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QUITCLAIM DEED

We, THOMAS D. HACKENSON and DOROTHY A. HACKENSON, husband and wife, of Mendon, Massachusetts, MARY E. HACKENSON, being unmarried, of Mendon, Massachusetts, and NANCY G. BOGAN, formerly NANCY G. WILSON, being married, of Mendon, Massachusetts

In consideration of Ten and no/100 (\$10.00) Dollars

Grant to NANCY G. BOGAN, a married woman, of 23-25 North Avenue, Mendon, Massachusetts 01756, 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 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.

Locus: 23-25 North Ave., Mendon, MA

PARCEL 2.

Also 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 March 30, 1946, recorded with Worcester District Deeds, Book 2992, Page 33, and therein bounded and described as follows:-

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 ix. 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 2492, Page 521.

Grantors hereby release any and all rights of homestead in the subject premises, if any, and certify that no other individuals have any homestead rights to the subject property.

Grantee hereby assumes and agrees to pay any and all encumbrances presently existing with respect to said premises.

Meaning and intending to convey all of the premises described in deed to the Grantors dated April 30, 2001, recorded with Worcester Registry of Deeds in Book 23969, Page 1.

Witness our hands and seals this 29th day of January 2014.

Thomas D. Hackenson

Thomas D. Hackenson

Dorothy A. Hackenson

Dorothy A. Hackenson

Mary E. Hackenson

Mary E. Hackenson

Nancy G. Bogan

Nancy G. Bogan

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 29th day of January 2014, before me, the undersigned notary public, personally appeared THOMAS D. HACKENSON, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

Gail R. Wellman

, Notary Public

My commission expires: 7-22-16

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 29th day of January 2014, before me, the undersigned notary public, personally appeared DOROTHY A. HACKENSON, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.

Gail L. Wellman
Notary Public
My commission expires: 7-22-16

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 29th day of January 2014, before me, the undersigned notary public, personally appeared MARY E. HACKENSON, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.

Gail L. Wellman
Notary Public
My commission expires: 7-22-16

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27 day of January 2014, before me, the undersigned notary public, personally appeared NANCY G. BOGAN, proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.

Mary F. Garagliano
Notary Public
My commission expires: _____
