

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**POWER OF ATTORNEY**

I, **Orland F. Stevens, III** of 67 Hartford Avenue West, Mendon, Massachusetts 01756, do hereby constitute and appoint my son, **Leonard L. Nelson**, of 5A Street, Douglas, Massachusetts 01516, my true and lawful Attorney in Fact, for me, in our name, place and stead, to do any and all things necessary or required to fully effectuate and consummate the closing of the sale of property at **65 Hartford Avenue West, Mendon, Massachusetts**.

Without limited the generality of the foregoing authorization, the said **Leonard L. Nelson**, as my Attorney in Fact, is specifically authorized and empowered to sign, seal and deliver as my free act and deed any application forms, purchase and sale agreements, contracts, deeds, disclosure statements, RESPA forms, or other forms, or any other instruments of writing necessary to fully consummate said sale.

My said agent is hereby further authorized to receive the proceeds arising from the sale of said Property and to give good receipt therefore, which receipt shall exonerate the person paying such money to my said agent from looking to the application or being responsible for the loss or misapplication thereof. If said consideration should be paid by check or draft, my said agent is hereby authorized to endorse and cash said check or draft and collect the proceeds thereof, whether the same be made payable to him or to him as our Attorney in fact and generally to act as our Attorney in the matter of the sale of the said Property at **65 Hartford Avenue West, Mendon, Massachusetts**, and on my behalf to execute all instruments, and to do such acts and things as fully and effectually in all respects as I could do if I was personally present.


This Power of Attorney shall not be affected by my disability or incapacity occurring subsequent to the execution hereof, and all authority conferred hereby shall continue notwithstanding any subsequent disability or incapacity.

WITNESS my hand and seal this 23 day of November, 2020.

  
Orland F. Stevens, III

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Worcester

On this 23<sup>rd</sup> day of November, 2020, before me the undersigned Notary Public, personally appeared Orland F. Stevens, III, who proved to me through satisfactory evidence of identification which was his Mass. Driver's License the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

  
, Notary Public  
My Commission Expires: April 2, 2021



ELIZABETH C. MALO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires April 2, 2021