

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: 01/15/2019 03:22 PM
 Ctrl# 192026 10788 Doc# 00004286
 Fee: \$2,405.40 Cons: \$527,500.00

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

QUITCLAIM DEED

Thomas M. Hackenson and Kathryn B. Hackenson, being married to each other, of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of FIVE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$527,500.00) Paid

Grant to Victor Gouriev and Anna Gouriev, Husband and Wife, as Tenants by the Entirety, now of 32 Washington Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

A certain parcel of land together with the buildings thereon located in Mendon, Worcester County, Massachusetts, situated on the westerly side of Washington Street and being shown as Lot No. 6 on a Plan of Land entitled "Land of Lotta Ames, Mendon, Mass. December 1, 1970; Scale: 1"= 100'; John R. Andrews, Jr., Surveyor," said plan being recorded in Worcester District Registry of Deeds at Plan Book 345, Plan No. 3 and being more particularly bounded and described on said plan.

Containing, according to said plan, 772,300 square feet, more or less.

EXCEPTING therefrom the following:

Parcel I

The premises conveyed by deed of Howard P. Miller et al to Alfio A. Rosati dated August 1, 1972, recorded with Worcester District Registry of Deeds, Book 5246, Page 366; said excepted premises being shown on plan filed with Worcester District Registry of Deeds in Plan Book 367, Plan 57.

Parcel II

The land in Mendon, Worcester County, Massachusetts, situated on the Southwesterly side of Washington Street and being shown as Lot No. 3 on plan entitled "Plan of Land in Mendon, Mass., Surveyed For Hackenson Corp., Scan 1"=40', Mar. 31, 1987, Shea Engineering and Surveying Company, Mendon, Mass.," which plan is filed with the

Locus: 32 Washington St., Mendon, MA

Worcester District Registry of Deeds in Plan Book 574, Plan 85, and to which plan reference is hereby made for a more particular description.

Said Lot No. 3 containing 320,517 square feet, or 7.36 acres, as shown on said plan.

Subject to easement granted to N.E. Power Co. as shown on said plan.

For title reference see deed recorded with said Registry of Deeds in Book 10535 Page 192.

Parcel III

A certain lot or parcel of land in Mendon, Worcester County, Massachusetts, on the Southwesterly side of Washington Street and being shown as Lot No. 2 on "Plan of Land in Mendon, Mass., surveyed for Hackenson Corp., Scan 1"=40', Mar. 31, 1987" which plan is filed with the Worcester District Registry of Deeds in Plan Book 574, Plan 85, and to which plan reference is hereby made for a more particular description.

Containing 2.73 acres as shown on said plan.

For title reference see deed recorded with said Registry of Deeds in Book 10792 Page 234.

The above property is also shown as Lot No. 1 on plan entitled "Plan of Land in Mendon, Mass., Surveyed For Hackenson Corp., Scan 1"=40', Mar. 31, 1987, Shea Engineering and Surveying Company, Mendon, Mass.," which plan is filed with the Worcester District Registry of Deeds in Plan Book 574, Plan 85.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record.

The Grantors hereby release any and all rights of homestead and state under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

Being the same premises conveyed to the herein Grantors by deed recorded in the Worcester District Registry of Deeds in Book 10051, Page 53. Also see the deeds from Grantors referred to above recorded with said Registry of Deeds in Book 10535 Page 192 and in Book 10792 Page 234.

Witness our hands and seals this 8th day of January, 2019.

Thomas M. Hackenson

Thomas M. Hackenson

Kathryn B. Hackenson

Kathryn B. Hackenson

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

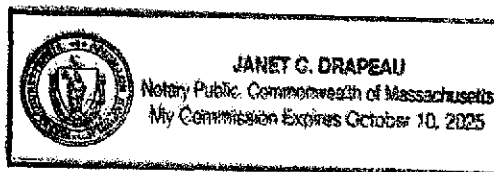
January 8, 2019

On this 8th day of January, 2019 before me, the undersigned notary public, personally appeared Thomas M. Hackenson and Kathryn B. Hackenson proved to me through satisfactory evidence of identification, which were Driver's Licenses to be the persons whose names are signed voluntarily on the preceding or attached document in my presence and for its stated purpose.

Janet C. Drapeau

Janet C. Drapeau, Notary Public

My Commission Expires: 10/10/2025



ATTEST: WORC Kathryn A. Toomey, Register