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CUSHING & DOLAN, P.C.
Attorneys At Law
276 Tumplice Road
Suite 228
Westboro, MA 01581

QUITCLAIM DEED

I, Philip J. LeBlanc, of Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of EIGHTY-SIX THOUSAND AND NO/100 (\$86,000.00) Dollars.

grant to Dorothy M. McDermott, individually, 1 West Circle, Mendon, Worcester County, Massachusetts 01756

with QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, with all the 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 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 southwesterly 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.

1 West Circle. Mendon MA

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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.

For my title see deed from James Kenneth Borgman, aka James K. Borgman to Philip J. LeBlanc by deed dated June 17, 1991 and recorded in the Worcester District Registry of Deeds in Book 13564, Page 399.

WITNESS my hand and seal this 15th day of October, 1997.

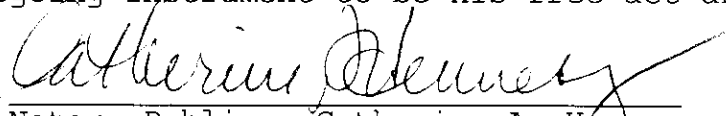

Philip J. LeBlanc

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 15, 1997

Then personally appeared the above named Philip J. LeBlanc and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public - Catherine A. Hennessy
My Commission Expires: 09/07/01

DEEDS REG 20
WORCESTER

10/15/97

TAX CASH 392.16
CASH 392.16

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EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register