

Said land is also conveyed to the Grantee herein, its heirs and assigns, together with an easement or right of way for ingress and egress over and across the aforesaid Camp Road running from Lake Buel Road to the premises herein conveyed.

Meaning and intending to convey Parcel B and any and all land located between the said Camp Road and Said Parcel B as shown on a plan of land entitled "Lands of Zoltan & Ethan Zantay, Town of Monterey, Berkshire Co., Massachusetts, Lane Land Surveys, Inc. 3/31/77" recorded in Map Book 5, Page 110, on May 10, 1977, at the Southern Berkshire Registry of Deeds. The said Camp Road is shown on said Plan as a right of way.

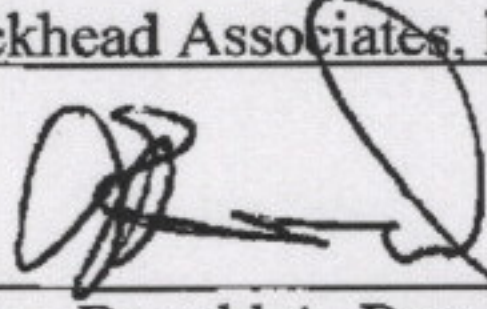
Being all and the same premises conveyed to the Grantor herein by deed of Kenneth Shearn, Trustee of the Bopal Nominee Realty Trust dated August 29, 2000 and recorded on August 31, 2000 with the Southern Berkshire Registry of Deeds in Book 1200, Page 138.

The purpose of this deed is to wind up and liquidate the affairs of the Limited Liability Company. See Certificate of Vote of All of the Managers and Members of Rockhead Associates, LLC, dated 10/6/21 and recorded herewith. The grantor entity is not classified as a corporation for federal tax purposes for the current taxable year.



Executed as a sealed instrument this 6 day of October, 2021

Rockhead Associates, LLC



By: Donald A. Bernard, Manager

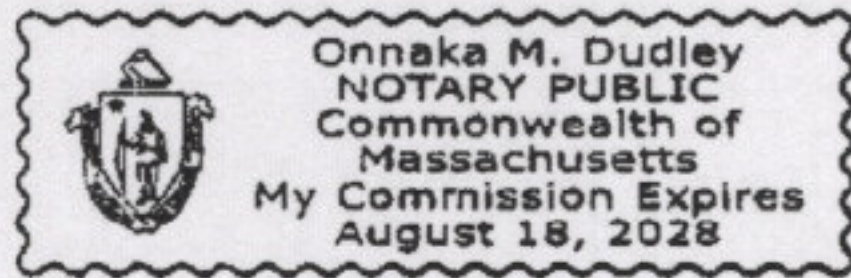
COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF BERKSHIRE

On this 6 day of October, 2021, before me, the undersigned notary public, personally appeared **Donald A. Bernard, Manager** proved to me through satisfactory evidence of identification, which was (check whichever applies):

- driver's license or other state or federal government document bearing a photographic image;
  - oath or affirmation or a credible witness known to me who knows the above signatory; or,
  - my own personal knowledge of the identity of the signatory,
- to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed as Manager of Rockhead Associates, LLC.

Onnaka M. Dudley  
\_\_\_\_\_, Notary Public

My Commission Expires: \_\_\_\_\_  
stamp/seal





## **ATTACHMENT 2**



RECEIVED  
REGISTRY OF DEEDS  
GREAT BARRINGTON, MASS.

