

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: 12/19/2022 02:56 PM
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Fee: \$.00 Cons: \$1.00

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

QUITCLAIM DEED

We, **JOHN J. KNOX** and **SHIRLEY A. KNOX**, a married couple, of Mendon, Worcester County, Massachusetts,

for consideration paid of One (\$1.00) Dollar

Grant a Life Estate interest to **JOHN J. KNOX** and **SHIRLEY A. KNOX**, of 60A North Avenue, Mendon, Massachusetts, with a remainder interest to **DAMON S. TINIO**, of 60D North Avenue, Mendon, Massachusetts, and **LAWNEY M. TINIO**, of 60C North Avenue, Mendon, Massachusetts, provided that they survive the grantors, as tenants in common,

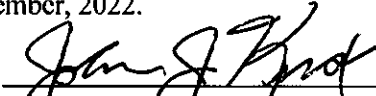
with quitclaim covenants

A certain parcel of land, together with the buildings thereon, known and number as 60 North Avenue, Mendon, Massachusetts, containing 60,016± square feet and shown as Lot 1 on a plan entitled "PLAN OF LAND 60 NORTH AVENUE IN Mendon, Massachusetts SCALE: 40 FEET TO AN INCH DATE: MARCH 25, 2019", which plan is recorded with the Worcester County (Worcester District) Registry of Deeds in Plan Book 941, Plan 55, and to which plan reference may be made for a more particular description of said Lot 1.

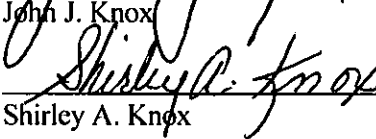
The Grantors hereby reserve all rights of Homestead to and in the granted premises.

Being all and the same premises conveyed to the grantors by deed April 18, 2019, and recorded with the said Worcester Deeds in Book 60322, Page 279.

Witness our hands and seals this 19th day of December, 2022.



 John J. Knox

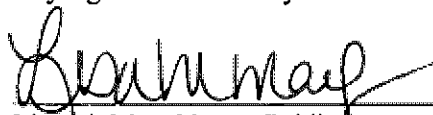


 Shirley A. Knox

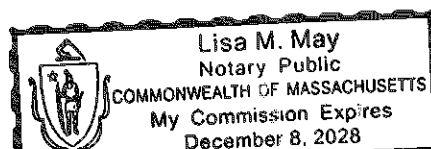
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 19th day of December, 2022, before me, the undersigned notary public, personally appeared John J. Knox and Shirley A. Knox, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



 Lisa M. May, Notary Public
 My Commission Expires: 12/24/2028



ATTEST: WORC Kathryn A. Toomey, Register

Property Address: 60A North Avenue, Mendon, MA