

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: 04/28/2017 11:04 AM
 Ctrl# 167179 02931 Doc# 00042567
 Fee: \$752.40 Cons: \$165,000.00

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

TRUSTEE DEED

We, **DIANE B. GRANT, DONNA M. PETER and WILLIAM B. HACKENSON, AS TRUSTEES OF THE HACKENSON FAMILY TRUST OF MENDON**, established under a Declaration of Trust dated December 20, 2004, and recorded with the Worcester District Registry of Deeds in Book 35402, Page 56, having a mailing address of 32 Millville Road, Mendon, Massachusetts 01756

Property Address: 47 Mowry Street, Mendon, MA 01756

For full consideration paid of **ONE HUNDRED SIXTY-FIVE THOUSAND and 00/100 (\$165,000.00) DOLLARS**

Grant to **MAKHAWK INVESTMENTS, LLC**, a Limited Liability Company duly organized and existing under the laws of the Commonwealth of Massachusetts, having a principal place of business at 8 Warfield Road in Mendon, County of Worcester, Commonwealth of Massachusetts

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, on the southerly side of Uxbridge Road, a Massachusetts State Highway, bounded and described as follows:

BEGINNING at a drillhole in a stone wall on the southerly location line of said State Highway at the northeast corner of the granted premises, said point being the northwest corner of land now or formerly of Amy B. Gaskill;

THENCE S. 08° 37' E. along a stone wall and said Gaskill land, 130.30 feet to a drill hole in the stone wall at land now or formerly of Henrietta S. Taft;

THENCE S. 81° 08' W. along said land of Taft, 437.20 feet to a stake on the easterly side of Mowry Road;

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

- THENCE N. 08° 52' W. along the easterly side of said Mowry Road, 285 feet to the southerly location line of Uxbridge Road;
- THENCE S. 83° 49' E. along said Uxbridge Road, 23.54 feet to a Massachusetts State Highway bound;
- THENCE S. 78° 52' E. along said Uxbridge Road, 390.37 feet to a Massachusetts State Highway Bound, said bound being a point of curve in the location line of the Highway;
- THENCE by a curve to the left having a radius of 649.67 feet, still continuing with the location line of the Highway 50.30 feet to the point of beginning.

Containing 2.10 acres, more or less.

For a more particular description of said premises, see Plan entitled "Proposed Sale by Henrietta S. Taft, Mendon, Mass., June 1947", Francis J. Brennan, Surveyor, recorded in the Worcester District Registry of Deeds, Plan Book 160, Plan 135.

Excepting from the above-described premises so much thereof as was taken by the Commonwealth of Massachusetts by an instrument of taking dated December 20, 1949, recorded in said Deeds Book 3230, Page 239 and subsequently conveyed to the Commonwealth of Massachusetts by instrument dated May 5, 1950, recorded in Book 3261, Page 315.

The Grantors herein hereby state and certify that none of them occupies the premises as a principal residence; and further, that no persons are entitled to the protection of the Homestead Act on this property.

Being all and the same premises conveyed to this Grantor by Deed of William E. Hackenson and Frances E. Hackenson dated December 20, 2004 and recorded with said Deeds on December 29, 2004 in Book 35402, Page 67.

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 20th DAY OF APRIL, 2017.

Diane B Grant

DIANE B. GRANT, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

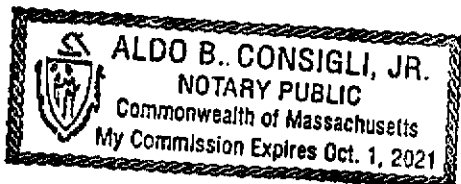
On this 20th day of **April, 2017**, before me, the undersigned Notary Public, personally appeared **DIANE B. GRANT, Trustee as aforesaid**, proved to me through satisfactory evidence of identification, which was a Commonwealth of Massachusetts driver's license photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of her knowledge and belief.

ALDO B. CONSIGLI, JR.

ALDO B. CONSIGLI, JR.

Notary Public

My commission expires: **10-01-2021**



EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 20th DAY OF APRIL, 2017.

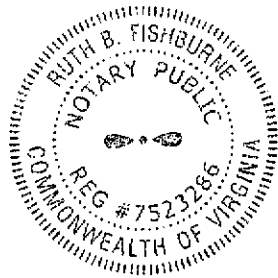
HACKENSON FAMILY TRUST
OF MENDON

By: Donna M. Peter, Trustee
DONNA M. PETER, Trustee

COMMONWEALTH OF VIRGINIA

Fairfax County

On this 21st day of **April, 2017**, before me, the undersigned Notary Public, personally appeared **DONNA M. PETER, Trustee as aforesaid**, proved to me through satisfactory evidence of identification, which was a Commonwealth of Virginia driver's license photo identification, 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, and that the statements made herein are true and accurate to the best of her knowledge and belief.



Ruth B. Fishburne
Ruth B. Fishburne
{Printed Name}
Notary Public
My commission expires: 09/30/2020

{PLEASE AFFIX NOTARIAL SEAL}

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 20th DAY OF APRIL, 2017.

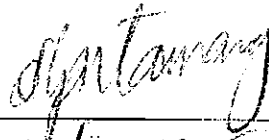


WILLIAM B. HACKENSON,
Trustee as aforesaid

COMMONWEALTH OF VIRGINIA

Fairfax County

On this 20th day of April, 2017, before me, the undersigned Notary Public, personally appeared **WILLIAM B. HACKENSON, Trustee as aforesaid**, proved to me through satisfactory evidence of identification, which was a Commonwealth of Virginia driver's license photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and that the statements made herein are true and accurate to the best of his knowledge and belief.



Dilip K. Tamang

(Printed Name)
Notary Public

My commission expires: 02/29/2020

{PLEASE AFFIX NOTARIAL SEAL}

