

Hampshire County Registry of Deeds  
Electronically Recorded Document

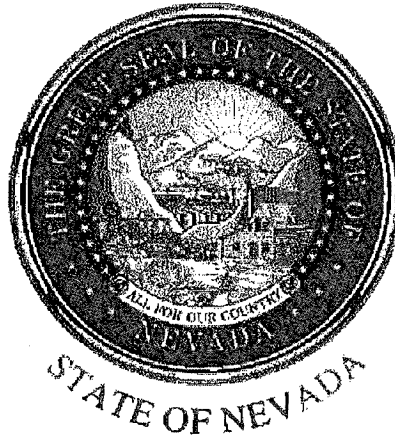
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Document Number	: 26209
Document Type	: CERT
Recorded Date	: December 27, 2022
Recorded Time	: 11:59:56 AM
Recorded Book and Page	: 14768 / 266
Number of Pages(including cover sheet)	: 2
Receipt Number	: 409112
Recording Fee	: \$105.00

**Hampshire County Registry of Deeds**  
**Mary Olberding, Register**  
**60 Railroad Avenue**  
**Northampton, MA 01060**  
**413-584-3637**  
**[www.Masslandrecords.com](http://www.Masslandrecords.com)**

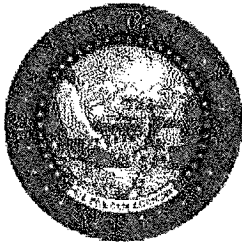
# SECRETARY OF STATE



## CERTIFICATE OF EXISTENCE WITH STATUS IN GOOD STANDING

I, Barbara K. Cegavske, the duly qualified and elected Nevada Secretary of State, do hereby certify that I am, by the laws of said State, the custodian of the records relating to filings by corporations, non-profit corporations, corporations sole, limited-liability companies, limited partnerships, limited-liability partnerships and business trusts pursuant to Title 7 of the Nevada Revised Statutes which are either presently in a status of good standing or were in good standing for a time period subsequent of 1976 and am the proper officer to execute this certificate.

I further certify that the records of the Nevada Secretary of State, at the date of this certificate, evidence, **PIONEER VALLEY RAILROAD COMPANY, INC.**, as a DOMESTIC CORPORATION (78) duly organized under the laws of Nevada and existing under and by virtue of the laws of the State of Nevada since 06/14/1982, and is in good standing in this state.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 12/15/2022.

A handwritten signature in cursive script that reads "Barbara K. Cegavske".

BARBARA K. CEGAVSKE  
Secretary of State

Certificate Number: B202212153233949

You may verify this certificate  
online at <http://www.nvsos.gov>

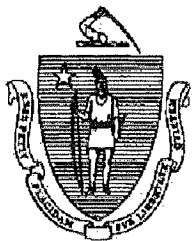
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*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

Date: December 15, 2022

To Whom It May Concern :

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

**PIONEER VALLEY RAILROAD COMPANY, INC.**

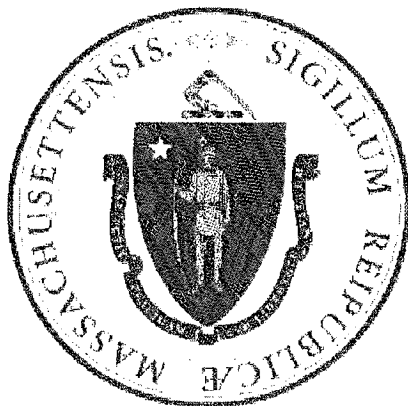
a corporation organized under the laws of

**NEVADA**

on **June 14, 1982** was qualified to do business in this Commonwealth on

**June 21, 1982** under the provisions of the General Laws, and I further certify that said corporation is still qualified to do business in this Commonwealth.

I also certify that said corporation is not delinquent in the filing of any annual reports required to date.



