

T H I S I N D E N T U R E .

Made the third day of October Nineteen Hundred and Twenty-one.

BETWEEN FAY C. PARSONS, GEORGE M. WATSON, NELLIE N. LUND, ROBERT A. VAN DERPOOL, HARRY PETERS, FRED A. HOLLISTER, LEWELLYN D. GARDINER, as trustees of The First Universalist Parish, of Cortland, N.Y. (formerly The First Universalist Society of the Town of Cortlandville), a religious corporation duly authorized and existing by the laws of the State of New York, party of the first part and NEW YORK STATE CONVENTION OF UNIVERSALISTS, an incorporation with their principal office in Carthage, N.Y., party of the second part.

WHEREAS, at an annual meeting of the Church and Parish of the First Universalist Parish of Cortland, N.Y., duly called and held at the Church in the City of Cortland on January 13, 1920, a resolution was duly offered and unanimously passed at said meeting that the First Universalist Parish of Cortland, N.Y., by their duly authorized representatives, sign, execute and deliver a good and sufficient deed of the real property owned by the said Church in the City of Cortland to the New York State Convention of Universalists.

WHEREAS, that the party of the first part in consideration of One Dollar (\$1.00) lawful money of the United States and other valuable considerations, paid by the party of the second part, does hereby remise, release and quit-claim unto the party of the second part, its successors and assigns,

at ALL THAT TRACT OR PARCEL OF LAND, known as part of lot number sixty-five (65) in the town of Cortlandville, County of Cortland, State of New York and situated in Cortland Village and bounded as follows: Beginning at the Northwest corner of land conveyed by Nathan Dayton to Rufus B. Freeman; thence North on Church Street to the center of New Street nine rods; thence East on New Street six rods and one-half rods, thence South nine rods to land conveyed as aforesaid to said Rufus B. Freeman; thence West six and one-half rods on the North line of said Rufus B. Breeman to the place of beginning, be the same more or less.

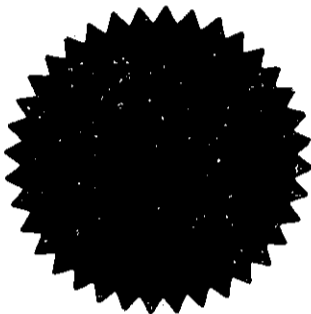
Excepting and reserving ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Cortland, Cortland County, N.Y., on lot

~~_____~~
number sixty-five (65) of the town of Cortlandville, Cortland County,
and State of New York, bounded and described as follows: Beginning
at the North-west corner of land conveyed by Nathan Dayton to Rufus
Freeman, now owned by Theodore Stevenson, thence North on Church
Street forty-two (42) feet; thence east on a line parallel with the
North line of the lands of said Theodore Stevenson to the East line
of the premises ^{heretofore} owned by the First Universalist Parish of Cortland,
N.Y.; thence South on the East line of the premises heretofore owned
by said Parish to the land of Theodore Stevenson; thence West on the
North line of said Stevenson's premises to the place of beginning
containing more or less of land, being a strip of land forty-two
(42) feet wide North and South the whole length of the South end of
the premises ^{heretofore} now owned and held by the First Universalist Parish
of Cortland, N.Y. in the Village of Cortland; and being a portion
of the same premises conveyed to the trustees of the First Univer-
salist Society of the town of Cortlandville by Gilmore Kinney and
wife by deed dated Feby. 24, 1842 and recorded in Cortland County
Clerk's Office in Book 5 of deeds at page 427. /a

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF the said First Universalist Parish of Cortland, N.Y., hath caused its corporate seal to be hereunto affixed and this indenture to be subscribed by its trustees the day and year first above written.



Jay C. Parsons (L.S.)

George M. Watson (L.S.)

Mrs. Nellie N. Lund (L.S.)

Robert A. Vandenberg (L.S.)

Harry Peters (L.S.)

Wm. A. Hollister (L.S.)

Louellen B. Gardner (L.S.)

M (L.S.)



STATE OF NEW YORK :
County of Cortland : ss:

On this 31 day of October in the year One Thousand Nine Hundred Twenty-one, before me personally appeared

FAY C. PARSONS; GEORGE M. WATSON, NELLIE N. LUND, ROBERT A. VAN DERPOOL, HARRY PETERS, FRED A. HOLLISTER, LEWELLYN D. GARDINER did depose and say that they reside in the City of Cortland, N.Y., and that they are the Trustees of The First Universalist Parish of Cortland, N.Y., the corporation described in and which executed the above instrument; that they knew the seal of said corporation; that the seal affixed to said instrument was such corporate seal; that it was so affixed by the order of the members of said corporation and that they signed their names thereto by like order.

W. W. Harrington
Notary Public

RECORDED
12/3 MAR -4 AM 9:51
INDEXED

DEED

FAY C. PARSONS, GEORGE M. WATSON, NELLIE N. LUND, ROBERT A. VAN DERPOOL, HARRY PETERS, FRED A. HOLLISTER, LEWELLYN D. GARDINER, as trustees etc.
42
83
639
871
841
504
650
385
293

TO
THE NEW YORK STATE CONVENTION OF
UNIVERSALISTS.

STATE OF NEW YORK } S.S.
COUNTY OF CORTLAND }
Recorded on the 4th day of
March A. D., 1921
at 9:51 o'clock P.M. in book
199 of Deeds
at 440.
Featon Brown
and examined
Clerk

J. T. & C. H. GARDNER
ATTORNEYS AND COUNSELORS AT LAW
CORTLAND SAVINGS BANK BLDG.
CORTLAND, N. Y.

THIS INDENTURE.

Made the fifteenth day of November in the year One thousand nine hundred and twenty one, Between New York State Convention of Universalists, a religious corporation created by and under the Laws of the State of New York, and having its place of business in the City of Syracuse, County of Onondaga and State of New York, party of the first part, and The First Universalist Parish of Cortland, N. Y., a religious corporation created by and under the Laws of the State of New York, and having its place of business in the City of Cortland, County of Cortland, and State of New York, party of the second part,

Witne sseeth, That the said party of the first part, for and in consideration of One Dollar and other good and valuable considerations (\$1.00) lawful money of the United States, paid by the said party of the second part, doth hereby grant and release and forever quit claim unto the said party of the second part, its successors and assigns forever,

All That Tract or Parcel of Land, known as part of Lot number sixty-five (65) in the town of Cortland ville, County of Cortland, State of New York and situated in Cortland Village and bounded as follows:- Beginning at the Northwest corner of land conveyed by Nathan Dayton to Rufus B. Freeman thence North on Church Street to the center of New Street nine rods; thence East on New Street six rods and one half rods, thence South nine rods to lands conveyed as aforesaid to said Rufus B. Freeman, thence West six and one-half rods on the North line of said Rufus B. Freeman to the place of beginning, be the same more or less.

