

KNOW ALL MEN BY THESE PRESENTS , that we, ORPHA W.GARDINER, of the Town of North Kingstown, in the County of Washington and State of Rhode Island, being unmarried, EVERETT S. WELLS ,of Drexel Hill, Pennsylvania, DOROTHY P. WELLS VAN SICKLES, of Rockaway, New Jersey, NATHANIEL D. WELLS, of Hachensack, New Jersey, and FOREST A. WELLS , Salem, Massachusetts, hereinafter called the Grantors, in consideration of Ten (\$10.00) Dollars and other good and valuable considerations to us paid by the ASHAWAY LINE & TWINE MANUFACTURING COMPANY, a corporation organized and existing under the laws of Rhode Island, and located in the Town of Hopkinton, County of Washington and State of Rhode Island, hereinafter called the Grantee, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantee, and its successors and assigns forever, a certain tract or parcel of land, lying and being on the easterly side of the State Highway called the Nooseneck Road, in the Village of Ashaway, in said Town of Hopkinton, County of Washington and State of Rhode Island, and bounded and described as follows, to wit:

Bounded northerly by land formerly of the heirs of Ruth A. Briggs, and A.J.Crandall, now owned by Julian T Crandall; easterly partly by said land of Julian T. Crandall, and partly by land formerly of Sylvia A. Eccleston, now of Artis B.Pendleton; southerly by land formerly of Elliot E. Wells et ux and now of the Home Owners Loan Corporation, and westerly by said State Highway.

Being a part of the real estate of which Pauline S. Wells and William R.Wells, late of said Town of Hopkinton, deceased, died seized and possessed; and being a part of the real estate which William R.Wells, Jr., one of the heirs at law of said Pauline S. Wells and William R. Wells, conveyed to Elliot E.Wells, Sylvia A.Eccleston, Orpha Gardiner, Everett S.Wells, Dorothy P.Wells, Nathaniel D. Wells, and Forest A. Wells all the other heirs at law of said Pauline S. Wells and William R. Wells by a deed dated March 19, 1928 and recorded in Book 35 page 159 of the land Evidence Records of said Town of Hopkinton; said Elliot E. Wells having

conveyed his interest therein to Sylvia A. Eccleston, Orpha W. Gard Gardiner, Everett S. Wells, Dorothy B. Wells, Nathaniel D. Wells and Forest A. Wells by a deed dated June 17, 1929 and recorded in Book 35 page 159 of said Hopkinton Land Evidence Records; and said Sylvia A. Eccleston having conveyed her interest therein to the within grantors by a deed dated November 7, 1929 and recorded in Book 36 page 433 of the said Hopkinton Land Evidence Records.

It being the intention and purpose of the within grantors by this deed to convey to the within grantee, all land owned by the within grantors lying north of a laneway or passway leading from said State Highway to said land of Artis B. Pendleton.

TO HAVE AND TO HOLD the aforegranted premises, with all the rights, privileges and appurtenances thereunto belonging, unto and to the use of the said Grantee, and its successors and assigns forever.

And we the said Grantors, do hereby, for ourselves and for our heirs, executors, and administrators, covenant with the said Grantee, and its successors and assigns that we are lawfully seized in fee simple of the said granted premises; that the same are free from all incumbrances; that we have good right, full power and lawful authority to sell and convey the same in manner as aforesaid; that the said Grantee and its successors and assigns, shall by these presents at all times hereafter peacefully and quietly have and enjoy the said premises, and that we, the said Grantors, will, and our heirs, executors and administrators, shall warrant and defend the same to the said Grantee and its successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid, we, THEODORE VAN SICKLES, husband of said Dorothy P. Wells Van Sickles, SUSIE C. WELLS, wife of Everett S. Wells, ISABELLE G. WELLS, wife of said Nathaniel D. Wells, and HELEN I. WELLS, wife of Forest A. Wells, do hereby release all our respective rights of curtesy and dower in and to the said granted premises unto the said Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF , we have hereunto set our hands and seals  
this \_\_\_\_\_ day of November, in the year of our Lord one thousand  
nine hundred and forty-one.

