



Return to:
Brian W. Murray
260 Main St.
Milford, MA 01757

QUITCLAIM DEED

We, Kathryn Hackenson of 32 Washington Street, Mendon, Massachusetts and Brian W. Murray, of 260 Main Street, Milford, Massachusetts Co-Executors of the Estate of Robert I. Broome, Worcester Probate and Family Court Docket No. WO11P0326EA under power conferred by the Will of the said Robert I. Broome, and under every other power

for consideration of less than One Hundred and 00/100 (\$100.00) Dollars

do hereby grant to Thomas Hackenson Jr. and Kathryn Hackenson, as husband and wife, tenants by the entirety, of 32 Washington Street, Mendon, Massachusetts,

with QUITCLAIM COVENANTS

Parcel I:

The land in said Mendon with the buildings thereon situated on the easterly side of Washington Street in said Mendon, Worcester County, Massachusetts consisting of about 5 acres and 132 rods, and being bounded and described as follows:

- NORTHERLY by a wall and land of Luther W. Holbrook, about 41 rods and 19 links;
- EASTERLY by a wall at land supposed to belong to one Saucier, about 23 rods and 4 links;
- SOUTHERLY by land formerly of John Thomas and now or formerly of Irene Stone, and by the parcel hereinafter described, about 43 rods and 11 links; and
- WESTERLY by said Washington Street, about 23 rods and 19 links.

Property Address: 25 Washington Street, Mendon, MA.

Parcel II:

The land in said Mendon with any buildings thereon situated on the easterly side of said Washington Street, and being bound and described as follows:

NORTHERLY	by the above-described parcel;
EASTERLY and SOUTHERLY	by a wall at land formerly of John Thomas and now or formerly of Irene stone; and
WESTERLY	by said Washington Street.

Excepting Therefrom:

A portion of the premises conveyed by deed of Robert I. Broome to David A. Brassor and Barbara A. Brassor dated May 15, 2001 and recorded in the Worcester District Registry of Deeds in Book 24031, Page 122, described as follows:

“A certain lot of land located on Washington Street in Mendon, Worcester County, Massachusetts, shown as “LOT #1” on a plan of land entitled, “PLAN OF LAND IN MENDON, MASS . PREPARED FOR ROBERT I. BROOME SCALE: 1" = 40' OCTOBER 26, 2000 BY ANDREWS SURVEY & ENGINEERING, INC. 104 MENDON ST. UXBRIDGE, MASS 01569” which plan is recorded with the Worcester District Registry of Deeds in Plan Book 768, Plan 59, and to which plan reference may be made for a more particular description of said land.


Said “LOT 1” contains 2.19 acres or 95,480 square feet of land, more or less, according to said plan.

Said “LOT 1” is conveyed subject to an access easement for the benefit of Grantor, his successors and /or assigns for the purpose of ingress and egress by foot or by vehicle over that portion of the premises shown as “EASEMENT AREA” on the above-referenced plan.

See also a Party Wall Agreement recorded with said Deeds in Book 24031, Page 120”.

For title, see deed of Elenor R. Broome dated July 31, 1992 and recorded in the Worcester District Registry of Deeds in Book 14436, Page 149; deed of Richard I. Broome dated January 25, 1999 recorded with said Deeds in Book 20969, Page 381 and deed of Elenor R. Broome dated February 11, 1999 recorded with said Deeds in Book 21051, Page 357.

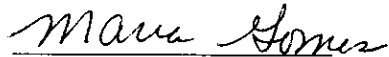
Witness my hand and seal this 12 day of March, 2014


Kathryn Hackenson

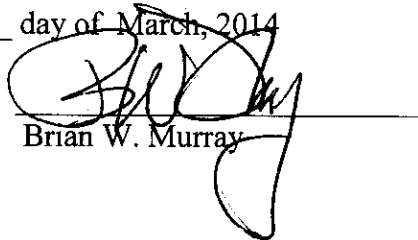
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 12 day of March, 2014 before me, the undersigned notary public, personally appeared, Kathryn Hackenson proved to me through satisfactory evidence of identification, which was a Massachusetts 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.


Notary Public: Maria Gomes
My Commission Expires: 2/9/2018

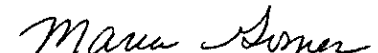
Witness my hand and seal this 12 day of March, 2014


Brian W. Murray

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 12 day of March, 2014 before me, the undersigned notary public, personally appeared, Brian W. Murray proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public: Maria Gomes
My Commission Expires: 2/9/2018