Excepting and reserving ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Cortland, Cortland County, N. Y. on lot number sixty five (65) of the town of Cortlandville, Cortland County, and State of New York, bounded and described as follows:- Beginning at the northwest corner of land conveyed by Nathan Dayton to Rufus Freeman, now owned by Theodore Stevenson, thence North on Church Street forty-two (42) feet; thence east on a line parallel with the North line of the lands of said Theodore Stevenson to the East line of the

premises owned by the First Universalist Parish of Cortland, N. Y.;

thence South on the East line of the premises heretofore owned by said Parish to the land of Theodore Stevenson; thence West on the North line of said Stevenson's premises to the place of beginning containing more or less of land, being a strip of land forty-two (42) feet wide North and South the whole length of the South end of the premises now owned and held by the First Universalist Parish of Cortland, N. Y. in the Village of Cortland, and being a portion of the same premises conveyed to the trustees of the First Universalist Society of the town of Cortlandville by Gilmore Kinney and wife by deed dated Feby. 24, 1842. and recorded in Cortland County Clerk's Office in Book 5 of deeds at page 427.

X
This conveyance is made upon the express condition, however, that the said party of the second part shall not mortgage or sell the lands and premises hereby conveyed, without the consent in writing of the grantor herein, and also upon the express condition that if said grantee shall fail to maintain religious services in said City of Cortland, N. Y., for the space of two consecutive years, that then and in that event, the title to the lands and premises hereby conveyed shall revert to and become the property of the grantor herein absolutely.

The grantor herein covenants warrants and represents that the consideration for this grant and conveyance is less than One Hundred Dollars.

Together with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises.

To have and to hold the above granted premises unto the said party of the second part its successors and assigns forever.

And the said party of the first part doth covenant with the said party of the second part.

That the said party of the first part has not done or suffered any thing whereby the above described premises have been encumbered in any way whatsoever.

L.S.
In Witness Whereof, The said New York State Convention of Universalists hath caused its corporate seal to be hereunto affixed, and this indenture to be subscribed by its President the day and year first above written.

State of New York)
County of Onondaga) ss.
City of Syracuse)

On this day of November in the year One Thousand nine hundred and twenty one, before me personally came Harry W. Reid to me known, who being by me duly sworn, did depose and say that he resided in the City of Watertown, Jefferson County, N. Y., that he is the President of the New York State Convention of Universalists, the corporation described in and which executed the above instrument; that he knew the seal of the corporation; that the seal affixed to said instrument was such corporate seal; that it was so affixed by order of the Board of ^{Trustees} ~~Directors~~ of said corporation, and that he signed his name thereto by like order.

D E E D

New York State Convention
of Universalists

to

The First Universalist Parish
of Cortland, N. Y.

Dated November 15, 1921.

A. B. Rider
Counselor at Law
Syracuse, N. Y.

September 18, 1957

The Rev. Max Coots
19 Harmon Avenue
Cortland, New York

Dear Max:

Some time ago I made an examination in regard to Convention's holding of certain church titles, among which was the Cortland church.

I found that in 1946 your church deeded its church property, possibly the former parsonage at the rear, to the Convention and I could not find that any deed was ever given back to your church as has been the case in most instances.

Recently the Executive Board set up a form of Deed for deeding back to the local church such property retaining reversion rights in the event the church ceases to exist. This seemed a good plan to me as it left the church insurance and other properties in the name of the local church, and yet acted as a safeguard to keep the property in Universalist hands in the event the local church ceased to exist.

With that in mind I have prepared a Deed from the Convention to your church as per the enclosed copy which I would appreciate having approved by your Church, after which I would have the original copy executed in the name of the Convention and recorded in the Cortland County Clerk's office with no charge to your Church. Will you kindly see what you can do about this for me?

As mentioned above I was unable to determine for sure as to whether this description as set forth in the enclosed Deed also included the former parsonage. I am inclined to say that it does not, but would appreciate your having it checked and advising me.

I of course know that you now have a new parsonage which I assume you have taken in the name of your Church.

Sincerely,

DONALD W. BEEBE
TREASURER

DWB/r
Encl.

1st Universalist Church

"A Liberal Church"

ELM AND CHURCH STREETS, CORTLAND, NEW YORK
REV. MAX A. COOTS PHONE SK 6-7142

November 12, 1957

Mr. Donald Beebe
373 Argonne Drive
Kenmore 23, N.Y.

Dear Don:

We received your letter and the deed to our church property. After looking it over we have decided it does not include the church school (formerly the parsonage) at the rear of the church property. As far as we can tell it seems to be in order.


We do not feel in the position to have a search or survey made of the deed, realizing this would be costly for us. We rather feel that we accept the deed as presented to us and that we wish you to have it filed in the Cortland County Clerk's Office as stated in your letter of Sept. 18, 1957.

We also discussed the desirability of deeding our other two properties to the Convention, that is, the church school at #5 Elm Street and the parsonage at #19 Harmon Avenue. It was felt that we would take no action on this at this time, because of the tight financial position in which we find ourselves. Let me explain this further.

We have recently purchased the 19 Harmon Ave. property for a parsonage and hold it with a mortgage of \$10,000.00 to be paid in the next 20 years at 5½% interest. While we actually could not afford such a purchase, we felt we must take the risk and financial burden because we needed a better parsonage, we needed the old house for church school purposes, because perfecting our plant is helpful in attracting new people, because too, we needed to free the small church plant of the church school and because this house (19 Harmon Ave.) was an excellent "buy", which would not be easy to duplicate at a later time. We do not regret the move, however, it has put a financial strain on us, because of our size, that is going to be, for the next two or three years, difficult to meet. In fact we expect to be able to meet our expenses by a very narrow margin. Therefore, we want to have the 19 Harmon Ave. property free for resale, should we find that we could not possibly swing it after all. When things are financially better, we shall reconsider and probably will deed these properties to the Convention too.

If you have any further advise on these matters, please feel free to write to us of them.

Fraternally yours,


Max Coots

THIS INDENTURE, made the 14 day of November, nineteen hundred and fifty-seven

BETWEEN NEW YORK STATE CONVENTION OF UNIVERSALISTS, having an office at 373 Argonne Drive, Kenmore, Erie County, New York, a religious

corporation organized under the laws of the State of New York party of the first part, and

THE FIRST UNIVERSALIST PARISH OF CORTLAND, Cortland County, New York, a religious corporation organized and existing under the laws of the State of New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of one and no more (\$1.00 and no more) Dollars,

lawful money of the United States,

paid by the party of the second part does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, known as part of lot number sixty-five (65) in the town of Cortlandville, County of Cortland, State of New York and situated in Cortland Village and bounded as follows: Beginning at the Northwest corner of land conveyed by Nathan Dayton to Rufus B. Freeman; thence North on Church Street to the center of New Street nine rods; thence East on New Street six rods and one-half rods, thence South nine rods to land conveyed as aforesaid to said Rufus B. Freeman; thence West six and one-half rods on the North line of said Rufus B. Breeman to the place of beginning, be the same more or less.