Executed in the presence  
of:

\_\_\_\_\_  
AS TO O.W.G. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO O.W.G. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO E.S.W.&S.C.L.W. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO E.S.W.&S.C.W. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS D.W.V.S.&T.V.S. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO D.W.V.S. & T.V.S. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO N.D.W.&I.G.W \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO N.D.W.&I.G.W. \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
AS TO F.A.W.&H.I.W. \_\_\_\_\_ (SEAL)

26 \_\_\_\_\_ (SEAL)  
AS TO F.A.W. & H.I.W.

STATE OF RHODE ISLAND)  
County of Washington ◊

In North Kingstown, on the day of November, A.D. 1941,  
before me personally appeared the above named grantor, ORPHA W. GARDINER,  
to me known and known by me to be one of the parties executing the  
foregoing instrument, and acknowledged said instrument, by her  
executed, to be her free act and deed.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF PENNSYLVANIA )

County of )

In \_\_\_\_\_, on the \_\_\_\_\_ day of November, A.D. 1941, before me personally appeared the above named grantors EVERETT S. WELLS and SUSIE C. WELLS, husband and wife, both to me known known by me to be the two parties executing the foregoing instrument, and acknowledged said instrument, by them executed, to be their free act and deed.

\_\_\_\_\_  
Notary Public

STATE OF NEW JERSEY )

County of )

In \_\_\_\_\_, on the \_\_\_\_\_ day of November, A.D. 1941, before me personally appeared the above named grantors, THEODORE VAN SICKLES and DOROTHY P. WELLS VAN SICKLES, husband and wife, both to me known known by me to be the two parties executing the foregoing instrument, and acknowledged said instrument, by them executed, to be their free act and deed.

\_\_\_\_\_  
Notary Public

STATE OF NEW JERSEY )

County of )

In \_\_\_\_\_, on the \_\_\_\_\_ day of November A.D. 1941, before me personally appeared the above grantors, NATHANIEL D. WELLS and ISABELLE G. WELLS, husband and wife, both to me known known by me to be the two parties executing the foregoing instrument, and acknowledged said instrument, by them executed, to be their free act and deed.

\_\_\_\_\_  
Notary Public

High Grade Fishing Lines

A. J. CRANDALL  
PRES & MGR  
A. L. PERRY  
VICE PRES  
J. T. CRANDALL  
SECY & TREAS



CABLE ADDRESS  
"ASHAWAY"  
WESTERN UNION CODE USED

Telephone  
WESTERLY 3221

ASHAWAY LINE & TWINE MFG. CO.

ASHAWAY, R. I.  
November 24, 1941

Mrs. Theodore Van Sickles  
Box 3  
Rockaway, N. J.

Dear Dorothy:

In the Tax Book this year there are two pieces of property taxed to Wm. R. Wells Estate; one at \$500, amount of tax \$10.90; the other one is taxed at \$1200, amount of tax \$26.16.

These taxes were assessed on June 15 to the people that owned the property on that date. The taxes are payable on December 1st.

The tax on this lot that we are buying should be paid, so that a tax receipt can be sent with the deed before recording and as I told you over the phone the other day, I will send you a check for half of these taxes after the deed has been passed.

I assume that this particular tract is the one taxed for \$500 and has a tax of \$10.90.

Hope you are making good progress in getting the signatures on the deed, and with the kindest regards, I remain

Sincerely yours,

*Julian*  
c.

JTC:pc

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ASHAWAY LINE & TWINE MFG. CO.

ASHAWAY, R. I.  
January 6, 1942

Mrs. Theodore Van Sickles  
Stony Brook  
Rockaway, N. J.

Dear Dottie:

I took delivery of the deed yesterday and left with your brother Elliott a certified check for the same.

As to the corrections of the dates you made on the deed, the March 19, 1928 was correct as the date the deed was drawn up. But on the outside of the deed there was a notice that it was not offered for recording until April 23, 1928.

