

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 109493
Document Type	: DEED
Recorded Date	: August 04, 2021
Recorded Time	: 02:47:00 PM
Recorded Book and Page	: 65773 / 211
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1366071
Recording Fee (including excise)	: \$155.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/04/2021 02:47 PM
Ctrl# Doc# 00109493
Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, **Todd Hackenson**, as successor Trustee of the Patricia A. Kell Irrevocable Trust w/d/t dated May 25, 2004 and recorded with the Worcester County Registry of Deeds in Book 65698, Page 326.

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

Grant to **K. Scott Hackenson** of 943 Providence Road, Whitinsville, Massachusetts 01588 and **Todd Hackenson** of 60 Milford Street, Mendon, Massachusetts 01756, as tenants in common and not as joint tenants

WITH QUITCLAIM COVENANTS

The land in said Mendon with the buildings thereon situated on the northwesterly side of the State Road leading from Hopedale to Mendon, and bounded and described as follows:

Beginning at the most easterly corner of the premises on said State Road, at land now or formerly of John J. Harrington; thence

SOUTHWESTERLY by said State Road, one hundred twenty (120) feet to a point at other land now or formerly of said Harrington; thence

NORTHWESTERLY by land now or formerly of said Harrington, two hundred (200) feet to a point; thence

NORTHEASTERLY by other land now or formerly of said Harrington, one hundred twenty (120) feet to a point; thence

SOUTHEASTERLY by other land of said Harrington, two hundred (200) feet to the point of beginning.

Being the land marked "Bracci" on Plan filed in Plan Book 49, Plan 34, excepting that portion taken by the Commonwealth of Massachusetts, recorded with Worcester District Deeds, December 127,2949, Book 3230, Page 238 and later deeded to the Commonwealth by deed dated November 6, 1950, and recorded with said District Deeds, Book 3303, Page 415.

Subject to the restriction that a store or gasoline station shall not be erect on said premises as set forth in a deed from John J. Harrington to Millard Bracci dated May 2, 1925 and recorded with said District Deeds Book 2407 Page 477, if still in force and subject to any rights of the New England Power Construction Company acquired by deed dated May 1, 1929 and recoded with said District Deeds Book 2496, if any such rights now exist.

Property Address: 60 Milford Street, Mendon

Being the same and all of the same premises described in the deed of Patricia A. Kell dated May 25, 2004 and recorded with the Worcester Registry of Deeds in Book 33704, Page 133.

WITNESS my hand and seal this 27th day of July 2021.



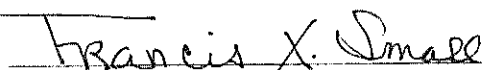
Todd Hackenson

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 27, 2021

On this 27th day of July 2021, before me, the undersigned notary public, personally Todd Hackenson, and proved to me through satisfactory evidence of identification, which was a Massachusetts drivers 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: Francis X. Small

My Commission Expires: May 22, 2026

ATTEST: WORC Kathryn A. Toomey, Register