

**FORECLOSURE DEED**  
(BY CORPORATION)

SHAMUT BANK, N.A. f/k/a ARLINGTON TRUST COMPANY

a corporation duly established under the laws of the United States of America  
and having its usual place of business at Lawrence, Massachusetts  
from **F. GORDON EDGAR and MARTHA E. EDGAR** holder of a mortgage

to **ARLINGTON TRUST COMPANY**

dated **December 7, 1988** recorded with Essex North District Registry of Deeds  
book **2836**, page **105**, by the power conferred by said mortgage and  
every other power, for **FIFTY THOUSAND and NO/100 (\$50,000.00)** dollars

paid, grant to **DAVID P. JANCO and ROSEMARY JANCO**, husband and wife  
as tenants by the entirety

the premises conveyed by said mortgage, to wit:

The land in North Andover, Essex County, Massachusetts, shown as "1"  
on a plan entitled "Plan of Land in North Andover, Mass., for the  
Massachusetts Farm and Conservation Lands Trust" dated August 12,  
1983, more particularly described and bounded as follows:

**EASTERLY** by Stevens Street, three hundred seventy-six and 41/100  
(376.41) feet;

**SOUTHWESTERLY** by land of Mill Pond Trust, as shown on said plan, five  
hundred nine and 38/100 (509.38) feet;

**NORTHERLY** by other land of the Massachusetts Farm and Conservation  
Lands Trust, as shown on said plan, three hundred seventy-five and  
65/100 (375.65) feet.

Said plan is recorded with the Essex North District Registry of Deeds  
as Plan No. 9287.

Said parcel contains 1.62 acres, more or less, according to said  
plan. Said premises are conveyed subject to an easement shown as  
"Easement / R.O.W. on said plan.

Said premises are further conveyed subject to the Restrictive  
Covenants recorded with the deed of Robert Livermore, Jr. et al,  
Trustees of the Massachusetts Farm and Conservation Lands Trust,  
dated October 11, 1983, and recorded with the Essex North District  
Registry of Deeds at Book 1736, Page 228.

BEING the same premises conveyed to the mortgagors by deed of  
Appletree Development Corporation dated April 18, 1984, and recorded  
with the Essex North District Registry of Deeds in Book 1799, Page  
194.

Property Location: 135 Stevens Street, North Andover, MA

**RECORDED**  
ESSEX COUNTY  
12/27/88  
TAX 228.86  
DEED 528.86  
SCHEMATIC 1153  
ENGINE TAX

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Witness the execution and the corporate seal of said corporation this 8<sup>th</sup>

day of February 1991

SHAWMUT BANK, N.A.  
f/k/a ARLINGTON TRUST COMPANY

BY: Ronald F. Holloway  
Ronald F. Holloway  
Assistant Vice President

**City of Commonwealth of Massachusetts**

Worcester, ss.

February 8, 1991

Then personally appeared the above named **RONALD F. HOLLOWAY**

and acknowledged the foregoing instrument to be the free act and deed of SHAWMUT BANK, N. A. f/k/a ARLINGTON TRUST COMPANY, before me,

James A. Maloney, Notary Public - SHAWMUT BANK  
My commission expires March 18, 1994

**Affidavit**

Ronald F. Holloway, as Assistant Vice President of the Shawmut Bank, N. A.

f/k/a Arlington Trust Company, mortgagee ~~arose in the foregoing instrument~~ mortgage from F. Gordon Edgar and Martha E. Edgar, dated December 7, 1988, make oath and say that the principal, and ~~interest~~ interest of that certain

obligation (said mortgage being recorded in Book 2856, Page 105)

mentioned in the mortgage above referred to ~~was~~ <sup>was</sup> not paid or tendered or performed when due or prior to the sale, and ~~that said publication~~ and remain outstanding, and I caused to be ~~inserted~~ <sup>inserted</sup> published on the 13th, 20th and 27th days of December, 1990