Excepting and reserving ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Cortland, Cortland County, N.Y., on lot number sixty-five (65) of the town of Cortlandville, Cortland County, and State of New York, bounded and described as follows: Beginning at the North-west corner of land conveyed by Nathan Dayton to Rufus Freeman, now owned by Theodore Stevenson, thence North on Church Street forty-two (42) feet; thence east on a line parallel with the North line of the lands of said Theodore Stevenson to the East line of the premises heretofore owned by the First Universalist Parish of Cortland, N.Y.; thence South on the East line of the premises heretofore owned by said Parish to the land of Theodore Stevenson; thence West on the North line of said Stevenson's premises to the place of beginning containing more or less of land, being a strip of land forty-two (42) feet wide North and South the whole length of the South end of the premises heretofore owned and held by the First Universalist Parish of Cortland, N.Y. in the Village of Cortland, and being a portion of the same premises conveyed to the trustees of the First Universalist Society of the town of Cortlandville by Gilmore Kinney and wife by deed dated Feby. 24, 1842 and recorded in Cortland County Clerk's Office in Book 5 of deeds at page 427.

This deed is executed upon the condition that in case the said party of the second part shall not maintain services in the Church building standing on the premises, by a clergyman in fellowship with said party of the first part for the period of any two consecutive years, or shall not itself continue in such fellowship for a like period of time, the premises hereby conveyed with all improvements thereon shall revert to said party of the first part, to be held in trust for the following purposes:

First, To manage, sell, lease, or otherwise dispose of said premises in the discretion of the Executive Board of the party of the first part.

Second, To apply any income from said premises, or any income from the proceeds of the sale thereof, to missionary, educational and charitable purposes of the party of the first part, under the direction of the Executive Board of said party of the first part.

Third, To apply the principal sum realized from any sale of said premises within twenty years of the receipt of said premises only to the building of a Universalist Church in said City of Cortland or in some place in the vicinity thereof when in the judgment of said Executive Board of the party of the first part, it shall be advisable to do so.

Fourth, After the expiration of said twenty years to apply said principal sum to the missionary, educational and charitable work of the party of the first part.

This conveyance is made and delivered by the party of the first part herein without any previous application to any Judge or Court pursuant to the authority and provisions of Chapter 188 of the Laws of 1862, as amended by Chapter 356 of the Laws of 1880, by Chapter 398 of the Laws of 1902, by Chapter 48 of the Laws of 1905, by Chapter 33 of the Laws of 1907 and by Chapter 231 of the Laws of 1918.

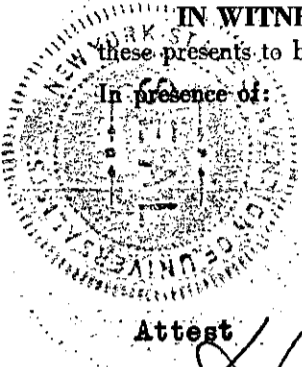
TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers the day and year first above written.



In presence of:

New York State Convention of Universalists

By Donald B. Hoyt
President

Attest
Samuel B. Gilman
Secretary

STATE OF NEW YORK COUNTY OF MONROE ss.:
On the 14th day of November 1957 before me came DONALD B. F. HOYT to me known, who, being by me duly sworn, did depose and say that he resides in 248 Rockingham Street Rochester, New York that he is the President of New York State Convention of Universalists the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Executive Board of said corporation; and that he signed his name thereto by like order.

DONALD W. BEEBE Reg. No. 3363
Notary Public, State of New York
Residing in Erie Co. at time of appointment
My Commission Expires March 30, 1959

Donald W. Beebe
Notary Public

✓

CORTLAND COUNTY CLERK'S OFFICE

NOV 20 10 19 AM 1957
NEW YORK STATE CONVENTION OF UNIVERSALISTS
FILED FOR RECORD

43 THE FIRST UNIVERSALIST PARISH OF CORTLAND

DEED

Dated, November 14, 1957.

The land affected by the within instrument lies in

RECORD AND RETURN TO
DONALD W. BEEBE
ATTORNEY AT LAW
613 CHAMBER OF COMMERCE BLDG.
238 MAIN STREET
BUFFALO 2, N. Y.

Billed 11-18-57
112.00

Reserve this space for use of Recording Office

CORTLAND COUNTY CLERK'S OFFICE

NOV 20 10 19 AM 1957

Recorded on the 20th day of November A. D., 1957 at 10:19 o'clock of 254 of 188 and examined by Heaton Brown Clerk

STATE OF NEW YORK } S.S.
COUNTY OF CORTLAND }

Anthem..... "Bless the Lord, O My Soul"—Ivanov

The Charge to the Minister and the Congregation—

The Reverend John S. MacPhee, Minister
Church of the Reconciliation, Universalist-
Unitarian, Utica

The Welcome to the Community—

The Reverend Edwin G. Hambrick, Minister,
First Congregational Church, Cortland

*Hymn

Forward through the ages,
In unbroken line,
Move the faithful spirits
At the call divine:
Gifts in differing measure,
Hearts of one accord,
Manifold the service,
One the sure reward.

Wider grows the kingdom,
Reign of love and light;
For it we must labor,
Till our faith is sight.
Bound by God's far purpose
In one living whole,
Move we on together
To the shining goal!

Chorus:

