

Middlesex South Registry of Deeds

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Recording Information

Document Number	: 24973
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Recording Fee (including excise)	: \$3,066.20

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 02/15/2017 02:56 PM
Ctrl# 257851 10311 Doc# 00024973
Fee: \$2,941.20 Cons: \$644,900.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

UNIT DEED**65 OAK STREET CONDOMINIUMS**

GRANTOR: REFAB HOME SOLUTIONS, LLC, a Nevada Limited Liability Company, with a business address of 307 Chestnut St., Hudson, MA 01749

GRANTEE: Yunan Ji, individually, of 65 Oak St., Unit #1 Somerville, MA 02148~~3~~

UNIT: # 1

AREA: 1,102 square feet

PERCENTAGE INTEREST: 33 1/3 %

CONSIDERATION: Six Hundred Forty Four Thousand Nine Hundred (\$644,900.00) Dollars

UNIT POST OFFICE ADDRESS: Unit 1, 65 Oak Street, Somerville, MA 02143

GRANTOR, owner of the UNIT described above in **65 OAK STREET CONDOMINIUMS**, a condominium created by Master Deed dated **September 27, 2016** and recorded on September 28, 2016, with the Middlesex County Registry of Deeds at **Book 68103 Page 255**, in accordance with the provisions of G.L.c. 183A, grants the UNIT to GRANTEE. *with QUITCLAIM COVENANTS*, for the CONSIDERATION stated above.

The UNIT contains the AREA listed above, and is laid out as shown on the plans filed herewith, which plans are a copy of the plans filed with the Master Deed, and to which form is affixed a verified statement in the form provided in G.L.c. 183A § 9.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium, as described in the Master Deed, and (b) in the Declaration of Trust, dated September 27, 2016 and filed with said Registry of Deeds on **September 28, 2016**, recorded at **Book 68103, Page 275**.

65 Oak Street, Unit, Cambridge

The UNIT is to be used only for residential purposes and uses thereto permitted from time to time by the Zoning Ordinances of the **City of Somerville**, and the common areas and facilities shall not be used for any purposes inconsistent therewith and those premises shall be used for no other purposes, except as may be expressly permitted by the Trustees in accordance with the provisions of the **65 OAK STREET CONDOMINIUMS TRUST**.

The GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of G.L.c. 183A, relating to condominiums, as that statute is written as of the date hereof and as it may hereafter be amended, the Master Deed, the Condominium Trust referred to above, and by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

For title reference see Deed dated November 3, 2015, recorded at Middlesex South District Registry of Deeds, at Book 66330, Page 267.

(Signature Page to follow)

WITNESS our hands and seals this 15th day of February, 2017.

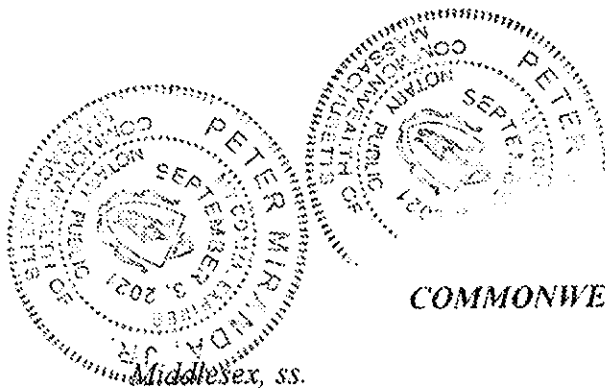

 William J. Agnatovech, Manager


 Anna P. Agnatovech, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of February, 2017, before me, the undersigned Notary Public, personally appeared **William J. Agnatovech**, proved to me through satisfactory evidence of identification, which was a [☒] **Massachusetts Driver's License**, [☐] personal knowledge [☐] valid _____ (country) passport to be the person(s) whose name(s) is/are signed on the preceding or attached document and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and acknowledge to me that he/she signed it voluntarily for its stated purpose.

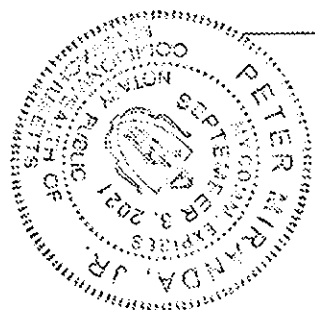


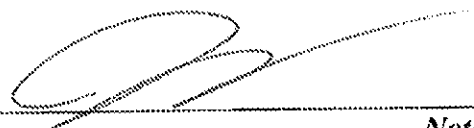


 Notary Public
 My Commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

On this 15th day of February, 2017, before me, the undersigned Notary Public, personally appeared **Anna P. Agnatovech**, proved to me through satisfactory evidence of identification, which was a [☒] **Massachusetts Driver's License**, [☐] personal knowledge [☐] valid _____ (country) passport to be the person(s) whose name(s) is/are signed on the preceding or attached document and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and acknowledge to me that he/she signed it voluntarily for its stated purpose.





 Notary Public
 My Commission expires: _____