
 Official Receipt for Recording In:

Northern Berkshire Registry of Deeds
 65 Park Street

Adams, Massachusetts 01220

Issued To: STEPHEN PAGNOTTA

Recording Fees

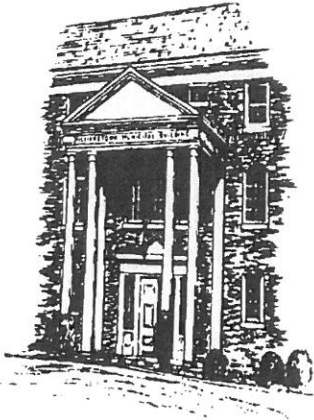
Document Description	Number	Cert Number	Recording Amount
CERT TURNER HOUSE	00013798	1753	\$75.00
CERT DEED	00013799	1753	\$75.00
TAXEXMPT ACC	00013800	2332	\$125.00
	00013801	2332	\$75.00
Collected Amounts			\$350.00

Payment Type

Payment Type	Amount
Cash	\$225.00
Check	\$125.00
	\$350.00

Total Received : \$350.00
 Less Total Recordings: \$350.00
 Change Due : \$0.00

Thank You
 FRANCES T. BROOKS - Register of Deeds
 By: Deborah Moran



Town of
Williamstown
Massachusetts



Mary Courtney Kennedy
Town Clerk
Municipal Building
31 North Street
Williamstown, MA 01267
mkennedy@williamstownma.gov
413.458.9341



2018 00013798

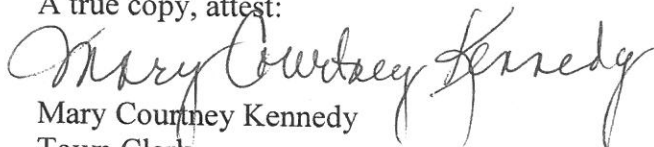
Bk: 00018 Pg: 1753 Cert: 1753 NB
Doc: CERT 02/05/2018 02:38 PM

January 5, 2018

I certify the following the vote taken at the Monday, December 11, 2017 Selectboard meeting:

TOWN MANAGER'S REPORT- The initial meeting of the architect and Project Manager were held for the Police Station. The Central Register has the special uniqueness ad. The uniqueness ad at the central registry allowed us to avoid doing an RFP for the police station because the Turner House uniquely meets our needs. The town manager requested Board approval to extend the Turner House option and to execute all items related to the purchase until the end of January 2018. Mr. Hogeland made a motion to approve Mr. Hoch's request. Mr. Thomas seconded the motion. The motion passed 5-0-0.

A true copy, attest:


Mary Courtney Kennedy
Town Clerk



Town of Williamstown

31 North Street, Williamstown, MA 01267 - www.williamstownma.gov - 413.458.9341
Office of the Town Clerk- Mary Courtney Kennedy - mkennedy@williamstownma.gov

Special Town Meeting
November 14, 2017

ACQUISITION OF PROPERTY FOR POLICE STATION

Article 2. To see if the Town will vote to authorize the Board of Selectmen to exercise its option to purchase and to acquire, for general municipal purposes and by purchase, gift, and/or eminent domain, a parcel of land containing .42 acres, more or less, located at 825 Simonds Road, with the Turner House and other improvements thereon, on such terms and conditions as the Board of Selectmen deems appropriate, and to raise and appropriate, transfer from available funds, including stabilization funds, and/or borrow a sum of money for the purpose of acquiring said property and costs incidental or related thereto; or take any other action in relation thereto.

The Town has been developing plans to relocate Police Station to the site at Turner House. Feasibility plans envision using the existing structure and an addition to house Police operations. The Board of Selectmen entered into a Option to Purchase with the Turner House Living Center for Veterans, Inc. in May with an agreed upon price of \$300,000 for the structure and property. The intention of the Board of Selectmen is to pay for this purchase using funds in the Stabilization Fund, which can be used for capital projects only. As of June 30, 2017, the Stabilization Fund had a balance of \$1,650,062.57.

The Board of Selectmen unanimously recommends the adoption of this article.

Proceeding: The Chairman of the Board of Selectmen moved, and it was seconded, the Town vote to authorize the Board of Selectmen to exercise its option to purchase and to acquire, for general municipal purposes and by purchase, gift and/or eminent domain, a parcel of land containing .42 acres, more or less, located at 825 Simonds Road, with the Turner House and other improvements thereon, on such terms and conditions as the Board of Selectmen deems appropriate; to appropriate and transfer from the Stabilization Fund the sum of \$300,000 for the purpose of acquiring said property and costs incidental and related thereto; and to authorize the Board of Selectmen to execute all documents and take all actions necessary in connection therewith.

There being no discussion, the Moderator declared Article 2 carried by unanimous voice vote.