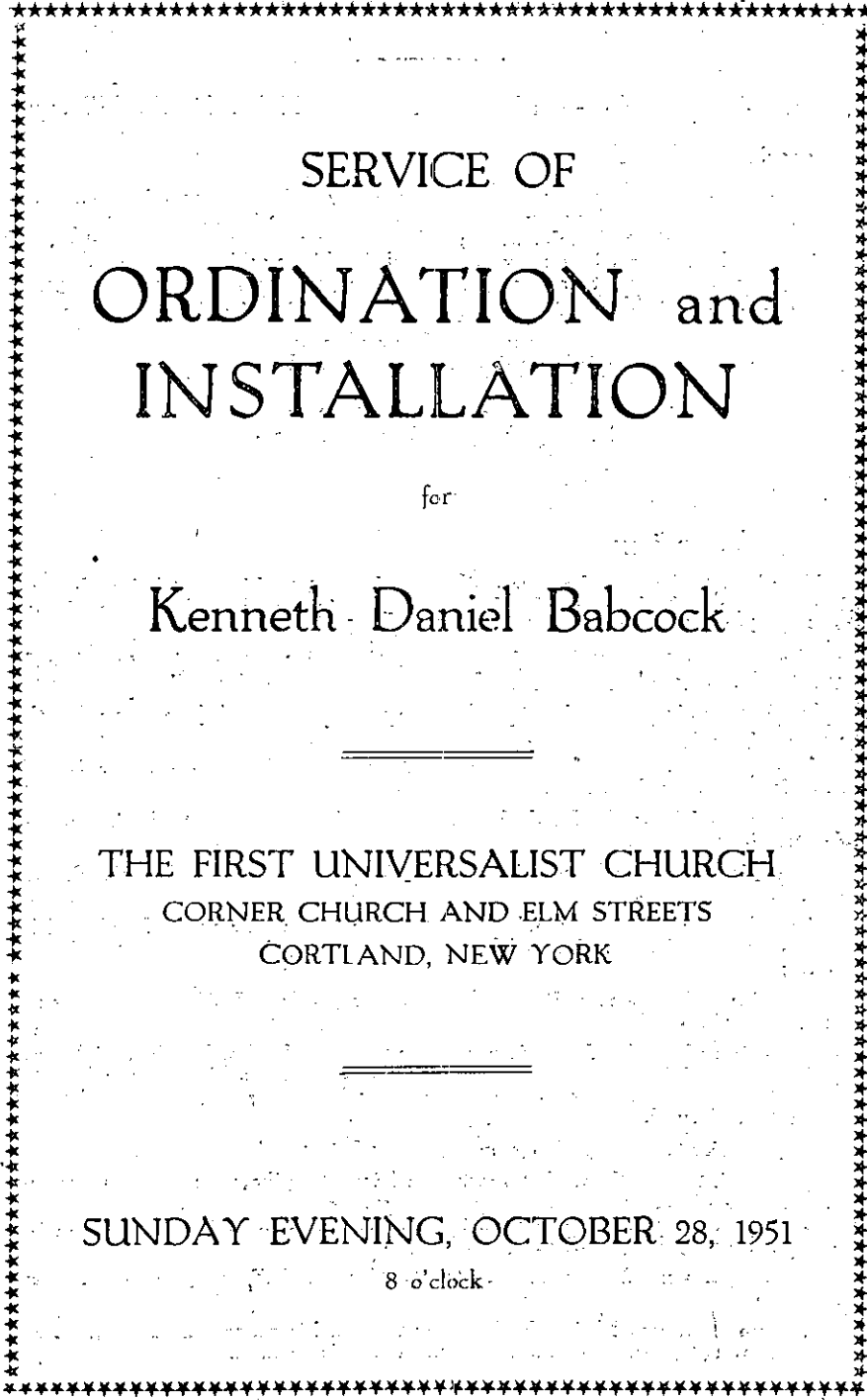
Forward through the ages,
In unbroken line,
Move the faithful spirits
At the call divine.

*Benediction..... The Reverend Kenneth Daniel Babcock

*Choral Benediction

Postlude: "Legende"—Rogers..... Mrs. R. A. Wharton

*—Congregation Standing



SERVICE OF
ORDINATION and
INSTALLATION

for

Kenneth Daniel Babcock

THE FIRST UNIVERSALIST CHURCH
CORNER CHURCH AND ELM STREETS
CORTLAND, NEW YORK

SUNDAY EVENING, OCTOBER 28, 1951

8 o'clock

ORDER OF SERVICE

Choral Ascription

537

Scripture Reading

Violin Solo "Meditation" from "Thaïs"—Massenet
Miss Alice Babcock

Sermon The Reverend Max A. Kapp, D. D.,
Professor of Church History,
The Theological School of St. Lawrence
University, Canton

*Hymn

Lord, who dost the voices bless Crying in the wilderness, And the lovely gifts increase Of the messengers of peace, Thou, whose temple is with men, Show us thy true priest again.	In the holy place may he Thy immediate presence see; Or through deserts, Father, led, Show thy people heavenly bread, While his lips at thy control, Warn, instruct, inspire, console.
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Give him to his priestly dress
Faith and zeal and righteousness.
Then, lest all thy gifts be lost,
Breathe thy gift of Pentecost,
Love, whose many-lingued fire
Finds each listening soul's desire.

The Invitation from the Congregation:

Sir: Acting upon the recommendation of the Fellowship Committee, we desire to ordain you as our minister. We would have you dwell among us, preaching the word of truth in freedom and in love; rebuking evil and maintaining righteousness; ministering to us alike in our joys and in our sorrows; setting forth no less by your example than by your precept the Christian way of life.

I now ask you, my fellow-worshippers, to rise and say with me:

We, the congregation of the First Universalist Church in Cortland, New York, do hereby ordain you to the Christian ministry, in accordance with the accepted usage of our free churches, and do install you as minister of this church. On our part, we solemnly pledge ourselves, so far as in us lieth, to walk with you in unity of spirit, in the bond of peace, and in all the ways of God, known or to be made known unto us.

The Minister-elect shall reply:

Friends: With a deep sense of responsibility, trusting not in my own strength, but in the grace and power of God, I take up the ministry to which you ordain me.

I do pledge myself, so far as in me lieth, worthily to maintain the freedom of this pulpit; to speak the truth in love, both publicly and privately, without fear of persons; diligently to fulfill the several offices of worship, instruction, and administration, according to the customs of this congregation and fellowship; and in all things so to live as to promote piety and righteousness, peace and love among this people and with all men.

Prayer of Ordination The Reverend Ellsworth C. Reamon, D. D.,
Minister, Betts Memorial Universalist
Church, Syracuse

Right Hand of Fellowship

Prelude—"Berceuse"—Nordman Mrs. R. A. Wharton

*Processional Hymn

God of grace and God of glory, On thy people pour thy pow'r; Crown thine ancient church's story; Bring her bud to glorious flower. Grant us wisdom, grant us courage, For the facing of this hour.	Cure thy children's warring madness; Bend our pride to thy control; Shame our wanton, selfish gladness, Rich in things and poor in soul. Grant us wisdom, grant us courage, Lest we miss thy kingdom's goal.
---	---

Set our feet on lofty places;
Gird our lives that they may be
Armored with all Christlike graces
In the fight to set men free.
Grant us wisdom, grant us courage,
That we fail not man nor thee.

*Invocation

Responsive Reading:

How beautiful upon the mountains, are the feet of him that bringeth good tidings, that publisheth peace, that bringeth good tidings of good, that publisheth salvation, that saith unto Zion, Thy God reigneth!

The voice of thy watchman! Together they lift up the voice, together do they sing, for they see eye to eye, when the Lord returneth to Zion.

Break forth into joy, sing together, ye waste places of Jerusalem; for the Lord hath comforted his people, he hath redeemed Jerusalem.

And there shall come forth a shoot out of the stock of Jesse, and a branch out of his roots shall bear fruit:

And the spirit of the Lord shall rest upon him, the spirit of wisdom and understanding;

The spirit of counsel and might, the spirit of knowledge and of the fear of the Lord;

And shall make of him quick understanding in the fear of the Lord; and he shall not judge after the sight of his eyes, neither decide after the hearing of his ears:

But with righteousness shall he judge the poor, and decide with equity for the meek of the earth.

The spirit of the Lord God is upon me: because the Lord hath anointed me to preach good tidings unto the meek; he hath sent me to bind up the broken-hearted, to proclaim liberty to the captives, and the opening of the prison to them that are bound.

To proclaim the acceptable year of the Lord, to comfort all that mourn.

