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MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 07/27/2017 02:57 PM  
 Ctrl# 171203 17978 Doc# 00080646  
 Fee: \$1,915.20 Cons: \$419,900.00

## Quitclaim Deed

We, **THOMAS M. HACKENSON and KATHRYN B. HACKENSON**, being married, of 32  
 Washington Street, Mendon, County of Worcester, Commonwealth of Massachusetts

For full consideration paid of **FOUR HUNDRED NINETEEN THOUSAND NINE  
 HUNDRED and 00/100 (\$419,900.00) DOLLARS**

Grant to **DAVID RODRIGUES and PATRICIA RODRIGUES**, husband and wife,  
 tenants by the entirety, both of 52 Uxbridge Road, Mendon, MA 01756

### *With Quitclaim Covenants*

The land with the buildings and improvements thereon situated in Mendon, Worcester County,  
 Massachusetts on the south easterly side of Route 16 (also known as Uxbridge Road) and on the  
 shore of Lake Nipmuc, bounded and described as follows:

COMMENCING	at a drill hole in a stone in the easterly line of said Route 16, at land formerly of Henry W. Gaskell;
THENCE	running with the line of said road 50 feet southwesterly to a stake at land now of formerly of John T. Manson;
THENCE	with land of said Manson S.54 degrees about 190 feet to the shore of Lake Nipmuc;
THENCE	easterly with the shore of said Lake to land formerly of Henry W. Gaskell;

Property Address: 52 Uxbridge Road, Mendon, MA 01756

THENCE N. 54 degrees W., passing through a drill hole in a stone and with said Gaskell land, about 192 feet to the point of beginning.

Excepting from the above described premises the land taken by the Commonwealth of Massachusetts for improvement of Route 16.

Reserving to Thomas M. Hackenson, his heirs, successors and assigns a perpetual septic easement over, under, upon and through a rectangular portion of the herein conveyed premises described as the entire frontage of the premises from the Easterly line of Route 16 running approximately twenty feet easterly into the lot.

In the event that Thomas M. Hackenson, his heirs, successors and assigns shall enter upon the septic easement area for the purpose of the installation, repair, replacement and maintenance of the septic system contained therein, they agree that they shall be obligated to restore the easement area to the condition that existed prior to their entry upon said easement.

The Septic Easement contains approximately an area of approximately 881 square feet.

We, Thomas M. Hackenson and Kathryn B. Hackenson, being married to each other, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify that this property is not our principal residence and that we are not entitled to the protection of the Homestead Act on this Property.

Being the same and all the same premises as were conveyed to us by Deed of Thomas D. Hackenson dated January 15, 2010 and recorded in Worcester District Registry of Deeds in Book 45413, Page 78 .

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF  
PERJURY THIS 24<sup>th</sup> DAY OF JULY, 2017.

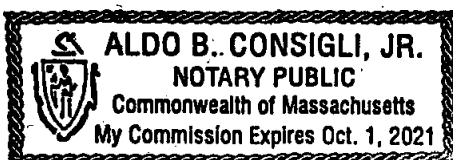
*Thomas M. Hackenson*  
THOMAS M. HACKENSON

*Kathryn B. Hackenson*  
KATHRYN B. HACKENSON

## Commonwealth of Massachusetts

Worcester, ss

On this 24<sup>th</sup> day of July, 2017, before me, the undersigned Notary Public, personally appeared **THOMAS M. HACKENSON and KATHRYN B. HACKENSON** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo 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, and that the statements made herein are true and accurate to the best of their knowledge and belief.



*Aldo B. Consigli, Jr.*  
ALDO B. CONSIGLI, JR.  
Notary Public  
My commission expires: 10-01-2021