MAY 10 2 17 PM 1977

FEE \$8.00

CLERK CBC

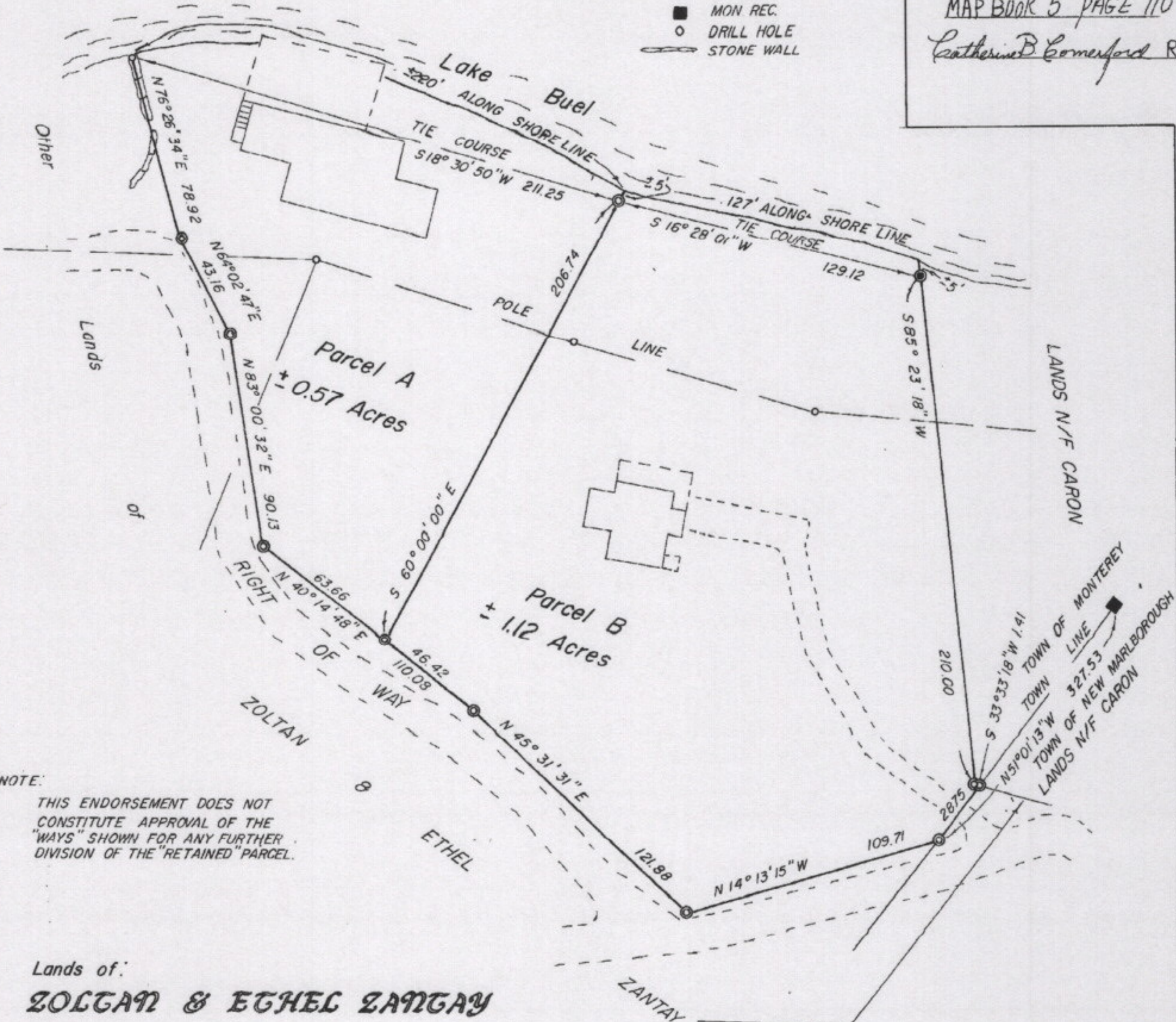
MAP BOOK 5 PAGE 110

*Catherine B. Comerford* REG.



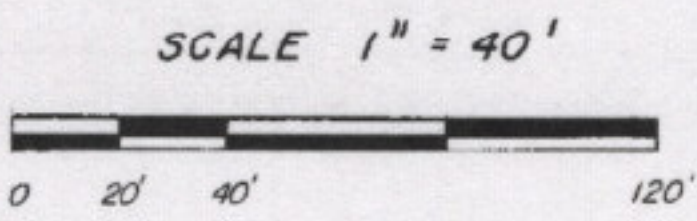
LEGEND

- I.P. REC.
- ⊙ I.P. SET
- MON. REC.
- DRILL HOLE
- STONE WALL



NOTE:  
THIS ENDORSEMENT DOES NOT  
CONSTITUTE APPROVAL OF THE  
"WAYS" SHOWN FOR ANY FURTHER  
DIVISION OF THE "RETAINED" PARCEL.

