

Prepared by:
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QUITCLAIM DEED

I, Beverly A. Fior, being unmarried, of Mendon, Massachusetts (Grantor),

For consideration paid, and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS,

hereby GRANT to Thomas E. Fior, of 57 Carney Street, Uxbridge, MA 01569 AND Tammy A. Scirocco, of 72 Whitewood Road, Milford, MA 01757, as Tenants in Common (Grantees)

with QUITCLAIM COVENANTS

A certain parcel of land together with the buildings thereon, situated on the easterly side of Taft Avenue, Mendon, Worcester County, Massachusetts and shown as Lot No. 1 on a plan of land entitled, "Nipmuc Heights", said plan being filed with Worcester District Registry of Deeds in Plan Book 472, Plan 2, which plan may be had for a more particular description.

Said Lot No. 1 containing an area of 40,005 square feet, more or less, as shown on said plan.

Subject to and together with Declaration of Homestead recorded in Book 15398, Page 137.

Reserving to the Grantor, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Beverly A. Fior, shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees, or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto and all principal and interest on any mortgages thereon, if any.

32 Taft Avenue Mendon

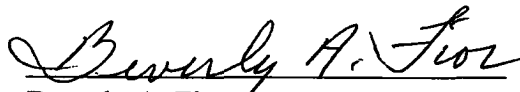
For my title, see deed dated October 2, 1981 being recorded with the Worcester District Registry of Deeds in Book 7334, Page 56.

Property address is 32 Taft Avenue, Mendon, MA 01756

Mailing Address of Grantor: 30 Taft Avenue, Mendon, MA 01756

TITLE NOT EXAMINED


WITNESS MY HAND AND SEAL this 10th day of February, 2021.


Beverly A. Fior

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 10th day of February, 2021, before me, the undersigned notary public, personally appeared Beverly A. Fior, and proved to me through satisfactory evidence of identification, being Massachusetts Driver's Licenses, to be the person whose name is signed on the preceding document (Quitclaim Deed), and acknowledged to me that she signed it voluntarily as her free act and deed for its stated purpose.


Notary Public – Todd A. Gattoni
Commission Expires: March 5, 2021

