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by said Old Groton Road to land of the heirs of John G. Park, thence northwesterly by land of said heirs being lot numbered thirty four of said heirs land forty (40) feet, thence in the same direction by said Pleasant Street about five (5) feet thence southwesterly by said Pleasant Street about one hundred and thirty three (133) feet to the point of beginning. To have and to hold the above granted premises, with all the rights, easements privileges and appurtenances to the same belonging, to the said Wylkes H. Barrows and his heirs and assigns, to their own use and behoof forever. And I the said grantor, for myself and my heirs, executors and administrators, do covenant with the said grantee and his heirs and assigns, that the granted premises are free from all incumbrances made or suffered by me, and that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me but against none other. And for the consideration aforesaid I Elizabeth Turner wife of the said Eugene A. Turner do hereby release unto the said grantee and his heirs and assigns forever, all right of or to both Dover and Romestead in the granted premises. In Witness Whereof, we Eugene A. Turner and Elizabeth Turner, have hereunto set our hands and seals this seventh day of June in the year of our Lord one thousand eight hundred and ninety eight. Eugene A. Turner, Elizabeth Turner (seal). Signed, sealed and delivered in presence of John Davis. Commonwealth of Massachusetts, Middlesex ss. June 29th 1898. Then personally appeared the above named Eugene A. Turner and acknowledged the above instrument to be his free act and deed. Before me, John Davis. Justice of the Peace. Middlesex ss. July 16th 1898. s. l. s. m. G. H. Reid R. recorded.

Attest: Edwin O. Childs Reg.

Whereas, "The Neighborhood Club" on the third day of February 1898. duly voted to transfer to Neighborhood Club.

The Neighborhood Club to Neighborhood Club. B

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fer and convey all its property, real and personal to the "Neighborhood Club," then about to be organized said "Neighborhood Club" as and for the consideration of said transfer and conveyance, to assume and agree to pay the debts and obligations of said "The Neighborhood Club" and to issue a membership certificate for each member of said "The Neighborhood Club" who should be willing to accept it and to agree to pay twenty five (25) dollars for each member thereof who should be unwilling to accept such certificate; and Whereas, said "Neighborhood Club" has voted to purchase all the property, real and personal, of said "The Neighborhood Club" on the terms above stated: Now, therefore I do now All Men by these Presents, that said "The Neighborhood Club" a corporation duly organized under the general laws of the Commonwealth of Massachusetts, and located at Newton in the County of Middlesex, in consideration of the fact that said "Neighborhood Club," a corporation irregularly organized and located has assumed and agreed, (and does by accepting this deed assume and agree) to pay the debts and obligations of said "The Neighborhood Club" and has issued a membership certificate for each member of said "The Neighborhood Club" who is willing to accept it and has paid twenty five (25) dollars for the only member who is unwilling to accept such certificate, the receipt of which consideration is hereby acknowledged. do hereby grant, renew, release, convey and forever quitclaim unto the said "Neighborhood Club" all the property, real and personal, of said "The Neighborhood Club" and particularly a certain parcel of land, with the buildings thereon, situated in that part of said Newton known as West Newton and shown on a plan of land in West Newton drawn by L. S. Simlic dated December 27, 1890. and recorded with Middlesex South District at the end of Book 2033 and bounded and described as follows, Beginning at the northwesterly corner of the premises on Parkley Street at land of Julia S. Day at a point distant two hundred (200) feet

ely from the corner of Prince and Berkeley streets, and running southerly by land of said Giles two hundred (200) feet to a stone bound at other lands now or formerly of Henry B. Day and by him conveyed to Ayer thence running southeasterly fifty three (53) feet more or less, to a point ninety and $\frac{75}{100}$ (90.75) feet, northerly of lands now or formerly of Tolman, measuring on said other land by a line shown on said Plan, thence running southerly by said line ninety and $\frac{75}{100}$ (90.75) feet to said land now or formerly of Tolman; thence running northeasterly by said land now or formerly of Tolman twenty and $\frac{81}{100}$ (20.81) feet as shown on said plan to a stone bound, thence running southerly by said land now or formerly of Tolman seventy (70) feet to land now or formerly of Towle at a stone bound thence running easterly by said land now or formerly of Towle in part, through a stone bound and by land of Dutten in part, ninety six and $\frac{12}{100}$ (96.12) feet to other land now or formerly of said Henry B. Day, thence running northerly by said other land now or formerly of said Henry B. Day in part and by land old Mays in part three hundred twenty five (375) feet to Berkeley Street at a point two hundred (200) feet, distant westerly from the corner of Berkeley and Chestnut Street, thence running westerly by Berkeley Street one hundred sixty eight and $\frac{94}{100}$ (168.94) feet to the point of beginning. This conveyance is made subject to the restrictions set out in deed from Henry B. Day to this grantor dated May 7th 1892 recorded with Middlesex South District Deeds, Book 2120, Page 594. The granted parcel is subject to a mortgage given by this grantor to Ernest E. Ropes and others dated May 20th 1892, and recorded with said deeds Book 2120, page 596 on which the principal sum of five thousand (5,000) dollars remains unpaid. This mortgage the grantee assumes and agrees to pay as part of the consideration for this deed, To Have and To Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said "Neighborhood Club," its successors and assigns, to their own use and behoof forever. I N Witness Whereof, the said "The Neighborhood Club" has caused its seal to be hereto affixed

and these presents to be signed in its name and behalf by George H. Phelps its President, and E. Hayward Ferry its Treasurer herunto duly authorized this sixth day of July 1898. "The Neighborhood Club" by George H. Phelps President, E. H. Ferry, Treasurer (seal). Witness, eis words inserted on page 1 before execution George A. Blaney. Commonwealth of Massachusetts, Middlesex ss. July 6 1898. Then personally appeared the above named George H. Phelps and E. Hayward Ferry and acknowledged the foregoing instrument to be the free act and deed of "The Neighborhood Club"; Before me, George A. Blaney, Justice of the Peace, Middlesex ss. July 16 1898. s. by s. m. G. H. Reid & Recorded.

Attest: Edwin O. Childs Reg.

Note
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Certificate as to Vote, of "The Neighborhood Club". I, William A. Young, Clerk of "The Neighborhood Club" hereby certify that at a meeting of "The Neighborhood Club" on the third day of February, 1898, duly called and held for the purpose, a quorum being present, it was unanimously voted that, "The Neighborhood Club" transfer and convey all its property real and personal to the "Neighborhood Club" about to be organized, said "Neighborhood Club" as and for the consideration for such transfer and conveyance to assume and agree to pay the debts and obligations of "The Neighborhood Club"; and to issue a membership certificate for each member of "The Neighborhood Club" who is willing to accept it, and to agree to pay twenty five (25) dollars for each member thereof who is unwilling to accept such certificate "The Neighborhood Club" shall deliver to each of such willing members a membership certificate aforesaid and shall pay to each of such unwilling members twenty five (25) dollars as and for his pro rata share in the net assets of "The Neighborhood Club" but no purchaser of said property or any part of it shall be bound to see to the application of said consideration and purchase money. The President and Treasurer are hereby authorized and instructed to execute, acknowledge and deliver in the name and on behalf of, "The Neighborhood Club" whatever deeds and other instruments may be necessary to carry into effect said