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

A handwritten signature in cursive script that reads "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 22120351910

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

Processed by: Bod

Hampshire County Registry of Deeds  
Electronically Recorded Document

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Document Number	: 26211
Document Type	: DEED
Recorded Date	: December 27, 2022
Recorded Time	: 11:59:56 AM
Recorded Book and Page	: 14768 / 270
Number of Pages(including cover sheet)	: 11
Receipt Number	: 409112
Recording Fee (including excise)	: \$155.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 12/27/2022 11:59 AM  
ctrl# Doc# 00026211  
Fee: \$.00 Cons: \$1.00  
\*\*\*\*\*

**Hampshire County Registry of Deeds**  
**Mary Olberding, Register**  
**60 Railroad Avenue**  
**Northampton, MA 01060**  
**413-584-3637**  
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**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that PIONEER VALLEY RAILROAD COMPANY, INC. ("Grantor"), a Nevada corporation with a principal place of business located at 94 North Elm Street, Suite 404, Westfield, Massachusetts,

for consideration paid and in the amount of Three Hundred Forty Thousand (\$340,000.00) Dollars

hereby grants to the TOWN OF SOUTHAMPTON, MASSACHUSETTS ("Grantee"), a municipal corporation with a mailing address of 210 College Highway, Southampton, Massachusetts

with QUITCLAIM COVENANTS,

All rights, title, and interest to the remaining right of way owned by Grantor located in Southampton, Hampshire County, Massachusetts as more particularly described on Exhibit A attached hereto and made a part hereof,

Being a portion of the same premises conveyed to Grantor by CONSOLIDATED RAILROAD COMPANY, by Quitclaim Deed dated June 30, 1982, recorded in the Hampshire County Registry of Deeds under Book 2303, Page 81.

This conveyance does not constitute a transfer of all or substantially all of the assets of Grantor, and is made in the ordinary course of business.

**No deed stamps are owed pursuant to G.L. c. 64D, §1.**

[Remainder of Page Intentionally Blank]

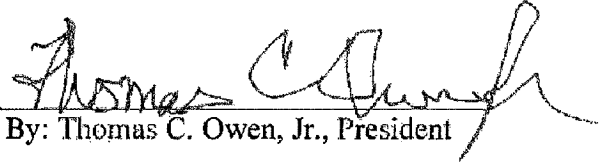
Property: Florence Secondary Tract, Southampton, MA

Executed as a sealed instrument this 16 day of December 2022.

**PIONEER VALLEY RAILROAD  
COMPANY, INC.**



\_\_\_\_\_  
Witness

  
By: Thomas C. Owen, Jr., President

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: John P. Levine, Treasurer

Executed as a scaled instrument this 16 day of December 2022.

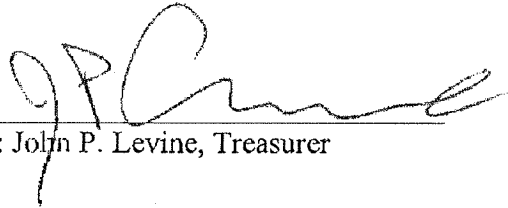
**PIONEER VALLEY RAILROAD  
COMPANY, INC.**

\_\_\_\_\_  
Witness

  
\_\_\_\_\_

Witness

\_\_\_\_\_  
By: Thomas C. Owen, Jr., President

  
\_\_\_\_\_

By: John P. Levine, Treasurer



EXHIBIT A

Florence Secondary

Hampshire County, Massachusetts

ALL THAT REMAINING LINE of railroad being a portion of Grantor's Florence Secondary Track identified as Line Code 4249 in the records of the United States Railway Association and also being a portion of the former Penn Central Transportation Company's Line of Railroad also known as the Florence Secondary Track and identified in the Register's Office of Hampshire County, Massachusetts in Book 2058 at Page 304

BEGINNING at the Line dividing the City of Westfield, Hampden County, Massachusetts and the Town of Southamton, Hampshire County, Massachusetts and extending from said line in a general northeasterly direction approximately four and ¼ (4.25) miles and passing through Southamton and continuing to a point intersecting with the southerly sideline of Coleman Road, Southamton, Hampshire County, Massachusetts and being the southerly point of those premises described in a Deed from Pioneer Valley Railroad Company, Inc. to the Town of Easthampton, dated December 31, 1998 and recorded in Hampshire County Registry of Deeds in book 5594, Page 256..

EXCEPTING THEREFROM the premises conveyed by Grantor to Mark P. Reed & Linda M. Reed by Quitclaim Deed dated April 17, 1996 and recorded in the Hampshire County Registry of Deeds on April 29, 1996 in Book 4871, Page 173;

AND ALSO EXCEPTING THEREFROM the premises conveyed by Grantor to Marie L. Bolduc by Quitclaim Deed dated August 16, 2007 and recorded in the Hampshire County Registry of Deeds on December 21, 2007 in Book 9353, Page 323.

BEING a portion of the same premises conveyed to Grantor by CONSOLIDATED RAILROAD COMPANY by Quitclaim Deed dated June 30, 1982, recorded in the Hampshire County Registry of Deeds under Book 2303, Page 81.