Lands of:  
**ZOLTAN & ETHEL ZANGAY**  
Town of Monterey  
Berkshire Co., Massachusetts



I certify that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

*William L. Kormanik*

Approval NOT REQUIRED under the  
SUBDIVISION CONTROL LAW  
MONTEREY  
*Paul Brown* Planning Board  
Chairman  
APR 7 1977



# **ATTACHMENT 3**





**Town of Monterey  
ZONING BOARD OF APPEALS**

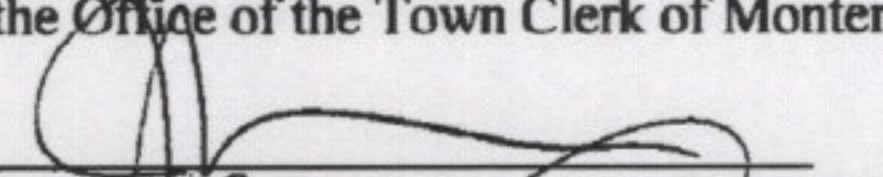
**NOTICE OF RECORDING WITH THE REGISTER OF DEEDS OF:  
Southern Berkshire County  
Conditional or Limited Variance or Special Permit  
(General Laws Chapter 40A, Section 18 as amended)**

**Application Number 21-01**

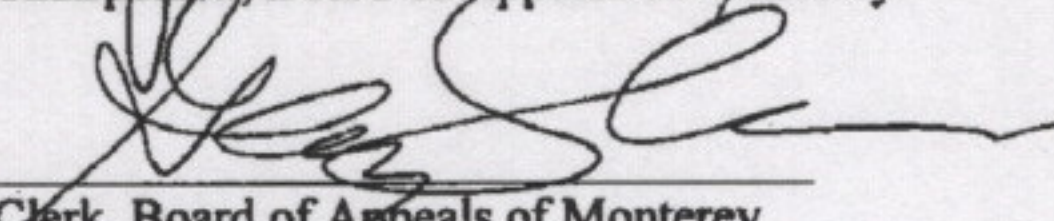
Applicant's Name: Rockhead Associates, LLC  
Address: 308 Lenox Road, Richmond, MA 01245  
Project Location: 10 northwest Cove Rd, Monterey, MA

By the Town of Monterey Board of Appeals affecting the rights of the Owner(s) with respect to the use of premises on 10 Northwest Cove Rd, Monterey, the record title standing in the name(s) of Rockhead Associates, LLC whose address is stated above, by a Deed duly recorded in the Southern Berkshire Registry of Deed in Book 1200, Page 138.

\*\*\*\*\*  
The Decision of said Board is on file with the papers in Decision of Application Number 21-01 in the Office of the Town Clerk of Monterey.

  
\_\_\_\_\_  
Chairperson, Board of Appeals of Monterey

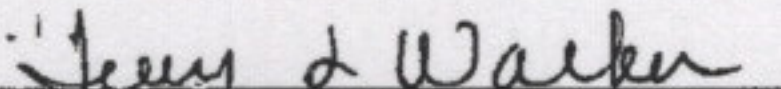
DATE: 9/2/2020

  
\_\_\_\_\_  
Clerk, Board of Appeals of Monterey

DATE: 9/2/2020

\*\*\*\*\*

This is to certify that the twenty days have elapsed since the above date of filing the decision with this office, and no appeal has been filed, or appeal has been filed and the decision of the Zoning Board of Appeals has been upheld.

  
\_\_\_\_\_  
Signature and Seal of Town Clerk

Date September 23, 2020 at 5:00 o'clock, P M.

Received and entered with the Southern Berkshire Registry of Deed in the Commonwealth of Massachusetts:

Book \_\_\_\_\_, Page \_\_\_\_\_. Attest: \_\_\_\_\_  
Registrar of Deeds Signature

**IMPORTANT:** Applicant must provide proof of filing with the Registry of Deeds to the Board of Appeals and the Monterey Board of Assessors. A copy of this form completed by the registry is sufficient.



