

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/16/2017 11:47 AM
Ctrl# 169220 06967 Doc# 00062335
Fee: \$784.32 Cons: \$171,700.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Quitclaim Deed

I, Mary E. Hackenson, an unmarried person, sole Trustee of the 2 H&T Realty Trust u/d/t dated November 2, 1992 and registered as Document No. 639671 as noted on Certificate of Title No. 138265 in Registration Book 692, Page 65, Norfolk Land Court Registry District

of 21 Kinsley Ln., Mendon
Massachusetts

Worcester County,

in consideration of \$ 171,700.00 paid

grant to Stephen M. Hackenson individually

of 63 Taft Avenue, Mendon, Massachusetts

with **Quitclaim Covenants**

the land in Mendon, Worcester County, as follows:

A certain parcel of land, together with any buildings thereon, situated on the Northwesterly side of Massachusetts State Highway, Route 16, also known as Hastings Street, in said Mendon, being more particularly bounded and described as follows:

Beginning at the southwesterly corner of said premises at a point in the northwesterly line of said Hastings Street, said point being the southeasterly corner of land now or formerly of one Tetreault;

Thence: N. 36° 47' W., and bounding on said Tetreault land 224.46 feet to a stone bound;

Thence N. 44° 17' E., 47.18 feet to a stake of land now or formerly of one Lowell;

Thence S. 49° 33' E., and bounding on said Lowell land, 2018.23 feet to the northwesterly line of said Hastings Street, said line passing through a stone post situated approximately 95 feet from the northwesterly line of said Hastings Street;

Property Address: 19 Hastings Street, Mendon MA 01756

Thence southwesterly along the northwesterly line of said Hastings Street, 96.77 feet to the point of beginning.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record, if any, insofar as the same may now be in force and applicable.

I, Mary E. Hackenson, the Grantor named herein, voluntarily release any and all Homestead rights that I may have in said premises, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there are no beneficiaries of the 2 H&T Realty Trust nor any other person or persons who are entitled to any Homestead rights.

Being the same premises conveyed to Thomas D. Hackenson, Mary E. Hackenson and Dorothy A. Hackenson, Trustees of 2 H&T Realty Trust by deed of Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC5 dated March 26, 2009 and recorded Worcester District Registry of Deeds Book 44010, Page 290. The said Thomas D. Hackenson died a resident of Mendon, MA on January 25, 2015 and the said Dorothy A. Hackenson resigned as Trustee, said resignation being dated January 27, 2016 and recorded Worcester District Registry of Deeds Book 54868, Page 111.

WITNESS my hand and seal this 16th day of June, 2017

Mary E. Hackenson Trustee
Mary E. Hackenson, Trustee, 2 H&T Realty Trust

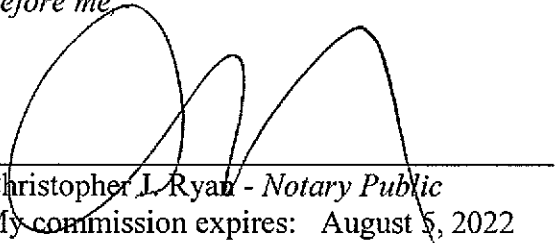
Commonwealth of Massachusetts

Worcester, ss.

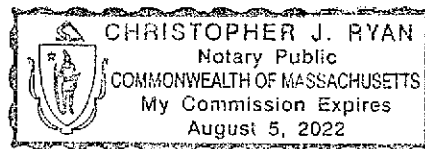
June 16, 2017

On this 16th day of June, 2017, before me, the undersigned notary public, personally appeared Mary E. Hackenson, Trustee, 2 H&T Realty Trust, proved to me through satisfactory evidence of identification, which was her driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and in her stated capacity aforesaid.

Before me



Christopher J. Ryan - Notary Public
My commission expires: August 5, 2022



ATTEST: WORC Anthony J. Vigliotti, Register