

## Hampshire County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/15/2022 8:17:55 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
25692	AMENDMENT		03847/208	12/20/1991	
<b>Property-Street Address and/or Description</b>					
HAMPSHIRE COUNTY					
<b>Grantors</b>					
BOGARTZ RICHARD J, TEAGNO DONALD J, BEAULIEU DEBORAH, BOGARTZ LORRAINE M, WEBSTER HOUSE CONDOMINIUM					
<b>Grantees</b>					
AMENDMENT TO MASTER DEED					
<b>References-Book/Pg Description Recorded Year</b>					
03176/53 MD 1988					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

EX 3847PG0208

025692

AMENDMENT TO MASTER DEED  
OF WEBSTER HOUSE CONDOMINIUM

The Master Deed of Webster House Condominium dated May 17, 1988 and recorded in the Hampshire County Registry of Deeds in Book 3176, Page 53, pursuant to Paragraphs 13 and 19 thereof, is hereby amended as follows:

1. by deleting Exhibits 3 and 3A thereto and replacing said exhibits with Amended Exhibits 3 and 3A attached hereto; and
2. by amending the phrase "Units, 2, 3, and 4" in paragraph 5(B) to read as follows "Units 2 and 3"; and
3. by amending the phrase "Units 2, 3, and 4" in paragraph 17(C) to read as follows "Units 2 and 3"; and
4. by amending the phrase "Units, 2, 3 and 4" in the first paragraph of Paragraph 19 to read as follows "Units 2 and 3"; and
5. by amending the phrase "Units 2, 3, and 4" in Paragraph 19(C) to read as follows: "Units 2 and/or 3";

said amendments to become effective upon the recording of deeds from Kathleen E. Teagno and Donald J. Teagno to Mauro Aniello (or his nominee), relative to Unit 3 and from William R. Austin, Susan W. Lowenstein and Peter A. Kitchell to Mauro Aniello (or his nominee), relative to Unit 4's exclusive rights with respect to Parcel 4.

EX3847PG0209

Lorraine Bogartz, Trustee

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Lorraine Bogartz and acknowledged the foregoing instrument as her free act and deed, before me,

Kenneth P. Newman  
Notary Public  
My commission expires: January 14, 1996

Richard J. Bogartz  
Richard J. Bogartz, Trustee

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Richard J. Bogartz and acknowledged the foregoing instrument as his free act and deed, before me,

Kenneth P. Newman  
Notary Public  
My commission expires: January 14, 1996

Donald J. Teagno  
Donald J. Teagno, Trustee

Deborah Beaulieu  
Deborah Beaulieu, Trustee

BK3847PG0210

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Donald J. Teagno and acknowledged the foregoing instrument as his free act and deed, before me,

Kenneth P. Henner  
Notary Public  
My commission expires: January 18, 1996

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Deborah Beaulieu and acknowledged the foregoing instrument as her free act and deed, before me,

Kenneth P. Henner  
Notary Public  
My commission expires: January 18, 1996

Unit 1 Owners (23.25%) and  
Unit 2 Owners (28.00%).

Lorraine Bogartz  
Lorraine Bogartz

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Lorraine Bogartz and acknowledged the foregoing instrument as her free act and deed, before me,

Kenneth P. Henner  
Notary Public  
My commission expires: January 18, 1996

EX364780211

Richard Bogartz  
Richard Bogartz

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Richard J. Bogartz and acknowledged the foregoing instrument as his free act and deed, before me,

Kimberly P. Newlin  
Notary Public  
My commission expires: Jan 18, 1996

Unit 3 Owners (21.00%)

Kathleen E. Teagno  
Kathleen E. Teagno

Donald J. Teagno  
Donald J. Teagno

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 12, 1991

Then personally appeared the above-named Kathleen E. and Donald J. Teagno and acknowledged the foregoing instrument as their free act and deed, before me,

Kimberly P. Newlin  
Notary Public  
My commission expires: Jan 18, 1996

BK3847PG0212

Unit-4 Owners (16.00%)

Peter A. Kitchell  
Peter A. Kitchell

Susan W. Lowenstein  
Susan W. Lowenstein

William R. Austin  
William R. Austin

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 17, 1991

Then personally appeared the above-named Peter A. Kitchell and acknowledged the foregoing instrument as his free act and deed, before me,

Kenneth P. Neuman  
Kenneth P. Neuman Notary Public  
My commission expires: January 18, 1996

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 17, 1991

Then personally appeared the above-named Susan A. Lowenstein and acknowledged the foregoing instrument as his free act and deed, before me,

Kenneth P. Neuman  
Kenneth P. Neuman Notary Public  
My commission expires: January 18, 1996


BK3847PG0213

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December /7, 1991

Then personally appeared the above-named William R. Austin and acknowledged the foregoing instrument as his free act and deed, before me,