**Town of Monterey  
BOARD OF APPEALS**

**NOTICE OF DECISION**

**Application Number 21-01  
Initially Filed with the Town Clerk on 7/21/2020.**

This decision is being mailed to the applicant, to parties of interest, and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.

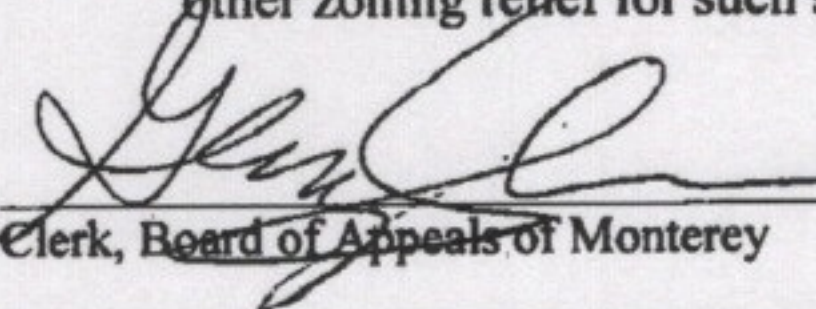
Owner: Rockhead Associates, LLC

Premises Affected: 10 Northwest Cove Rd, Monterey, MA

Referring to the above application so as to permit applicant to: reestablish the use of the property as a single family use

After a Public Hearing on 8/20/2020, the Monterey Board of Appeals at its Hearing, voted to GRANT this application under Section 5.1.7 of the Zoning By-Law subject to the following conditions, safeguards, and limitations on time or use, if any:

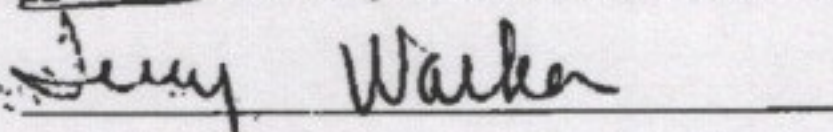
1. A building permit may not be issued for any proposed structure, nor may any structure be constructed on the property, prior to the property owner first obtaining a special permit or other zoning relief for such structure, pursuant to Section 5.1.7 of the By-Law.

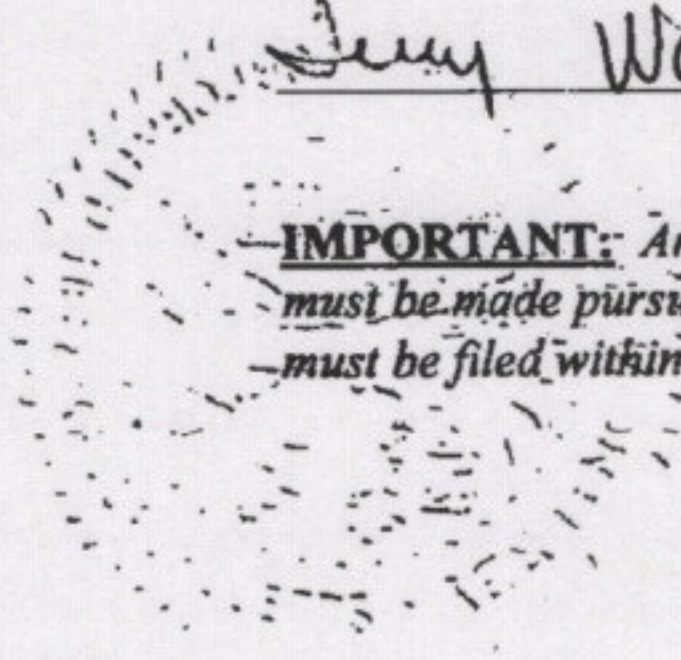
 Date 9/2/2020  
 Clerk, Board of Appeals of Monterey

\*\*\*\*\*

This ZBA decision was filed with the Town Clerk by the Zoning Board of Appeals on September 2, 2020.

I hereby certify that  [no notice of appeal]  [a notice of appeal] to the [Land Court / Superior Court, together with a copy of the complaint] was received by this office during the 20 days next after the application was  [granted]  [denied] as shown on the above certificate.

 Terry Walker, Town Clerk



**IMPORTANT:** Any appeal from the decision of the Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A of the Massachusetts General Laws as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

(Town Seal)