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in the Andover Townsman,

a newspaper published, or by its title page purporting to be published, in North Andover, Massachusetts and having a circulation therein, a notice of which the following is a true copy:

**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in exercise of a power of sale contained in a certain mortgage given by F. Gordon Edgar and Martha E. Edgar to Edward Bank, N.A. 18th Avenue Trust Company, dated December 7, 1930, and recorded with the Essex North District Registry of Deeds in Book 2826, Page 125, of which the undersigned is the present holder, for breach of conditions of said mortgage, and for the purpose of foreclosing the same, will be sold at public auction on Friday January 11, 1931 at 11:00 A.M. on the premises, all and singular, the premises described in said mortgage, to wit:

The land in North Andover, Essex County, Massachusetts, shown as "1" on a plan entitled "Plan of Land in North Andover, Mass., for the Massachusetts Farm and Conservation Lands Trust" dated August 12, 1923, more particularly described and bounded as follows:

EASTERLY by Chivers Street, three hundred seventy-six and 4/100 (376.4) feet;

SOUTHWESTERLY by land of said Faneu Tract, as shown on said plan, two hundred nine and 30/100 (209.3) feet;

NORTHERLY by other land of The Massachusetts Farm and Conservation Lands Trust, as shown on said plan, three hundred seventy-five and 62/100 (375.62) feet.

Said plan is recorded with the Essex North District Registry of Deeds as Plan 19237.

Said parcel contains 1.22 acres, more or less, according to said plan, and is conveyed subject to an easement shown as "Easement P.C.D. 31" on said plan.

BEING the same premises conveyed to F. Gordon Edgar and Martha E. Edgar by deed of Apartment Development Corporation, dated April 18, 1924, and recorded with said Deeds in Book 1799, Page 125.

SUBJECT TO a mortgage from F. Gordon Edgar and Martha E. Edgar to Cowley Savings Bank in the original sum of \$160,000.00, dated April 18, 1924, and recorded with said Deeds in Book 2171, Page 208, as assigned to Great American First Savings Bank, said Assignment being recorded with said Deeds in Book 2449, Page 125.

SUBJECT TO AND WITH THE BENEFIT OF all mortgages, liens, judgments, mortgages, improvements, tax liens, municipal or other public taxes, assessments, liens, claims or other business created prior to, or having priority over the mortgage being foreclosed, if there be any.

TERMS OF SALE: \$2,000.00, to be paid in cash, certified check, or cashier's check by the purchaser at the time of sale, balance payable thirty (30) days thereafter at the office of FANOU & MALONEY, Attorneys, 200 Main Street, Suite 220, Worcester, Massachusetts.

OTHER TERMS TO BE ANNOUNCED AT THE SALE

Sold at Worcester the 25th day of November, 1930.

By the Attorney, James A. Maloney  
FANOU & MALONEY  
200 Main Street  
Worcester, MA 01099  
(413) 853-2200

Auctioneer  
Francis E. Dwyer  
Mass. Auctioneer's License 1078  
December 15, 20 & 27, 1930

**EXHIBIT "A"**

Recorded Feb. 4, 1931 at 11:30 AM #1976

SEE EXHIBIT "A" ATTACHED HERETO

Notice thereof was also sent to all parties as required under N.G.L.A. Chapter 244, Section 14, and

Pursuant to said notice at the time and place therein appointed,

we caused to have sold the mortgaged premises at public auction by an auctioneer, to DAVID P. JANCO above named, for FIFTY THOUSAND and NO/100 (\$50,000.00) Dollars bid by the said DAVID P. JANCO

FRANCIS G. SINKEVICH, Massachusetts License Number 272

being the highest bid made therefor at said auction BRAWMUT BANK, W. A. f/k/a ARLINGTON TRUST COMPANY

By: Ronald P. Holloway Assistant Vice President

Signed and sworn to by the said RONALD P. HOLLOWAY on this day of 19 , before me

James A. Maloney, Notary Public

My Commission expires MARCH 18, 19 94

Recorded Feb.27,1991 at 11:55AM #3310