To appoint unto them that mourn in Zion, to give unto them a garland for ashes, the oil of joy for mourning, the garment of praise for the spirit of heaviness; that they might be called trees of righteousness, the planting of the Lord, that he may be glorified.

Ye shall be named the priests of the Lord: men shall call you the ministers of our God.

And ye shall say, Praise the Lord, call upon his name, declare his doings among the people, make mention that his name is exalted.

Unitarian-Universalist Church
3 Church Street
Cortland, New York. 13045

May 24, 1980.

New York State Convention
of Universalist
Mrs. Warren Smadbeck
211 Central Park West
New York, N.Y. 10024

Dear Mrs. Smadbeck and the Executive Board:

The Unitarian-Universalist Church of Cortland owns a wooden frame structure immediately adjacent to the Church. We do not know exactly when this building was built, but it was erected by the members of the church for use as a parsonage. After the church obtained another parsonage, the building was used as a church school. In recent years, the building has not been used by the church and has fallen into a state of some disrepair. According to some estimates it would require as much as ten thousand dollars to prepare it for rental or other use by the church.

We are a small church of about 30 members with a part-time minister and limited resources. Confronted with the need to do something so that the building would not be a drain on our limited funds, the members at the annual meeting of the church unanimously decided that we should sell the building rather than to invest the necessary funds, (which we do not have), to make it habitable and rentable.

The house is not a separate parcel of land in the land records of the county and is (although some confusion results from attempting to read the original records) a part of the parcel designated as church property.

Although the Convention returned the deed to the church to Cortland in 1957, the Convention retains the rights of reversion on the whole property in the event that it ceases to be used as a church. Our attorney, Mr. Theodore Fenstermacher, advised us to consult with the Convention and obtain your consent before proceeding with our efforts to sell the property.

Your early response would be deeply appreciated since we cannot afford to renovate the property, or to continue to pay the costs of maintaining an unoccupied building. Should there be any questions, please contact me at my residence, Carr Hill Rd. 1, Cortland, New York, 13045, or call me at 607-753-0957.

Thank you for your consideration of this matter.

Sincerely,

Karel Horak

Karel Horak
(Moderator)

*Sell land?
Karel*

Unitarian-Universalist Church
3 Church Street
Cortland, New York. 13045

November 5, 1980.

New York State Convention
of Universalist
Mrs. Warren Smadbeck
211 Central Park West
New York, N.Y. 10024

Dear Mrs. Smadbeck:

This letter is to verify our telephone conversation regarding the piece of the church property consisting of the 5 Elm Street house and lot.

According to Mr. Milton Bock, a surveyor, August 31, 1972, the 5 Elm Street house stands on a lot 30'x 76.3'. I believe that you have a copy of this survey, however I am sending another copy.

As this lot now stands, there is no room for a driveway between the 5 Elm Street house and the wooden structure. (a combination of an organ loft and a garage).

In order to facilitate the sale of the 5 Elm Street house, the Board of Trustees has been authorized, by the Unitarian-Universalist church members, at their annual meeting, to remove the wooden small garage, (not in use), and add the 9'x76.3' to the 30'x76.3' lot on which the 5 Elm street house now stands.

We are therefore asking the Universalist Convention to give us clearance to sell the 5 Elm Street house with the 39'x 76.3' lot of land.

Our deep and sincere thanks for your time and effort on our behalf.

Sincerely Yours,

Karel Horak

Karel Horak
(Moderator)

NO. 1

Calvin Bishop and Emily Bishop,
his wife,

to

Washington G. Parker William Berry
& Eleazer W. Edgecomb, Trustees
of the first Universalist Society of
Homer and Cortlandville.

Warranty Deed
Cons. \$25.00
Dated Dec. 1, 1836
Ackd. Jan. 2, 1837
Recd. June 3, 1837
at 9:00 a.m.

Book Y page 545.

Conveys: All that certain piece or parcel of Land known as part of Lot number Sixty five (65) in said town of Cortland Village Bounded as follows Beginning at the north west corner of Lands convey by Mathew Dayton to Rufus B. Freeman thence north on Church Street to the center of New Street nine rods Thence East on New Street Six and one half rods thence south on the Straight line nine rods to said Land of Rufus B. Freeman thence west Six and one half rods on line of said Freemans Land to the place of Beginning be the Same more or less which Land the parties of the first part convey to the said parties of the second part and their successors in office for the special purpose of Erecting thereon a house for Public Worship for the exclusive benefit of said Society and when they shall discontinue to use the above described premises for the above purpose the title of the same shall revert to the said parties of the first part or their heirs also ~~that~~ the said parties of the second part nor their successors in office shall be permitted to build any ~~other~~ buildings whatsoever on the east line of said Lot nearer the north line (or New Street) thence five and one half rods and unless the said parties of the second part or their successors in office erect on the above described premises a Church as above mentioned within Two years from the date of this deed and occupy the same then the premises revert to the parties of the first part

Certificate of Reincorporation of "First Charitable Universalist Religious Society of the Town of Homer" to "First Universalist Society of the Town of Cortlandville", Dated May 7, 1839 and Rec'd. in Cortland County Clerk's Office on May 9, 1839 at 9:00 A. M. in Book of Old Church Records at page 56.

Certificate of change of name of "Universalist Church of Cortland, N.Y." to "Trustees of the First Universalist Parish of Cortland, N.Y." Dated Sept. 30, 1884 at 2:45 P.M. in Book 1, Certificates of Incorporation, at page 22.

NO. 2

John Thomas one of the Masters in
Chancery for the State of New York,

to

Gilmore Keeny.

Deed
Cons. \$457.85
Dated July 1, 1840
Ackd. Aug. 3, 1840
Recd. Oct. 28, 1940
at 2:00 p.m.
Book 4 page 116.

Conveys: (with other premises),-

Also all the Interest of the Trustees of the Universalists Society in Cortland Village in the following pieces of land and also the interest of Calvin Bishop aforesaid in the same land and the other defendants embraced in the said order of the sale to wit. Bounded north by the centre of a street leading East from the house of Norman Curtiss thirteen and one half rods south by a Lot formerly owned by Rufus B. Freeman East by a line corresponding with the East line of said Freemans land nine rods west by the East line of Church Street.

NO. 3

Gilmore Kinney and Lois Kinney,
his wife,

to

Abraham Mudge Edward Allen
James Chapin Luther Thompson
Orin Pearsons & Jacob Badgeley
Trustees of the First Universalist
Society of the town of Cortlandville.

Quit-Claim Deed
Cons. \$243.14
Dated Feb. 4, 1842
Ackd. Feb. 24, 1842
Recd. March 2, 1842
at 9:00 a.m.

Book 5 page 427.

