

60281

45/2013

**DEED**

I, Margaret M. Sweeney, of Westborough, Worcester County, Massachusetts for consideration paid and in full consideration of one hundred ninety-two thousand (\$192,000.00) and 00/100 dollars, grant to Thomas D. Hackenson and Dorothy A. Hackenson, husband and wife, as tenants by the entirety, an undivided one-half interest, as tenants in common with Nancy G. Wilson, an undivided one-quarter interest and Mary E. Hackenson, an undivided one-quarter interest, of 23 North Avenue, Mendon, Massachusetts with quitclaim covenants, two parcels of land, together with any buildings thereon, situated at and known as 23 North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows:

**PARCEL 1.** The same and all the same premises as described in a deed from L. F. Herman Svedine et ux. to D. Victor Smith et ux., dated November 9, 1939, recorded with Worcester District Deeds, Book 2763, Page 303, and therein bounded and described as follows:-

"A certain parcel of land, containing about .607 acres, situated on the easterly side of North Avenue, in said Mendon, bounded and described as follows; to wit:- beginning at the southwesterly corner of the granted premises at a stake near a gate post at other land of the grantors; thence N. 66° 45' E. by other land of the grantors 198.55 feet to a stake; thence N. 29° 09' W. still by other land of the grantors 134.96 feet to a stake near a wall at other land of the grantors; thence S. 66° 45' W. still by other land of the grantors 198.55 feet to a stake on the easterly side of North Avenue; and thence S. 29° 09' E. by the easterly side of said North Avenue 134.96 feet to the point of beginning. Being a part of the premises described in mortgage deed of said L.F. Herman Svedine & Gertrude M. Svedine to the Milford Savings Bank, dated October 11, 1930, recorded in the Worcester District Deeds, Book 2530, page 445 and subject to the easements therein mentioned, if the same exist across the granted premises."

**PARCEL 2.** Also the same and all the same premises described in a deed from L.F. Herman Svedine et ux., to D. Victor Smith et ux., dated March 30, 1946 recorded with Worcester District Deeds, Book 2992, page 33, and therein bounded and described as follows,

MAIL: D.T. POGNINI  
300 E. MAIN ST.  
MILFORD, MA. 01757  
NO 20, 163

Property Address: 23-25 North Avenue, Mendon, Massachusetts


01 MAY -4 AM 11:08

"A certain tract or parcel of land situated off the easterly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows, to wit: a certain parcel of land containing about 2.709 acres beginning at the northwesterly corner of the granted premises at other land of grantees; thence S. 29° 09' E. and bounded westerly by said other land of grantees, 134.96 feet to a stake bound; thence S. 41° 01' E. and bounded westerly by other land of grantors 228.10 feet to a drill hole in a stone wall at old Post Road; thence N. 38° 00' E. 489.62 feet to a drill hole in a stone wall at land of one Parkinson; thence N. 40° 18' W. 248.50 feet to a drill hole in a stone wall at a right of way; thence S. 54° 46' W. 366.72 feet to the point of beginning. Also granting to the grantees, their heirs, executors and assigns, a right of way for all purposes in a strip of land 15 feet wide, said strip being bounded and described as follows:- beginning at an iron pipe on North Avenue at the southwesterly corner of other land now owned by the said grantees; thence S. 29° 09' E. 15 feet; thence N. 54° 57' E. 198.55 feet, more or less to land above granted; thence S. 41°-01' E. to a stake at land now owned by said grantees; thence S. 54° 57' W. 198.55 feet, more or less to an iron pipe to the point of beginning, said right of way to be appurtenant to both tracts of land above mentioned. Said parcels shown in plan of "Land in Mendon, Mass, owned by H. Svedine dated April 24, 1943, revised March 4, 1946 by Arthur H. Fitzgerald. Being part of the premises conveyed to us by Lora E. Williams by Deed dated May 19, 1919 recorded with Worcester Registry of Deeds, Book 2176, page 336."

Said premises are conveyed subject to easements from L.F. Herman Svedine, et ux. to New England Power Company, dated August 8, 1924, recorded with the Worcester District Registry of Deeds, Book 2343, page 429, and easements from L.F. Herman Svedine, et ux to New England Power Construction Company, dated April 29, 1929, recorded with said Deeds, Book 2494, page 521.

For my title see deed of my late husband, J. Gerard Sweeney, and me dated November 17, 1992, recorded with said Deeds, Book 14726, page 231.

Executed as a sealed instrument this 30<sup>th</sup> day of April, 2001.

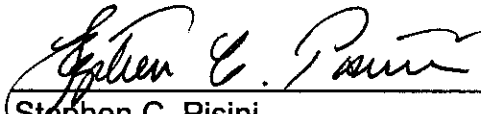
  
Margaret M. Sweeney

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

April 30, 2001

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

  
 \_\_\_\_\_  
 Stephen C. Pisini  
 Notary Public  
 My Commission Expires: Oct. 18, 2007

WORCESTER  
 DEEDS REG 20  
 WORCESTER  
 05/04/01 11:01 AM 01  
 000000 14458  
 FEE \$875.52  
 CASH \$875.52

*Handwritten: 2016*

ATTEST: WORC. Anthony J. Vigliotti, Register