A true copy, attest:

Mary Courtney Kennedy
Mary Courtney Kennedy
Town Clerk



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133



2018 00013799
Bk: 00018 Pg: 1753 Cert: 1753 NB
Doc: CERT 02/05/2018 02:38 PM

Date: January 29, 2018

To Whom It May Concern :

I hereby certify that according to the records of this office,

TURNER HOUSE LIVING CENTER FOR VETERANS, INC., THE

is a domestic corporation organized on **November 04, 1993**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 18010519250

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by:



2018 00013800

Bk: 00024 Pg: 2332 Cert: 2332 NB
Doc: DEED 02/05/2018 02:38 PM

QUITCLAIM DEED

THE TURNER HOUSE LIVING CENTER FOR VETERANS, INC., with an office in Williamstown, Berkshire County, Massachusetts 01267, for consideration in the amount of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS AND NO CENTS paid, grants to the TOWN OF WILLIAMSTOWN, a Massachusetts municipal corporation, having a mailing address of 31 North Street, Williamstown, Berkshire, Massachusetts, with QUITCLAIM COVENANTS, the land situate on the westerly side of the State Highway – Route 7 -, also known as Simonds Road in said Williamstown, bounded and described as follows:

Being Lot #2 as shown on Land Court Plan #19585B filed with Certificate of Title #1485. Meaning and intending to convey and hereby conveying all and singular, the same premises conveyed to the grantor herein by deed of The American Legion Post 152 dated December 18, 1995 and recorded with the Land Court Records of the Berkshire Northern District Registry of Deeds as Document #7635 with Certificate of Title #1688.

No deed stamps are due under GL c.64D, §1.

The undersigned certifies compliance with the provisions of G.L. c. 7C, §38 and G.L. c. 44, §63A.

Grantor certifies that Grantor is not subject to corporate excise taxes.

The Town of Williamstown's Acceptance of Deed and certified Town Meeting vote, authorizing the acceptance, are attached hereto and incorporated herein.

Property location: 825 Simonds Road, Williamstown, MA

WITNESS my hand and seal this 1st day of February, 2018.

In the presence of:

The Turner House Living Center for Veterans, Inc.

Tina M. Dobbe

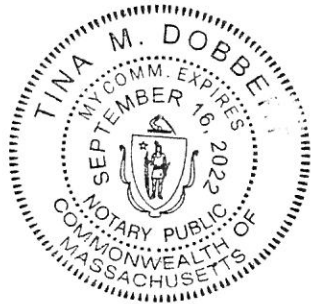
[Signature]

Stephen N. Pagnotta
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 1st day of February, 2018, before me, the undersigned notary public, personally appeared Stephen N. Pagnotta, for Turner House Living Center for Veterans, Inc., proved to me through satisfactory evidence of identification, which was personal knowledge of signer's identity 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 on behalf of The Turner House Living Center for Veterans, Inc..



Tina M. Dobbe
Notary Public
My commission expires 9-16-2022



Bk: 00024 Pg: 2332 Cert: 2332 NB
Doc: ACC 02/05/2018 02:38 PM

ACCEPTANCE OF DEED

On this 5th day of February, 2018, the Town of Williamstown, acting by and through its Town Manager, duly authorized by the Board of Selectmen, and pursuant to the vote taken under Article 2 of the November 14, 2017 Special Town Meeting, a certified copy of which is attached hereto, hereby accepts the foregoing deed from The Turner House Living Center for Veterans, Inc. to property located at 825 Simonds Road, Williamstown, for general municipal purposes.

TOWN OF WILLIAMSTOWN,
By its Town Manager

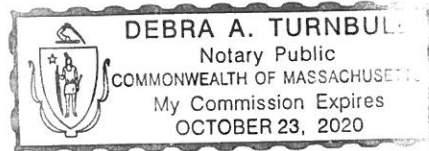
Jason Hoch, Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 5th day of February, 2018, before me, the undersigned Notary Public, personally appeared Jason Hoch, Town Manager of the Town of Williamstown, as aforesaid, who proved to me through satisfactory evidence of identification, which was Known to me, 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 on behalf of the Town of Williamstown.

Notary Public
My Commission Expires



CERTIFICATE OF CORPORATE VOTE

I, DAVID LARABEE, DULY AUTHORIZED CLERK of THE TURNER HOUSE OF LIVING FOR VETERANS, INC., a Massachusetts charitable corporation, do hereby certify that at a meeting of the members of the Board of Directors duly held on the 31st day of January, 2017, at

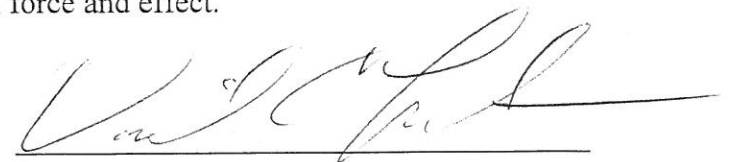
which a quorum was present and acting throughout, the following vote was unanimously adopted and is now in full force and effect:

VOTED: That the corporation be and is hereby authorizing to convey to the Town of Williamstown the premises located at 825 Simonds Road for the amount of \$300,000.00 and that Stephen N. Pagnotta is hereby authorized to execute any and all documents necessary or required for said sale.



David Larabee
Clerk

I hereby further certify that this vote remains in full force and effect.



David Larabee
Clerk