Conveys: All that certain piece or parcel of land known as part of lot number Sixty five (65) in the town of Cortlandville County of Cortland State of New York and situated in Cortland Village and bounded as follows. Beginning at the Northwest Corner of land conveyed by Nathan Dayton to Rufus B. Freeman-- thence north on Church Street to the center of new street nine rods. thence East on new street six rods one half rods thence south nine rods to land conveyed as aforesaid to said Rufus B. Freeman. thence west six and one half rods on the north line of said Rufus B. Freeman to the place of beginning be the same more or less which land the said parties of the first convey to the said parties of the second part and their successors in office reserving and excepting in the above conveyance a strip in the meeting house on the above premises conveyed to use by deed from the trustees, and all the slips conveyed by trustees of said society to

Mead Morrills and we warrant & defend the title to the above described premises as far as any acts of ours since the title became vested in us may affect the same

NO. 4

Josiah Hart, A. H. Day,
William W. Kelsey, Newton
Cone (acknowledged only),
and W. L. Blanchard
(acknowledged only) as
Trustees of the First
Universalist Parish of
Cortland, N.Y., formerly
The First Universalist
Society of the Town of
Cortlandville,

Trustee's Deed
Cons. \$1350.00
Dated Oct. 30, 1884
Ackd. Oct. 30, 1884
Recd. Nov. 5, 1884
at 12:00 M.

to

F. A. Fenner.

Book 73 page 586.

Conveys: All that tract or parcel of land situate in the Village of Cortland Cortland County N. Y., on Lot number sixty five (65) of the town of Cortlandville, Cortland County and State of New York, bounded and described as follows: Beginning at the north west corner of land conveyed by Nathan Dayton to Rufus B. Freeman now owned by Theodore Stevenson, thence north on Church Street forty two (42) feet, thence east on a line parallel with the north line of the lands of said Theodore Stevenson to the east line of the premises owned by the First Universalist Parish of Cortland, N. Y., thence south on the east line of the premises heretofore owned by said Parish to the land of Theodore Stevenson, thence west on the north line of said Stevenson Premises to the place of beginning, containing more or less of land, being a strip of land forty two (42) feet wide north and south the whole length of the south and of the premises now owned and held by the First Universalist Parish of Cortland, N. Y., in the Village of Cortland and being a portion of the same premises conveyed to the Trustees of the First Universalist Society of the town of Cortlandville by Gilmore Kinney and wife by Deed dated Feby. 24, 1842 and recorded in Cortland County Clerk's Office in Book 5 of Deeds at page 427.

NO. 5

Fay C. Parsons, George M. Watson,
Mrs. Nellie N. Lund, Robert A.
VanDerpoole, Harry Peters, Fred A.
Hollister, Lewellyn D. Gardiner,
as trustees of The First Universalist
Parish, of Cortland, N. Y. (formerly
The First Universalist Society of the
Town of Cortlandville), a religious
corporation duly authorized and
existing by the laws of the State of
New York,

to

New York State Convention of
Universalists, an incorporation.

Quit-Claim Deed
Cons. \$1.00 &c.
Rev. Stamps: \$.55
Dated Oct. 3, 1921
Ackd. Oct. 3, 1921
Recd. March 4, 1946.
at 9:51 a.m.

Book 199 page 440.

Conveys: The same premises described in No. Three (3) above.

Excepting and reserving: The same premises described in No. Four (4) above.

NO. 6

New York State Convention of
Universalists, a religious corporation
organized under the laws of the State
New York, *373 Argonne Drive,
Kenmore, Erie County, N.Y.*
to

The First Universalist Parish
of Cortland, Cortland County,
New York, a religious corporation
organized and existing under the
laws of the State of New York:

Deed Covenant Against
Grantor with Lien Covenant
Clause.
Cons. \$1.00 and no more
Dated Nov. 14, 1957
Ackd. Nov. 14, 1957
Recd. Nov. 20, 1957
at 10:19 a.m.

Book 254 page 188.

*Signed by
Donald B. F. Hoyt
President
residence
248 Rochester
Street, Rochester*

Conveys: The same premises described in No. Five (5) above.

This deed is executed upon the condition that in case the said party of the second part shall not maintain services in the Church building standing on the premises, by a clergyman in fellowship with said party of the first part for the period of any two consecutive years, or shall not itself continue in such fellowship for a like period of time, the premises hereby conveyed with all improvements thereon shall revert to said party of the first part, to be held in trust for the following purposes:

*Atty
witness
Donald
Boebe*

First, To manage, sell, lease, or otherwise dispose of said premises in the discretion of the Executive Board of the party of the first part.

Second. To apply any income from said premises, or any income from the proceeds of the sale thereof, to missionary, educational and charitable purposes of the party of the first part, under the direction of the Executive Board of said party of the first part.

Third, To apply the principal sum realized from any sale of said premises within twenty years of the receipt of said premises only to the building of a Universalist Church in said City of Cortland or in some place in the vicinity thereof when in the judgment of said Executive Board of the Board of the party of the first part, it shall be advisable to do so.

Fourth, After the expiration of said twenty years to apply said principal sum to the missionary, educational and charitable work of the party of the first part.

This conveyance is made and delivered by the party of the first part herein without any previous application to any Judge or Court pursuant to the authority and provisions of Chapter 188 of the Laws of 1862, as amended by Chapter 356 of the Laws of 1880, by Chapter 398 of the Laws of 1902, by Chapter 48 of the Laws of 1905, by Chapter 33 of the Laws of 1907 and by Chapter 231 of the Laws of 1918.

NO. 7

The Unitarian-Universalist
Church of Cortland, N. Y., a
religious corporation, *Formerly*
First Universalist Parish of Cortland
to

Robert M. Homer.

Full Covenant Deed with
Lien Covenant Clause
Cons. \$1.00
T. T. Stamps: \$16.50
Dated July 8, 1982
Ackd. July 8, 1982
Recd. July 12, 1982
at 1:41 p.m.
Book 373 page 985.

Conveys: ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Cortland, County of Cortland and State of New York being located at 5 Elm Street, bounded and described as follows:

BEGINNING at a point marked by an iron marker on the south walk line of Elm Street, said point being located South 82° 04' East a distance of 123.38 feet from the intersection of said south walk line of Elm Street with the east walk line of Church Street; said point of beginning also being located at the northwest corner of premises conveyed to Joseph Marcin and Elsa Marcin, his wife, by deed recorded in the Cortland County Clerk's Office September 30, 1943 in Book of Deeds No. 192 at page 287; thence running South 08° 27' West along the west line of said Marcin premises a distance of 72.31 feet to a point marked by an existing iron marker located at the northeast corner of premises conveyed to Grant VanSant by deed recorded in the Cortland

County Clerk's Office January 14, 1981 in Book of Deeds No. 367 at Page 1049, thence running North 82° 08' West along the north line of said VanSant premises a distance of 38.31 feet to a point marked by a set iron marker; thence running North 07° 55' East a distance of 72.24 feet to a set iron marker located in the south walk line of Elm Street; thence South 82° 04' East along said south walk line of Elm Street 38 feet to the point and place of beginning

BEING a portion only of the same premises conveyed to the grantor herein by the New York State Convention of Universalists by deed dated November 14, 1957 and recorded in the Office of the Clerk of the County of Cortland on November 20, 1957 at Book 254 of Deeds and at page 188.

