

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: 01/11/2024 11:19 AM
 Ctrl# Doc# 00002538
 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 M. Hackenson** and **Kathryn B. Hackenson**, a married couple of Mendon, Worcester County, Commonwealth of Massachusetts

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

Grant all of our right, interest and title to **Andrew J. Brueckner** and **Katie M. Brueckner** of 56 Uxbridge Road, Mendon, Massachusetts 01756, as joint tenants and not as tenants in common.

WITH QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Commonwealth of Massachusetts, on the southerly side of the road leading from Mendon to Uxbridge (now known as Uxbridge Road) and bounding on Nipmuck Pond, so called, with the buildings and improvements thereon, bounded and described as follows:

- BEGINNING at the northeasterly corner of the granted premises at land, now or formerly of Henry T. Gaskill, and at the southerly line of said road at a point measured fifty feet westerly on said line from a drill hole in a stone;
- THENCE Westerly fifty feet with line of road to a point;
- THENCE Running South 54° E., 164 feet with land of one Willard, formerly of Jesse L. Quimby, to said Pond;
- THENCE Easterly with said Pond to said Gaskill land;
- THENCE With said Gaskill land North 54° W. 190 feet, more or less, to the point of beginning.

Said premises are conveyed subject to conditions, restrictions and easements of record so far as the same are now in force and applicable.

EXCEPTING from the above-described premises so much thereof as has been taken by the Commonwealth of Massachusetts for highway location, said document dated December 20, 1949 and recorded with Worcester District Registry of Deeds, Book 3230, Page 238, and


Property Address: 56 Uxbridge Road, Mendon

conveyed by George N. Spillman et ux., to the Commonwealth of Massachusetts by deed dated July 20, 1950, Book 3291, Page 121.

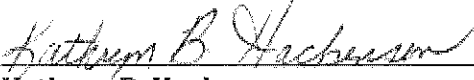
We, **Thomas Hackenson, Jr.** and **Kathryn Hackenson**, a married couple, hereby waive and release any and all Rights of Homestead that we may have in the above-described property and hereby state and certify under the paid and penalties of perjury that this property was not our primary residence and that neither of us are entitled to the protection of the Homestead Act on this property.

For our title, see deed of **Thomas M. Hackenson** dated March 4, 2022 and recorded with the Worcester County Registry of Deeds in Book 67213, Page 343.

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



Thomas M. Hackenson



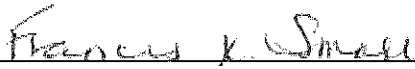
Kathryn B. Hackenson

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 M. Hackenson** and **Kathryn B. 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.



Notary Public: Francis X. Small

My Commission Expires: May 22, 2026