

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: 06/03/2026 11:23 AM
Ctrl# 279737 28572 Doc# 00044520
Fee: \$1,596.00 Cons: \$350,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Property Address: 32 Taft Avenue, Mendon, MA

MASSACHUSETTS QUITCLAIM DEED

I, **BEVERLY A. FIOR**, an unmarried woman of Milford, Massachusetts

for consideration paid and in full consideration Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars

grant to **KATELYN FIOR**, individually,

With ***QUITCLAIM COVENANTS***, the following property in Middlesex County, Massachusetts

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", a Subdivision Plan in Mendon, Mass., Scale: 1" = 40', Date: April 14, 1975, Guerrier & Halnon, Inc. Engineering and Land Surveying, 326 West Street, Milford, Mass., recorded with the Worcester South District Registry of Deeds in Plan Book 472, Plan 2.

Said Lot No. 1 containing an area of 40,005 square feet, more or less.

Grantor hereby certifies under the pains and penalties of perjury that she is the only person entitled to homestead rights in the premises and that those rights are hereby released.

Meaning and intending to convey the same premises deeded to us by Deed dated December 8, 2011 and recorded with the Worcester District Registry of Deeds in Book 7334, Page 56.

[SIGNATURE PAGE TO FOLLOW]

WITNESS MY HAND AND SEAL THIS 2ND DAY OF JUNE, 2026.

Beverly A. Fior
Beverly A. Fior

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 2, 2026

On this 2nd day of June, before me, the undersigned notary public, personally appeared Beverly A. Fior, the above-named person who proved to me through satisfactory evidence of identification being MA driver's license, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.

Kathleen A. Elia

Notary Public:

My Commission Expires: 5/4/2029