THE above-described premises are the same as those shown on a map of survey made by Jon D. Haight, L.S. 48154 on September 4, 1981 and entitled "Map Showing Lands of the First Universalist Parish of Cortland", said map being attached hereto and incorporated herein by reference thereto.

This deed is given pursuant to the Order of Hon Charles J. Mullen, Cortland County Judge, made and entered with the Cortland County Clerk on July 1, 1982.

That, in accordance with the provisions of Section 909 of the Business Corporation Law of the State of New York and in conformity with the provisions of the grantor's certificate of incorporation and by-laws respecting its power to hold and convey real property (neither of which require the vote or consent of the stockholders to authorize the execution and delivery of deed to its real property), the execution and delivery of this deed has been duly authorized by the grantor's board of trustees and is made in the regular course of grantor's business, and, further, that the above-described premises do not involve all or substantially all of the assets of the grantor.

NO. 8

Robert M. Homer,

to

Gary F. Whitmarsh and Suzanne
A. Whitmarsh, husband and wife,
as tenants by the entirety.

Warranty Deed with Lien
Covenant Clause
Cons. \$1.00 &c.
T. T. Stamps: \$116.00
Dated Jan. 12, 1984
Ackd. Jan. 12, 1984
Recd. Jan. 12, 1984
at 3:30 p.m.
Book 391 page 2.

Conveys: The same premises described in No. Seven (7) above.

The above-described premises are the same as those shown on a map of survey made by Jon D. Haight, L. S. 48154 on September 4, 1981 and entitled "Map Showing Lands of the First

Universalist Parish of Cortland", said map is recorded in the Cortland County Clerk's Office in Book 373 of Deeds at Page 986.

SUBJECT to any and all easements granted to public utility corporations.

Being the same premises conveyed by The Unitarian-Universalist Church of Cortland, New York to Robert M. Homer by deed dated July 8, 1982 and recorded in the Cortland County Clerk's Office on July 12, 1982 in Book 373 of Deeds at Page 985.

The above map made by Jon D. Haight, L.S. was revised on 10/2/81 and 1/5/84 and a copy of the same is attached to this deed and incorporated by reference.

NO. 9

Elsa Marcin,

and

Gary F. Whitmarsh and Suzanne A.
Whitmarsh.

Agreement

T. T. Stamps: \$0.00

Dated Oct. 5, 1987

Ackd. Oct. 5, 1987

Recd. Oct. 23, 1987

at 4:44 p.m.

Book 456 of Deeds page 265.

WHEREAS, ELSA MARCIN is the owner of a parcel of realty and the building situated upon it, located at 7 Elm Street, City of Cortland, County of Cortland, State of New York, and GARY F. WHITMARSH and SUZANNE A. WHITMARSH are the owners of the adjoining parcel of realty and the building situated upon it, located at 5 Elm Street, City of Cortland, County of Cortland, State of New York, and

WHEREAS, the parties of this agreement desire to specify their respective rights and obligations with respect to the matters contained herein.

NOW, THEREFORE, in consideration of Ten Dollars and other good and valuable consideration, the parties agree as follows:

1. ELSA MARCIN is hereby granted an easement to enter upon the premises located at 5 Elm Street, City of Cortland, County of Cortland, State of New York, for the purpose of gaining access to the outer portion and roof of the garage presently existing and located 7 Elm Street, City of Cortland, County of Cortland, New York.

2. ELSA MARCIN is hereby permitted to enter the premises at 5 Elm Street by the use of a gate installed on the property line between 5 Elm Street and 7 Elm Street to repair or paint the side or roof of the garage.

3. ELSA MARCIN shall not in any way damage the said premises and shall leave the premises in the same condition.

4. This agreement, and the rights and obligations thereunder, shall remain in effect so long as the garage shall remain standing. In the event the garage is demolished or destroyed, then, and in such event, this agreement shall automatically terminate, but nothing contained in this agreement shall prevent the parties hereto or their respective successors in interest from renegotiating or renewing this agreement.

5. This agreement contains the entire agreement of the parties hereto and there are no terms, statement or representations, made or relied upon, not contained herein. This agreement can only be modified by a writing signed by the parties hereto.

6. This agreement shall be deemed a covenant running with the land and shall be binding upon, and inure to the benefit of, the parties hereto and their respective assigns and successors in interest.

NO. 10

Gary F. Whitmarsh and Suzanne A. Whitmarsh,

to

First National Bank of Cortland.

Mortgage for \$20,000.00

Dated June 19, 1992

Ackd. June 19, 1992

Recd. June 29, 1992

at 11:38 a.m.

Book 510 of Mortgages page 79.

Conveys: The same premises described in No. Eight (8) above.

Subject to any and all easements granted to public utility corporations.

Being the same premises conveyed by Robert M. Homer to Gary F. Whitmarsh and Suzanne A. Whitmarsh by deed dated and recorded January 12, 1984 in the Cortland County Clerk's Office in Book 391 of Deeds at page 2.

NO. 11

Director of Administration and Finance, City of Cortland,

to

City of Cortland.

Tax Sale Certificate

Amount \$1,933.26

Dated Dec. 6, 1996

Recd. Dec. 11, 1996

at 3:54 p.m.

Instrument No. 1996-5799.

I, ANDREW J. DAMIANO, Director of Administration and Finance of the City of Cortland, New York, pursuant to section 195 of the Charter of the City of Cortland, New York,

being Chapter 160 of the laws of 1900 as amended, and Section 1332 of the Real Property Tax Law DO HEREBY CERTIFY that I have this day sold at public sale a parcel of land for unpaid taxes and assessments for the Year 1995 pursuant to the provisions of said Charter, and that a brief, general description of said parcel is as follows:

5 Elm ST.
086-59-01-02-00000
WHITMARSH GARY F

That the name of the purchaser thereof is CITY OF CORTLAND.

That the amt. paid therefore on said sale by said purchaser was \$****1,933.26.

That the amount of the unpaid taxes and assessments due thereon at the time of the sale including the expenses of said sale was \$****1,933.26.

That the name of the person or persons against whom said tax was assessed was
WHITMARSH GARY F.

That the name of reputed owner or owners thereof was WHITMARSH GARY F.

NO. 12

Supreme Court Cortland County.

First National Bank of Cortland,

Plaintiff,

vs.

Gary F. Whitmarsh,
Suzanne A. Whitmarsh,
Director of Administration and
Finance, City of Cortland,
and "John Doe",

Defendants.

Notice of Pendency of
an Action for the foreclosure
of the Mortgage shown at
No. Ten (10) above.
Dated April 1, 1997
File No. 32825

Recd. April 1, 1997
at 3:58 p.m.

Instrument No. 1997-1280

Riehlman, Shafer & Shafer
Plaintiff's Attorneys.