But I have stricken out your written notations and if you will just acknowledge receipt of this letter I will attach it to the deed when it comes back from being recorded, just so anyone will understand it if they are looking at these papers later.

I am glad this matter has been cleaned up, and I feel that it must be quite a relief to you.

Kindest regards,

*Julian*

JTC:pc

# The Washington Trust Company

ARTHUR L. PERRY, PRESIDENT  
THOMAS PERRY, VICE PRES'T & TRUST OFFICER  
EVERETT BARNS, VICE PRESIDENT      ALFRED C. BAKER, TREASURER  
JAMES W. SHAW, SECRETARY

**Westerly, R.I.**

October 15, 1941.

Mrs. Theodore Van Sickle,  
P. O. Box 3, Stony Brook,  
Rockaway, N.J.

Dear Madam:-

Receipt is acknowledged of your \$18. check representing \$10. on account of principal and \$8. interest for the period ending April 14, 1942, on the mortgage held by this Trust Company on property standing in the name of Estate of Wm. R. Wells.

This \$10. principal payment reduces the note to \$320. If you wish to pay all of this mortgage within the next few days, it does not seem advisable to apply the \$8. interest ahead to April 14, 1942. We propose, therefore, to hold the \$8. check temporarily until we have your instructions. If you decide to pay the entire mortgage of \$320., we will use of your \$8. only the interest which will have accrued from October 14th to the date of payment, plus the releasing fee charged by the Town Clerk in Hopkinton, and remit the balance to you.

Very truly yours,

*Alfred C. Baker*  
Treasurer

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EVERETT BARNS, VICE PRESIDENT      ALFRED C. BAKER, TREASURER  
JAMES W. SHAW, SECRETARY

Westerly, R.I.

January 14, 1942

Mrs. Theodore Van Sickle  
Stony Brook  
Rockaway, New Jersey

Dear Madam:

The balance due on the mortgage held by this Trust Company in the name of ESTATE OF WILLIAM R. WELLS now stands at \$320.00. A check for that amount would enable us to release the mortgage deed and note as you request.

We presume that your brother would take care of the releasing of the mortgage on the Hopkinton Town Records, but if you wish us to do that, we would have to mail the deed to the Town Clerk with 50 cents releasing fee.

Very truly yours,

*Alfred C. Baker*

Treasurer

ACB:n



KEYSTONE GARAGE  
EVERETT S. WELLS  
611 BETHLEHEM PIKE (ERDENHEIM)

June 26, 1941

Dear Dorothy

I'd say to pay off the Washington  
Trust Co. first.

Then I feel that all the heirs should  
get something.

As far as I am concerned,  
for the 7 or odd dollars that  
I paid out, I am glad I had it  
then.

Just now anything I get from the  
estate will be used to repay Faust  
for sending me \$100<sup>#</sup> about six  
or seven years ago.

I owe Nat several hundred dollars

# 2

BELL, WHITEMARSH 9836

P. O. CHESTNUT HILL, PHILA.

**KEYSTONE GARAGE**  
EVERETT S. WELLS  
611 BETHLEHEM PIKE (ERDENHEIM)

which will be paid him when  
I am able to liquidate this business  
as out of my estate.

My family has almost reached the  
stage where I will have no responsibilities  
for them up keep. In fact, Lois  
helped me out financially till she  
got married. Roger & Jimmy  
are helping out now.

Fauline will soon have a good  
job. Nancy and Nathaniel  
are our only cars and in two or  
three years they will be able to take  
care of themselves

#3

BELL, WHITEMARSH 9836

P. O. CHESTNUT HILL, PHILA.

KEYSTONE GARAGE

EVERETT S. WELLS

611 BETHLEHEM PIKE (ERDENHEIM)

Wes + you and alpha are not  
destitute. This brings me to Forest  
whom I think would be most  
benefited by additional funds.  
So figure it out so the Leis  
all get something and Forest  
gets as much as he can be given.

Affly

Everett,