

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: 09/12/2023 03:05 PM
 Ctrl# 253107 17737 Doc# 00075885
 Fee: \$1,732.80 Cons: \$380,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

Property Address: 19 Hastings Street, Mendon, MA 01756

I, **STEPHEN M. HACKENSON**, being married to **KATELYN E. HACKENSON**, an untitled spouse, both of 85 Mowry Street, Mendon, County of Worcester, Commonwealth of Massachusetts,

For full consideration paid of **THREE HUNDRED EIGHTY THOUSAND and 00/100 (\$380,000.00) DOLLARS**,

Grant to **JOANITA MALE BABIRYE, JAMES MALE AND DAVID MALE KATO**, as **Joint Tenants with Rights of Survivorship**, all of Brockton, Plymouth County, Massachusetts

With Quitclaim Covenants

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, 218.23 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.

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.

WE, STEPHEN M. HACKENSON and KATELYN E. HACKENSON, being married, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify under the pains and penalties of perjury that no other person is entitled to the protection of the Homestead Act on this Property.

Being all and the same and all the same premises as granted to Stephen M. Hackenson by deed of Mary E. Hackenson dated June 16, 2017 and recorded Worcester District Registry of Deeds Book 57271 Page 275.

{SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE}

EXECUTED AS A SEALED INSTRUMENT THIS ¹⁵10 DAY OF AUGUST, 2023.

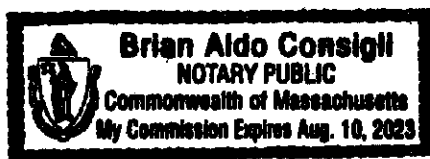

STEPHEN M. HACKENSON



KATELYN E. HACKENSON

Commonwealth of Massachusetts

Worcester, ss

On this 10th day of August, 2023, before me, the undersigned Notary Public, personally appeared STEPHEN M. HACKENSON and KATELYN E. HACKENSON and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identification, to be the persons whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of their knowledge and belief.




BRIAN ALDO CONSIGLI
Notary Public
My commission expires: August 10, 2023