Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/19/2016 2:21:43 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration				
7506	DEED		64804/495	01/16/2015	1490000.00				
Property-Street Address and/or Description									
88 WINSLOW AVE									
Grantors									
WINSLOW AVENUE LLC									
Grantees									
BIDERMAN ASSAF, OHAYON NILI									
References-Book/Pg Description Recorded Year									
Registered La	and Certificate(s)-Certificate	Book/Pg							

Bk: 64804 Pg: 495 Doo: DEED Page: 1 of 2 01/18/2015 01:44 PM

QUITCLAIM DEED

Winslow Avenue, LLC, a Massachusetts limited liability company ("Grantor")

For consideration paid of ONE MILLION FOUR HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$1,490,000.00)

Grants to Assaf Biderman and Nili Ohayon, as husband and wife, tenants by the entirety ("Grantee")

with QUITCLAIM COVENANTS

the land and any improvements thereon being shown and numbered 88 Winslow Avenue, in Somerville, and being shown as Lot B on plan entitled "Plan of Land in Somerville, Mass.", dated August 19, 1940 by S.L. Leftovith, Consulting Surveyor, recorded with Middlesex South District Deeds, Book 6429, Page 270, bounded and described as follows:

SOUTHWESTERLY	by Winslow Avenue,	forty-six and 21/100	(46.21) feet
---------------	--------------------	----------------------	--------------

B as shown on said plan;

and 12/100 (46.12) feet; and

Containing 3,230 square feet of land according to said plan. Said Lot B is part of Lots 15 and 16 as shown on plan recorded in said Deeds in Plan Book 55, Plan 41.

For Grantor's title see deed recorded at Middlesex South District County Registry of Deeds in Book 37467, Page 091.

The Grantor is not taxed as a Corporation for federal income tax purposes.

SIGNATURES ON FOLLOWING PAGE

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/18/2015 01:44 PM
Ctri# 21/2010 30880 Doo# 00807598
Fee: \$8,794.40 Cone: \$1,490,000.00

Bk: 64804 Pg: 496

Executed under seal this Khday of January, 2015.

Winslow Avenue, LLC

By: Weil Munic

Dedalus Wainwright, Manager

STATE OF NEW YORK

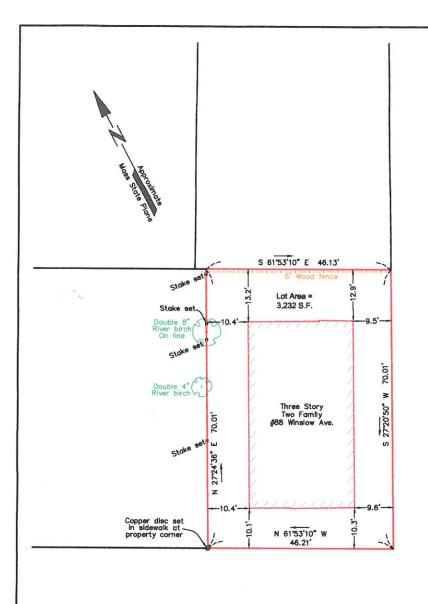
NEWYWIK County, ss.

On this Bhaday of January, 2015, before me, the undersigned notary public, personally appeared Dedalus Wainwright, Manager of Winslow Avenue, LLC, proved to me through satisfactory evidence of identification, which were Mys Driver L'tent, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of Winslow Avenue, LLC.

tary Public

My Commission Expires Secender 27.2018

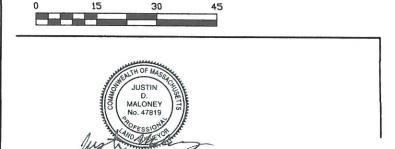
JULIAN M. NILL
MOTARY PUBLIC-STATE OF NEW YORK
No. 01146233705
Qualified in New York County
No. Commission Expires December 27, 2018



Clifton Street

Winslow Avenue

Public - 40' wide



JULY 13, 2016

Deed recorded at Middlesex Registry of Deeds, Book 64804 Page 495 Property shown as Lot B on plan recorded in Deed Book 6429, Page 270 Assessors Map 24, Block I, Lot 12 Zoning District: RC

Site Plan of Land

in

Somerville, Massachusetts
Prepared For: Nili Ohayon & Assaf Biderman

Scale: 1" = 15'

Date: July 13, 2016



7 Walnut Road Somerville, MA 02145

617-744-9002 maloneygeo.com