



Bk: 72380 Pg: 289

Page: 1 of 2 08/11/2025 12:22 PM WD

Prepared by:
 Todd A. Gattoni
 Attorney At Law
 232 Main Street
 P.O. Box 94
 Milford, MA 01757
 (508) 473-2200

2 Pages

QUITCLAIM DEED

We, Thomas E. Fior, being married, of Uxbridge, MA 01569 and Tammy A. Scirocco, being married, of Milford, MA 01757

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

grant to Beverly A. Fior, being unmarried, of 32 Taft Avenue, Mendon, Massachusetts 01757,

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 any and all covenants, restrictions, privileges, easements, conditions and rights of record if the same are still in force and applicable.

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

We, Thomas E. Fior and Tammy A. Scirocco, state under the penalties of perjury that we and our spouses have no rights of Homestead under M.G.L.c. 188 in and to the property being conveyed herein as the property conveyed by this deed is not our principal residence.

TEF

Tue

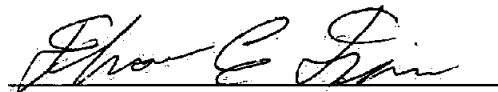
32 Taft Avenue Mendon

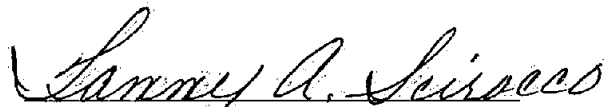
Meaning and intending to convey and hereby conveying the same premises conveyed by Deed recorded with the Worcester District Registry of Deeds in Book 64451, Page 251

TITLE NOT EXAMINED

Property Address: 32 Taft Avenue, Mendon, MA 01756

Witness our hands and seals, this 6th day of August, 2025.

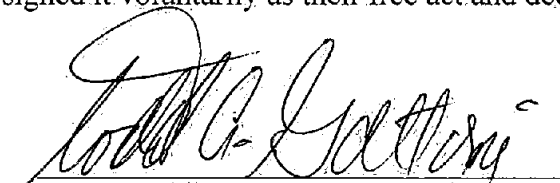

Thomas E. Fior


Tammy A. Scirocco

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 6th day of August, 2025, before me, the undersigned notary public, personally appeared Thomas E. Fior and Tammy A. Scirocco, and proved to me through satisfactory evidence of identification, being Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding document (Quitclaim Deed), and acknowledged to me that they signed it voluntarily as their free act and deed for its stated purpose.


Notary Public – Todd A. Gattoni
Commission Expires: February 24, 2028

