank By Millard B. Hills Its Treasurer. (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Essex, ss. August 23, 1945. Then personally appeared the above named Millard B. Hills and acknowledged the foregoing instrument to be the free act and deed of Merrimac Savings Bank, before me F. Les-

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MERRIMAC
SAVS. BK.

VOTE

PITTORINO
et al

to

MERRIMAC
SAVS. BK.

See Discharge, B 9310 P 284

lie Viccaro. Notary Public. (Notarial seal) My commission expires July-
24, 1947. - - - - -

Middlesex ss. Aug. 28, 1945. 12h. 4m. P.M. Rec'd & Recorded.

CERTIFIED COPY OF VOTE

I, Millard B. Hills, Clerk of the Board of Investment of Merrimac Savings Bank, hereby certify that at a meeting of the Board of Investment of said Merrimac Savings Bank held on the thirtieth day of July, 1945 the following vote was passed: VOTED that the treasurer be and he is hereby authorized to execute and deliver to Maria Pittorino, under the corporate seal, in the name and behalf of Merrimac Savings Bank, a deed of the premises situate in Newton, Massachusetts, described in a foreclosure deed to the bank, dated March 25, 1940, and recorded with Middlesex Registry of Deeds, South District, Book 6377, Page 595. Millard B. Hills Clerk of Board of Investment of Merrimac Savings Bank - - - - -

Middlesex ss. Aug. 28, 1945. 12h. 4m. P.M. Rec'd & Recorded.

I, Maria Pittorino, of Newton, Middlesex County, Massachusetts, for consideration paid, grant to Merrimac Savings Bank, a banking corporation duly organized according to law, and having its usual place of business in Merrimac, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of forty-five hundred (4500) dollars in fifteen (15) years from this date, with interest thereon at the rate of four and one half ($4\frac{1}{2}$) per centum per annum, payable in monthly installments of thirty-three (33) dollars and sixty-four (64) cents each month, beginning one (1) month from the date hereof, which payments shall first be applied to interest then due and the balance thereof remaining applied to principal; the interest to be computed monthly in advance on the unpaid balance, with the right to make additional payments on account of said principal sum on any payment date after one (1) year from the date hereof, all as provided in one (1) note of even date, three certain parcels of land with the buildings thereon situated in that part of NEWTON in the County of Middlesex and Commonwealth of Massachusetts, called Newton Centre, the first two of said lots being shown as lots "8" and "9" on a Plan of Lots in said Newton Centre, drawn by E. A. W. Hammatt, C.E., dated July 30, 1895 and recorded with Middlesex South District Deeds, Book of Plans 92, Plan 32. The first of said parcels being lot number "8" on said plan is bounded as follows: Southeasterly by Chesley Road, eighty-five and $44/100$ (85.44) feet; Northeasterly by land now or late of Colby and land now or late of Pratt, one hundred fifty-nine and $64/100$