



2013 00046319

Bk: 50762 Pg: 60  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/19/2013 03:10 PM  
Ctrl# 119616 09322 Doc# 00046319  
Fee: \$925.68 Cons: \$203,000.00

**QUITCLAIM DEED**

We, THOMAS D. HACKENSON and DOROTHY A. HACKENSON, husband and wife, of 21 Kinsley Lane, Mendon, Massachusetts, MARY E. HACKENSON, being unmarried, of 21 Kinsley Lane, Mendon, Massachusetts, and NANCY G. BOGAN, formerly known as NANCY G. WILSON, being married, of 23 North Avenue, Mendon, Massachusetts

In consideration paid and amounting to Two Hundred Three Thousand and 00/100 (203,000.00) Dollars,

Grant to KELLEY A. URELLA, being unmarried, of 100 North Avenue, Mendon, Worcester County, Massachusetts 01756, with QUITCLAIM COVENANTS

The land in said Mendon, on the westerly side of North Avenue and bounded and described as follows:

- BEGINNING at a point in the westerly line of North Avenue at the southeasterly corner of the tract to be conveyed and at the northeasterly corner of land now or formerly of one Simmons near a tipped stone bound;
- THENCE North 25° 21' 25" West, 176.45 feet on the westerly line of North Avenue to a point;
- THENCE South 64° 18' West, 92.40 feet to a cement bound;
- THENCE South 32° 02' West, 95.31 feet to a point 4.56 feet beyond a cement bound on this same line;
- THENCE South 22° 47' East, 139.20 feet to a cement bound at land now or formerly of the above mentioned Simmons, the last three courses being by land now or formerly of one McKernan;
- THENCE North 60° East, 179.58 feet to North Avenue and the point of beginning.

*Lotus: 100 North Avenue, Mendon, MA 01756*

*Sam  
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BEING shown as Lot "A" on plan of Land "Dr. Bernard F. McKernan, September 14, 1961 by Paul V. Swanson", which plan is recorded in Plan Book 260, Plan 9 at the Worcester District Registry of Deeds. The premises are said to contain 30,000 square feet of land more or less according to said plan.

For Grantors' title, see Deed dated April 30, 2001, recorded in Worcester Registry of Deeds, Book 23968, Page 399.

I, Michael K Bogan, husband of Nancy G. Bogan, hereby release all of my right, title and interest in the within described property, including rights of homestead, if any.

Executed as a sealed instrument this 22<sup>nd</sup> day of March 2013

Thomas D. Hackenson  
Thomas D. Hackenson

Dorothy A. Hackenson  
Dorothy A. Hackenson

Mary E. Hackenson  
Mary E. Hackenson

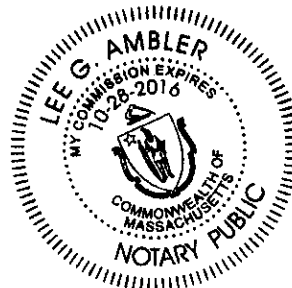
Nancy G. Bogan  
Nancy G. Bogan f/k/a Nancy G. Wilson

Michael K. Bogan  
Michael K. Bogan

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 22<sup>nd</sup> day of March 2013, personally appeared before me, the undersigned Notary Public, Thomas D. Hackenson, Dorothy A. Hackenson, Mary E. Hackenson, Nancy G. Bogan f/k/a Nancy G. Wilson, and Michael K. Bogan, proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose



Lee G. Ambler  
Lee G. Ambler, Notary Public  
My commission expires Oct. 28, 2016