

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 03/14/2014 01:33 PM
 Ctrl# 129267 25403 Doc# 00021364
 Fee: \$3,477.00 Cons: \$762,500.00

2014 00021364

Bk: 52121 Pg: 191
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QUITCLAIM DEED

We, **ROBERT C. HANKARD** and **JOAN M. HANKARD**, being married to each other, of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of: Seven Hundred Sixty Two Thousand Five Hundred and 00/100 (\$762,500.00) Dollars,

grant to: **SAMIH YOUNES**, individually, of 162 Blackstone Street, Mendon, MA 01756,

with Quitclaim Covenants

PARCEL I:

A certain tract or parcel of land situated on the easterly side of Blackstone Street in Mendon, Worcester County, Massachusetts and being all the same premises shown on a plan of land entitled, "Plan of Land in Mendon, Mass.," owned by Dominik Ziska, Scale: 1 " = 40', Feb. 19, 1982, Shea Engineering & Surveying Company, Mendon, Mass. Said plan is filed with the Worcester District Registry of Deeds in Plan Book 495, Plan 110.

Said parcel of land is more particularly described on said plan as follows:

NORTHERLY: by land of Anthony Catigano, 617.73 feet;

EASTERLY: by land of Tougas and I. T. & T. Easement, 203.93 feet;

SOUTHERLY: by land of Mary Gregory, 523.00 feet;

WESTERLY: by the easterly side of Blackstone Street, 154.89 feet.

Said parcel contains 98,607 square feet or 2.26 acres, according to said plan.

PARCEL II:

A certain parcel of land situated on the easterly side of Blackstone Street and being shown as Lot 162A on a plan of land entitled, "Plan of Land in Mendon, Massachusetts, Surveyed for Robert Hankard," which plan is recorded with Worcester County (Worcester District) Registry of Deeds in Plan Book 621, Plan 9, to which plan reference may be made for a more particular description of said lot 162A.

Said Lot 162A contains 4,073 square feet of land, according to said plan.

PROPERTY ADDRESS: 162 Blackstone Street, Mendon, MA 01756

The grantors hereby release any and all rights of homestead in and to the property to which they May be entitled to under the laws of the Commonwealth of Massachusetts and state that no other person is entitled to any homestead rights in said property.

Meaning and intending to convey the same premises conveyed to the grantors by deed of Robert C. Hankard dated October 18, 2006, recorded with the Worcester District Registry of Deeds in Book 40011, Page 261.

Witness our hands and seals this 10th day of March, 2014.

Robert C. Hankard
Robert C. Hankard

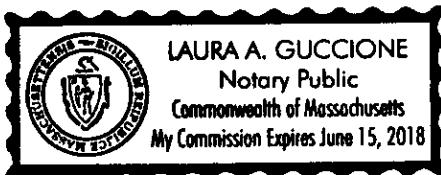
Joan M. Hankard
Joan M. Hankard

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

March 10, 2014

On this 10th day of March, 2014, before me, the undersigned notary public, personally appeared the above-named Robert C. Hankard and Joan M. Hankard, proved to me through **satisfactory evidence of identification, being Massachusetts Drivers' Licenses**, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Laura A. Guccione
Notary Public:
My Commission Expires: