

Individually

BENJAMIN L. STRATMAN OF Bellingham, MA. and PHYLLIS M. BOWSER OF DAVERS, MA. and  
Phyllis M. Bowser, Administrator of the Estate of William M. Stratman, III, pursuant to Order of  
the Worcester County Probate Court in Case No. 96PR3364AD1 ; and pursuant to a License to  
~~sell~~ issued by said Court and dated XXXXXXXXXXXXXXXX dated on or about December 27, 1996

Stratman

of Danvers, Massachusetts,

for consideration paid, and in full consideration of One Dollar (\$1.00) and 00/100

25.00  
[Handwritten signature]

grant to Roosevelt Collins, Sr. and Marianne Collins

of 3 George Street, Mendon, MA

with quitclaim covenants

the land more particularly described as follows:

[Description and encumbrances, if any]

SEE EXHIBIT A APPENDED HERETO AND INCORPORATED HEREIN BY REFERENCE

The said grantors, Benjamin L. Stratman and Phyllis M. Bowser are the only  
heirs of the decedent William M. Stratman, a/k/a William M. Stratmon, III

Witness my hand and seal this 1st day of October, 1996.

*Benjamin L. Stratman*  
BENJAMIN L. STRATMAN  
*Phyllis M. Bowser*  
PHYLLIS M. BOWSER

The Commonwealth of Massachusetts

SUFFOLK, ss.

October 1, 1996

Then personally appeared the above named PHYLLIS M. BOWSER and acknowledged the  
foregoing instrument to be her free act and deed before me

*[Signature]*  
Notary Public: MICHAEL S. FIELD  
My commission expires: 11/29/02

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Property Address: 3 George Street, Mendon, MA 01756

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EXHIBIT "A"

A certain tract or parcel of land with all the buildings and improvements thereon situated on the southerly side of George Street, in the central part of the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, containing one acre, more or less, bounded and described as follows:

Beginning at the intersection of the southerly side of George Street with the easterly side of the County Road leading from Worcester through Mendon to Providence;  
Thence easterly by and with and bounding northerly on said George Street to the Quaker Grave Yard;  
Thence southerly by and with and bounding easterly on said Quaker Grave Yard to land now or formerly of Walter A. Gaskill;  
Thence northwesterly and bounding southerly and westerly, partly on land of said Gaskill and partly on said road leading through Mendon from Worcester to Providence to the place of beginning.

Said premises are conveyed SUBJECT TO an easement granted to the American Telephone and Telegraph Company by instrument dated January 27, 1905 and recorded in the Worcester District Registry of Deeds in said County of Worcester in Deed Book 1799, Page 285, insofar as the same is now in force and applicable.

For title reference see deed recorded in Book 7403, Page 265.

ATTEST: WORC. Anthony J. Vigliotti, Register

MC