  
\_\_\_\_\_  
Notary Public  
My commission expires: *July 18, 1992*

Unit 5 Owners (11.75%)

\_\_\_\_\_  
M. Arlene Forsyth

\_\_\_\_\_  
Mark D. Forsyth

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December , 1991

Then personally appeared the above-named M. Arlene Forsyth and Mark D. Forsyth and acknowledged the foregoing instrument as their free act and deed, before me,

\_\_\_\_\_  
Notary Public  
My commission expires:

EX 3847PG0214

EXHIBIT 3  
TO  
MASTER DEED  
OF  
WEBSTER HOUSE CONDOMINIUM

(see Exhibit 3A for Beneficial Interest)

<u>UNIT NUMBER</u>	<u>FLOOR LEVEL</u>	<u>APPROX. AREA IN SQUARE FEET</u>	<u>NO. &amp; COMPOSITION OF ROOMS</u>
1	B	2855	three large rooms, kitchen area, storage areas, three bathrooms
2	1st	2581	seven rooms, large entry hall, greenhouse, kitchen, two bathrooms
3	1st	2129	one large area, two bathrooms, one small office
4	1st, 2nd, 3rd	1883.5	multiple offices, closets, 2 bathrooms, hall and stairway from 1st to 2nd and from 2nd to 3rd floors.
5	3rd	1220.5	bathroom, kitchen area, large room.

LEGEND:

FLOOR LEVEL:

B is Basement  
1st is Ground Floor  
2nd is Second Floor  
3rd is Third Floor



64384780215

Unit 1 has an immediate access to a common area and exit on its east side and immediate access to an external exit and stairway on its west side and an external exit on its southside.

Unit 2 has an immediate access to two exits on its south side and one exit as its west side. Unit 2 also has exclusive rights of use and development over land area comprised of 1,732 square feet and shown as parcel 2 on a plan of land entitled "Land in Amherst (Hampshire Co.), MA. Prepared for Webster House Associates", dated November 3, 1987, revised November 18, 1987 and May 5, 1988 by C. T. Male Associates, Inc., Greenfield, Massachusetts, which plan is to be recorded in the Hampshire County Registry of Deeds.

Unit 3 has immediate access to two exits on the west side of the building. Unit 3 also has exclusive rights of use and development over land area comprised of 981 square feet and shown as Parcel 3 on the above cited plan and over land area comprised of 2,372 square feet and shown as Parcel 4 on the above cited plan, subject to easements shown thereon.

Unit 4 has an immediate access to an exit on the west side of the building and to a fire escape on the east side of the building.

Unit 5 has immediate access to and an easement for purposes of ingress and egress over a hallway and stairways in Unit 4 leading to an exit on the west side of the building. Unit 5 also has

BK3847PG0216

access to a fire escape on the east side of the building. Unit 5 is also subject to an easement through the unit for purpose of reasonable access by the Trustees to a common area in the attic.

EX3847PG0217

BOUNDARIES:

The boundaries of the Units 1 through 5 with respect to the floors, ceilings and the walls, doors and windows thereof are as follows:

- |  |   |
|--|---|
| A. Floors:                                     | plane of the upper surface of the concrete slab in the basement level areas and the plane of the upper floor joists in all other floors.                      |
| B. Ceilings:                                   | the plane of the lower surface of the ceiling studs.  |
| C. Perimeter Walls:                            | the plane of the surface facing such unit of the wall studs or the plane of the surface facing such Unit of the masonry where masonry is the finish material. |
| D. Exterior Building Walls, Doors and Windows: |   |
| (i) walls:                                     | the plane of the surface facing such unit of the wall studs.  |
| (ii) doors:                                    | the exterior surface of the doors utilized to provide ingress from each Unit.   |
| (iii) windows:                                 | the interior surface of the glass and window frames.  |

The unit dimensions shown on the Plans extend to the plane of the surface facing such Unit of the interior finish surface of the walls, doors, ceilings or floors, as the case may be, although the boundaries extend as indicated below.

There are five (5) Units in the Condominium.

There are no (0) Parking Spaces in the Condominium.

BK 3847 PG 0218

EXHIBIT 3A  
TO  
MASTER DEED  
OF  
WEBSTER HOUSE CONDOMINIUM

<u>UNIT</u>	<u>OVERALL BENEFICIAL INTEREST</u>
Unit 1	23.25%
Unit 2	28.00%
Unit 3	21.00%
Unit 4	16.00%
Unit 5	11.75%
	<hr/>
	100.00%

Hampshire ss. Dec 20, 1991 at 11 o'clock and 12 minutes 9 A.M., Rec'd ent'd and  
(MONTH) (DAY)  
exam'd with Hampshire Reg. of Deeds, Book 3847 Page 208

Attest \_\_\_\_\_  
REGISTER