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Return to: Mrs. John B. Powers
13 North Avenue
Mendon, MA 01756

GUARDIAN'S DEED

I, Georgia A. Powers, guardian of John B. Powers, Worcester County Probate Case No. 97PR2901GI1, of Mendon, Worcester County, Massachusetts, by power conferred by License to Sell issued by said Court by Decree dated June 22, 1999, and every other power

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to Georgia A. Powers, individually of 13 North Avenue, Mendon, Worcester County, Massachusetts

With *QUITCLAIM COVENANTS*

IN MENDON

The land with the buildings thereon situated on the easterly side of said North Avenue, bounded and described as follows:

Beginning at a point in the easterly line of said North Avenue at the southwesterly corner of land now or formerly of Walter F. Durgin, which point is 108.5 feet southerly from the southwesterly corner of North Avenue and "Post Lane" (so-called); thence N. 53° 15' E. 188 feet to a corner bounding northerly on land now or formerly of said Durgin; thence S. 20° 15' E. 246.66 feet to a corner, bounding easterly on land now or formerly of Clarence A. Taft; thence S. 62° 30' W. 188 feet to the easterly line of North Avenue, bounding southerly on land now or formerly of Harriet E. Freeman; thence N. 18° 30' W. 217 feet by and with said Avenue to the point of beginning.

Subject to an agreement to maintain fence as set forth in deed of Clarence A. Taft to Edward T. Powers, dated May 5, 1914, and recorded in Worcester District Registry of Deeds, Book 2053 Page 39, so far as the same is in force and applicable.

For title, see deed of Elizabeth B. Powers to John B. Powers dated June 22, 1961 and recorded with the Worcester District Registry of Deeds.

Witness my hand and seal this tenth day of August 1999.

Georgia A. Powers, Guardian
Georgia A. Powers, Guardian
of John B. Powers

13 North Avenue, Mendon

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THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

August 10, 1999

Then personally appeared the above named Georgia A. Powers, guardian to John B. Powers, and acknowledged the foregoing instrument to be her free act and deed before me,

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires: 07/08/05



ATTEST: WORC. Anthony J. Vigliotti, Register