STATE OF FLORIDA

Lake County, ss.

On this 10 day of December, 2022 before me, the undersigned notary public, personally appeared Thomas C. Owen, Jr., proved to me through A/O to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose, as President of Pioneer Valley Railroad Company, Inc.



Tulsî Patel  
Notary Public: Tulsî Patel  
My Commission Expires: 09/30/2026

COMMONWEALTH OF MASSACHUSETTS

Hampden County, ss.

On this \_\_\_ day of December, 2022 before me, the undersigned notary public, personally appeared John P. Levine, proved to me through \_\_\_\_\_ to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose, as Treasurer of Pioneer Valley Railroad Company, Inc.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

STATE OF FLORIDA

Lake County, ss.

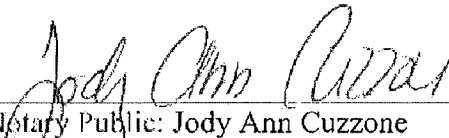
On this \_\_\_\_ day of December, 2022 before me, the undersigned notary public, personally appeared Thomas C. Owen, Jr., proved to me through \_\_\_\_\_ to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose, as President of Pioneer Valley Railroad Company, Inc.

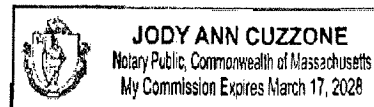
\_\_\_\_\_  
Notary Public:  
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Hampden County, ss.

On this 16 day of December, 2022 before me, the undersigned notary public, personally appeared John P. Levine, proved to me through personal knowledge, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose, as Treasurer of Pioneer Valley Railroad Company, Inc.

  
\_\_\_\_\_  
Notary Public: Jody Ann Cuzzone  
My Commission Expires: March 17, 2028

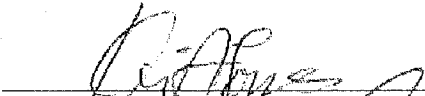


ACCEPTANCE OF DEED

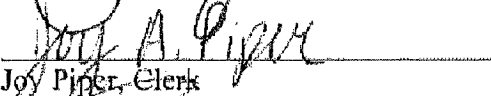
On this 20<sup>th</sup> day of December, 2022, the Town of Southamptn, acting by and through its Select Board pursuant to the vote taken under Article 25 of the 2021 Annual/~~Special~~ Town Meeting, a certified copy of which is attached hereto, hereby accepts the foregoing deed from Pioneer Valley Railroad Company, Inc.

*and the vote taken under Article 16 of the December 14, 2021 special town meeting*

TOWN OF SOUTHAMPTON,  
By its Select Board

  
Christine Fowles, Chair

  
Jon Lumora, Vice-Chair

  
Joy Piper, Clerk

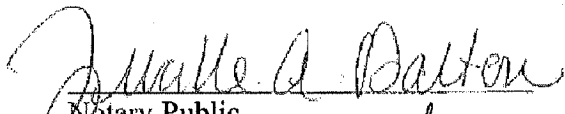
  
Maureen Groden, Member

\_\_\_\_\_  
Francine Tishman, Member

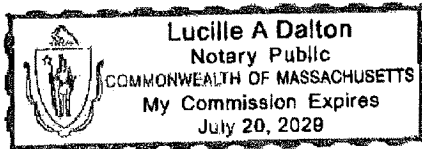
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 20<sup>th</sup> day of December, 2022, before me, the undersigned notary public, personally appeared Christine Fowles, Jon Lumora, Joy Piper, Maureen Groden member of the Southampton Select Board, as aforesaid, proved to me through satisfactory evidence of identification which was personal recognition, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Southampton.

  
Notary Public  
My Commission Expires: July 20, 2029

842571/SOUT/0001



**TOWN OF SOUTHAMPTON**  
**Office of Town Clerk**

**210 College Hwy, Suite 2 Southampton, Massachusetts 01073**

Phone: (413) 527-8392 Email: townclerk@townofsouthampton.org

**Certified Copy of Vote**

December 14, 2022

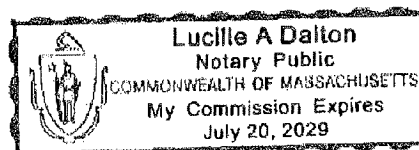
**Re: Article 25 – Southampton Annual Town Meeting June 13, 2021**

I am certifying that I am the Town Clerk for the Town of Southampton and also certify that at the Annual Town Meeting held on June 13, 2021, the following was motioned and seconded regarding Article 25:

**Article 25:**

**SUMMARY:** This Article would appropriate \$270,000 through borrowing to acquire the Right of Way for the Greenway Rail Trail bike and pedestrian path and/or help pay towards the design costs of the Greenway Rail Trail. The Town has received approval of \$100,000 in grant funding which will be used towards the acquisition of the Right of Way for the trail in Southampton. The total acquisition cost including legal, closing and recording costs are estimated to be \$370,000. The \$100,000 in grant funding would be used to offset that total acquisition cost. This is a Debt Exclusion and as such a Ballot Question will also be on the June 22, 2021, Annual Town Election.

**MOTION:** It was moved and seconded that the Town appropriates the sum of \$270,000 to acquire the Right of Way for the Greenway Rail Trail (Bike and Pedestrian) Path and/or to pay design costs related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$270,000 under G.L. c. 44, §7(1) or any other enabling authority and to issue bonds and notes of the Town therefor; provided, however, that the appropriation authorized hereunder shall be contingent on the approval by the voters of the Town of a so-called Proposition 2½ debt exclusion under G.L. c. 59, §21C with respect to the repayment of the amounts authorized to be borrowed by this vote; and, in accordance with G.L. c. 44, §20, any premium received by the Town upon the sale of any bonds or notes thereunder, less any premium applied to the payment of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for such project shall be reduced by the amount of any such premium so applied that may be necessary for that purpose.



**TOWN OF SOUTHAMPTON**  
**Office of Town Clerk**

**210 College Hwy, Suite 2 Southamptn, Massachusetts 01073**

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**Article 25**

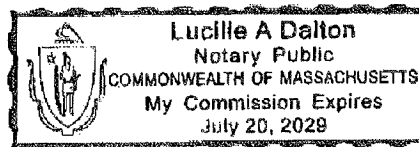
I am certifying that Article 25 passed by majority with 9 nays, meeting 2/3 majority requirement, and will appear on the Special Election ballot.

The Annual Town Meeting can be found on the Town of Southamptn website at [www.townofsouthampton.org](http://www.townofsouthampton.org) and meeting minutes can be found on the Town clerk's page.

A true copy, Attest

*Lucille A. Dalton*

Lucille A Dalton-Town Clerk



**TOWN OF SOUTHAMPTON**  
**Office of Town Clerk**

**210 College Hwy, Suite 2 Southamptn, Massachusetts 01073**

Phone: (413) 527-8392 Email: townclerk@townofsouthampton.org

**Certified Copy of Vote**

December 14, 2022

Re: **Article 16** – Southamptn Special Town Meeting December 14, 2021

I am certifying that I am the Town Clerk for the Town of Southamptn and also certify that at the Special Town Meeting held on December 14, 2021, the following was motioned and seconded regarding Article 16:

**Article 16:**

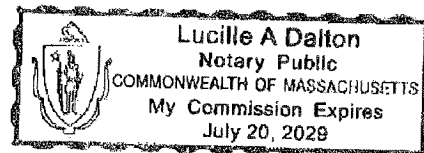
**SUMMARY**

This Article would appropriate \$270,000 through the Community Preservation Fund Surcharges – Undesignated Account to acquire the Right of Way for the Greenway Rail Trail bike and pedestrian path and/or help pay towards the design costs of the Greenway Rail Trail. The Town has received approval of two separate \$100,000 in grant funding which will be used towards the acquisition of the Right of Way for the trail in Southamptn. The total acquisition cost including legal, closing and recording costs are estimated to be \$370,000. The \$200,000 in grant funding from the separate grants would be used to offset that total acquisition cost. If passed at this special Town Meeting, then the Debt exclusion vote from the June 2021 Annual Town meeting would be brought to a vote to rescind that Action at the May 2022 Annual Town meeting.

**MOTION:** It was moved and seconded that the Town will vote to transfer the sum of Two Hundred Seventy Thousand Dollars (\$270,000) from Community Preservation Funds to the Greenway Committee, said funds to be Transferred from Community Preservation Surcharges-Undesignated Account.

**Article 16**

I am certifying that Article 16 passed by majority



The Special Town Meeting can be found on the Town of Southamptn website at [www.townofsouthampton.org](http://www.townofsouthampton.org) and meeting minutes can be found on the Town clerk's page.

A true copy, Attest

Lucille A Dalton-Town Clerk

A handwritten signature in cursive script that reads "Lucille A Dalton".