

## 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
<b>Property-Street Address and/or Description</b>					
88 WINSLOW AVE					
<b>Grantors</b>					
WINSLOW AVENUE LLC					
<b>Grantees</b>					
BIDERMAN ASSAF, OHAYON NILI					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



2015 0000/508  
Bk: 64804 Pg: 495 Doc: 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;
NORTHWESTERLY	by the middle of a twelve inch brick wall between Lots A and B as shown on said plan;
NORTHEASTERLY	by Lot 14 and part of Lot 13 as shown on said plan, forty-six and 12/100 (46.12) feet; and
SOUTHEASTERLY	by Clifton Street, as shown on said plan, seventy (70) feet.

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  
Ctrl# 217210 30850 Doc# 00007508  
Fee: \$8,794.40 Cons: \$1,490,000.00

Address: 88 Winslow Avenue, Somerville, MA 02143  
P. 9/10/15

Executed under seal this 2<sup>nd</sup> day of January, 2015.

Winslow Avenue, LLC

By: [Signature]  
Dedalus Wainwright, Manager

STATE OF NEW YORK

new York County, ss.

On this 2<sup>nd</sup> day 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 NYS Driver License, 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.

[Signature]  
Notary Public

My Commission Expires December 27, 2018

JULIAN M. HILL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HI6233785  
Qualified in New York County  
My Commission Expires December 27, 2018

