

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 8618
Document Type	: DEED
Recorded Date	: January 27, 2016
Recorded Time	: 09:58:43 AM
Recorded Book and Page	: 54868 / 106
Number of Pages(including cover sheet)	: 4
Receipt Number	: 910116
Recording Fee (including excise)	: \$125.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 01/27/2016 09:58 AM
 Ctrl# Doc# 00008618
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Property Address: 21 Kinsley Lane, Mendon, Ma

Quitclaim Deed

We, **DOROTHY A. HACKENSON and MARY E. HACKENSON**, both of Mendon, Worcester County, Massachusetts,

in consideration of **LESS THAN ONE HUNDRED (\$100.00) DOLLARS, PAID**

grant(s) to **MARY E. HACKENSON** of 21 Kinsley Lane, Mendon, Worcester County, Massachusetts 01756

with **quitclaim** covenants

A certain tract or parcel of land, situated in Mendon, in the County of Worcester and Commonwealth of Massachusetts, being all the same premises described in Deed of Elizabeth W. Taft to Dwight Russell et als., dated July 26, 1881, recorded with Worcester District Deeds Book 1102, Page 3, and bounded and described in said Deed as follows, to wit:

“A certain lot of land containing one half acre more or less, situated in said Mendon and being a point of land extending into Mendon Pond, at the northwesterly part of the grantor’s farm bounded and described as follows, viz:

BEGINNING at a point about 20 feet northwest of a chestnut tree at an iron pin in a ledge of rocks on the northeast side of the granted premises;

THENCE in a southwesterly direction about 10 rods to a stone bound at the base of a buttonwood tree;

THENCE in a northwesterly direction by a varied line at the edge of the pond till it comes to a point opposite the first mentioned bound;

**CONSIGLI AND BRUCATO P.C.
ATTORNEYS AT LAW
189 MAIN STREET
POST OFFICE BOX 170
MILFORD, MASSACHUSETTS 01757-0170**

THENCE in a southwesterly direction about 25 feet to the place of beginning;

with the right and privilege to pass and repass at all times with teams or otherwise from the Chestnut Hill Road, to the granted premises over the grantor's land in the following location entering at the northeasterly corner of the grantor's premises on the westerly side of said road at a corner of land of G. and H. Taft;

THENCE by said Taft's land, 12 1/2 rods;

THENCE in southwesterly direction, 16 rods to corner of the ice house;

THENCE westerly in a varied line by the edge of the pond to the granted premises, this right of way shall forever remain unobstructed as to the fences across the same, except the gate to be placed at the entrance thereof. The grantor is to build and forever maintain said gate and the grantees are to close said gate when passing through."

We, **DOROTHY A. HACKENSON and MARY E. HACKENSON**, each being unmarried, hereby release and waive any and all rights of Homestead that we may have in the within described premises and hereby state that no other person is entitled to claim protection under the Homestead Act in said premises.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to Thomas D. Hackenson and Dorothy A. Hackenson by Deed of Frank L. Nelson et ux dated July 29, 1960, recorded with Worcester District Deeds Book 4128 Page 385. See also grant of Life Estate under Instrument recorded in Book 13068 Page 383. The said Thomas D. Hackenson died on January 25, 2015, a resident of Mendon, Massachusetts. See Worcester County Probate and Family Court Case N0. WO15P3429EA.

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 27th DAY JANUARY, 2016

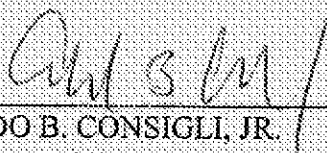

DOROTHY A. HACKENSON

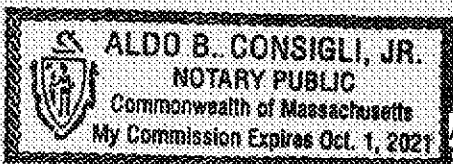

MARY E. HACKENSON

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 27th day of January, 2016, before me, the undersigned notary public, personally appeared Dorothy A. Hackenson and Mary E. Hackenson and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications and personal knowledge, to be the persons whose names are signed on the preceding or attached document(s), and acknowledged to me that they signed it voluntarily for its stated purpose and made oath that the statements contained herein are true and accurate to the best of their knowledge and belief.


ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: 10/1/2021



ATTEST: WORC Anthony J. Vigliotti, Register