

# 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: 01/27/2016 09:58 AM  
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 Fee: \$.00 Cons: \$100.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

# Quitclaim Deed

*Property address: 48 Mowry Street, Mendon, MA*

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

the land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, on the westerly side of Mowry Road, sometimes called Mowry Street, bounded and described as follows:

**BEGINNING** at the southeasterly corner of the premises herein described at drill hole in stone on the westerly line of Mowry Road, said point of beginning being 143 feet distant northerly from wall at land now or formerly of Henrietta S. Taft;

**THENCE** N. 89° 47' W., with grantor's other land 83.40 feet to iron pin driven in the ground;

**THENCE** N. 0° 40' W., 85.80 feet to iron pipe driven in the ground, bounding on grantors' other land;

**THENCE** 86° 55', with grantors' land 72.65 feet to iron pipe driven in the ground on the westerly line of said Road;

**THENCE** S. 7° 30' E., with the westerly line of said Road 90.80 feet to the point of beginning.

Containing 6,720 square feet.

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

PARCEL II

The land, with the buildings thereon, situated on the southerly side of Uxbridge Road, also known as the Mendon-Uxbridge State Highway, and the westerly side of Mowry Road, in Mendon, Worcester County, Massachusetts, being shown as Lot 2 on Plan entitled "Subdivision of Land in Mendon, Mass. of Thomas D. Hackenson, dated Sept 8, 1953, Surveyor Paul V. Swanson", said plan being recorded in Worcester District Registry of Deeds, Plan Book 193, Plan 58, and being bounded and described according to said plan as follows:

NORTHERLY by Mendon-Uxbridge State Highway, fifty-five (55) feet;

EASTERLY by Mowry Road, sixty-three (63) feet;

SOUTHERLY by Lot No. 1 on said Plan, sixty-seven and 15/100 (67.15) feet;

WESTERLY by Lot No. 3 on said Plan, seventy-three (73) feet.

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.

For our title, See Deed of Thomas D. Hackenson et al; to Thomal D. Hackenson et alii dated April 16, 1999 and recorded in said Deeds in Book 21276, Page 247. The said Thomas D. Hackenson died on January 25, 2015, a resident of Mendon, Massachusetts. See Worcester County Probate and Family Court Case NO. WO15P3429EA.

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

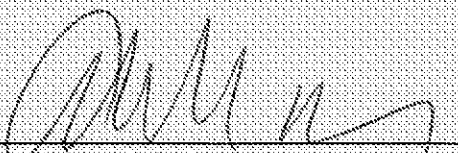
  
DOROTHY A. HACKENSON

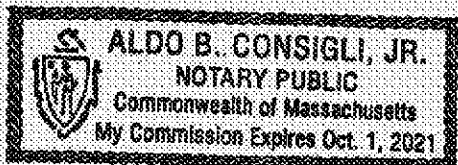
  
MARY E. HACKENSON

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 27<sup>th</sup> day of January, 2106, 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