

a/k/a James K. Borgman
I, James Kenneth Borgman/ Individually

of Rockland, Plymouth County, Massachusetts

in consideration of Eighty Thousand Six Hundred Twenty-Five (\$80,625.00) and-----
00/100 Dollars

grant to Philip J. LeBlanc

of One West Circle, Mendon, Worcester County, Massachusetts 01756
with quitclaim covenants
the land in Mendon, Worcester County, Massachusetts, with all buildings and other
improvements thereon, situated on the northwesterly side of West Circle Avenue, a
street off of the westerly side of North Avenue, bounded and described as follows:

- BEGINNING at a point on the northwesterly side of West Circle Avenue S 62° 30' W., 116 feet westerly from the westerly side of North Avenue;
- THENCE N 27° 30' W., 68 feet along land now or formerly of James W. Hutchinson, et ux, to a point at land now or formerly of Rondeau;
- THENCE southerwesterly 55 feet to a point;
- THENCE northwesterly 44 feet, more or less, to a stone wall at land now or formerly of Frank M. Aldrich;
- THENCE southwesterly along said stone wall, 104 feet to land now or formerly of William H. Casey;
- THENCE southeasterly by said Caseyland, 108 feet to the northwesterly side of West Circle Avenue;
- THENCE northeasterly 54 feet to a point;
- THENCE easterly 6 feet to a point;
- THENCE easterly 55 feet to the place of beginning, the last three (3) courses being by the northwesterly side of West Circle Avenue.

Together with the right to pass and repass with vehicles or otherwise northeasterly from the granted premises over West Circle Avenue, 40 feet wide and 231 feet long to said North Avenue. For plan of land see Plan Book 201, Plan 73.

Being the same premises conveyed to me by deed of Jonathan M. Roszko and Penelope S. Roszko dated May 27, 1987 recorded with Worcester District Registry of Deeds in Book 10495 Page 316.

Locus: 1 West Circle Avenue
Mendon, Massachusetts 01756

AUG 5 1 58 PM '91

recorded as a sealed instrument this

17th

day of

June

1991

Theresa Tette
Witness

James K. Borgman
James Kenneth Borgman

90044140 13:52
EXCISE TAX

TAX 309.00
DASH 309.00

WD

RECORDS REG 20
WORCESTER

The Commonwealth of Massachusetts

Massachusetts

ss. Dymore

6/17

1991

Then personally appeared the above named James Kenneth Borgman

and acknowledged the foregoing instrument to be their free act and deed.

Before me, Gina Cavarretta

GINA G. CAVARRETTA

Notary Public

My commission expires August 19 1992

ATTEST: WORC., Anthony J. Vigliotti, Register