

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 2537
Document Type	: DEED
Recorded Date	: January 11, 2024
Recorded Time	: 11:16:26 AM
Recorded Book and Page	: 70086 / 196
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1555140
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 01/11/2024 11:16 AM
 Ctrl# Doc# 00002537
 Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

We, **Thomas Hackenson, Jr.** and **Kathryn Hackenson**, a married couple Mendon, Worcester County, Commonwealth of Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate interest to **Thomas M. Hackenson, Jr.** and **Kathryn B. Hackenson** of 25 Washington Street, Mendon, Massachusetts 01756 with a three-quarters remainder interest to **Katie M. Bruechner** of 56 Uxbridge Road, Mendon, Massachusetts 01756, and a one-quarter remainder interest to **Megan D. Hackenson** of 193 Union Street, Yarmouth Port, Massachusetts 02675.

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.

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;

Property Address: 25 Washington Street, Mendon

EASTERLY
and by a wall at land formerly of John Thomas and now formerly of Irene Stone;
SOUTHERLY 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 entitled, "PLAN OF LAND IN MENDON, MASS. PREPARED FOR ROBERT I. BROOME, SCALE: 1" = 40', OCTOBER 26, 2000 BY ANDREWS SURVEY 7 ENGINEERING, INC. 104 MENDON STREET, 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 Grantors title see deed dated March 12, 2014 recorded with the Worcester County Registry of Deeds in Book 52142, Page 236.

WITNESS our hands and seals this 10th day of January 2024.

Thomas Hackenson, Jr.

Thomas Hackenson, Jr.

Kathryn Hackenson

Kathryn Hackenson

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 10, 2024

On this 10th day of January 2024, before me, the undersigned notary public, personally appeared **Thomas Hackenson, Jr.** and **Kathryn Hackenson** proved to me through satisfactory evidence of identification, which were photographic identifications, 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.

Francis X. Small

Notary Public: Francis X. Small

My Commission Expires: May 22, 2026