Covers premises described in No. Eight (8) above.

Summons Complaint filed April 1, 1997.

NO. 13

Supreme Court, County of Cortland.

First National Bank of Cortland,

Plaintiff,

vs.

Gary F. Whitmarsh, Suzanne A.
Whitmarsh, Director of Administration
and Finance, City of Cortland, and
"John Doe",

Defendants.

Judgment for Foreclosure and Sale

Granted Sept. 2, 1997

File No. 32825

Filed and Entered Sept. 5, 1997

Judgment Book 93 page 291.

Directs sale of the premises by and under the direction of Edmund J. Hoffman, Esq., who
is hereby appointed Referee for that purpose.

NO. 14

Edmund J. Hoffmann, Jr., Esq.,
Referee,

to

First National Bank of Cortland.

Referee's Deed

Cons. \$30,000.00

T. T. Stamps: \$182.00

Dated Oct. 29, 1997

Ackd. Oct. 29, 1997

Recd. Oct. 31, 1997

at 3:08 p.m.

Instrument No. 1997-5168.

Conveys: The same premises described in No. Eight (8) above.

Subject to all public utility easements of record and further is subject to an easement given
by Gary F. Whitmarsh and Suzanne A. Whitmarsh to Elsa Marcin by instrument dated October 5,
1987 and recorded October 23, 1987 in the Cortland County Clerk's Office in Book 456 of Deeds
at page 265.

Being the same premises conveyed by Robert M. Homer to Gary F. Whitmarsh and
Suzanne A. Whitmarsh by deed dated and recorded January 12, 1984 in the Cortland County
Clerk's Office in Book 391 of Deeds at page 2.

The aforementioned premises are described according to a survey map made by Jon D.
Haight, L. S. #48154, dated September 4, 1981 and revised October 2, 1981 and January 5, 1984,
said survey map was recorded in the Cortland County Clerk's Office on January 12, 1984 in Book
391 of Deeds at page 3 and is incorporated herein by reference thereto.

CORTLAND COUNTY, ss.

CORTLAND ABSTRACT & TITLE SERVICES INC., hereby certifies, that upon an examination of the records in the Cortland County Clerk's Office, by means of the General **ALPHABETICAL INDICES** thereto, for Deeds, Mortgages, Wills, Loan Commissioner's Mortgages, General Assignments, Orders Appointing Receivers, Homestead Exemptions, Statutory Notices of Foreclosure, Sheriff's Certificates of Sale, Bankruptcy Proceedings, Lis Pendens, Contracts for Conditional Sale of Chattels affixed to real estate, State Criminal Surety Bond Liens, Individual Surety Bond Liens, Federal Tax Liens - 10 years, Collectors' Bonds, and Mechanic's Liens, Inactive Hazardous Waste Disposal Site Registry Index maintained in the County Clerk's Office for the County in which the Subject Premises is located against the tax map parcel number or the section, block and lot number of the Subject Premises, against the following named persons or corporations during the time set opposite their respective names, and the foregoing were the only instruments found, executed by or filed against either of said persons or corporations, and recorded or filed within the period during which said search was made as below mentioned, which now remain undischarged of record and appear at the date hereof to affect the title to the premises described in No. Eight (8)

of the foregoing abstract, except as in said abstract set forth; that is to say against:

Trustees of the First Universalist Society in Homer and Cortlandville	) ) )	from Nov. 30, 1836	to Oct. 29, 1840
Gilmore Keeny	) )	from June 30, 1840	to March 3, 1842
Gilmore Kinney))		
Trustees of the First Universalist Society of the Town of Cortlandville))))		
First Charitable Universalist Religious Society of the Town of Homer	) ) ) )	from Feb. 23, 1842	to March 5, 1946
First Universalist Society of the Town of Cortlandville)))		
Trustee of the First Universalist Parish of Cortland, N. Y.)))		
New York State Convention of Universalist	) )	from Oct. 2, 1921	to Nov. 21, 1957
The First Universalist Parish of Cortland	) )	from Nov. 13, 1957	to July 13, 1982
Robert M. Homer	)	from July 7, 1982	to Jan. 12, 1984
Gary F. Whitmarsh	) )	from Jan. 11, 1984	to Nov. 1, 1997
Suzanne A. Whitmarsh))		
First National Bank of Cortland	) )	from Oct. 28, 1997	to date hereof

Certificate Sheet No. 2

And We Further Certify, That We have examined the Judgment Dockets kept in said office, against:

Gary F. Whitmarsh)		
Suzanne A. Whitmarsh	)	from Aug. 10, 1988	to Nov. 1, 1997
First National Bank of Cortland	)	from Aug. 10, 1988	to date hereof

and from such examination We find no Judgment Docketed against either of said persons during the periods set opposite their respective names which remains at present undischarged and appears to be a lien upon said premises, except as in said abstract noted.

Abstract # C-4900

Nos. 1-14 incl.

IN WITNESS WHEREOF, Cortland Abstract & Title Services, Inc. has hereunto caused its corporate name to be signed by its Authorized Officer this 10 day of August, 1998 at 8:00 a.m.

CORTLAND ABSTRACT & TITLE SERVICES INC.

By *Karen H. Kelly*
Authorized Officer

NY STATE CONVENTION OF UNIVERSALISTS
25 HARTS HILL CIRCLE
WHITESBORO, N.Y. 13492-2417
JANUARY 1, 1994

UNITARIAN UNIVERSALIST CHURCH OF CORTLAND
C/O TOM REESE, P.O. BOX 124
MARATHORN, N.Y. 13803

ATTN. TREASURER
DEAR MR. REESE:

TWICE PER YEAR, JAN 1ST AND JULY 1ST, NYSCU HAS ISSUED CHECKS TO YOU FROM THE INTEREST EARNED FROM A TRUST FUND. NYSCU HAS BEEN ADMINISTERING THE TRUST FOR YOU AND NINE OTHER CHURCH AFFILIATED GROUPS. THE INVESTMENT WAS IN A CERTIFICATE OF DEPOSIT WHICH PAID 8.62%.

CURRENTLY, CD'S ARE PAYING APPROXIMATELY 1/3 OF WHAT THEY WERE PAYING AT THE TIME THE TRUST WAS ESTABLISHED. THERE IS NO LONGER ANY SIGNIFICANT DIFFERENCE IN WHAT INDIVIDUALS CAN EARN WITH THEIR LOCAL BANK IN SAVINGS ACCOUNTS, MONEY MARKET OR CD'S.

IN ACCORDANCE WITH THE MOTION PASSED AT THE 1991 NYSCU BUSINESS MEETING, THE TRUST FUND IS TO BE TERMINATED AND YOUR PRINCIPAL IS TO BE RETURNED TO YOU WHEN THE CD MATURES IN JUNE 1994.

THE AMOUNT OF YOUR PRINCIPAL IS \$14360.98, (INTEREST \$618.96).

THE PRINCIPAL OF THESE FUNDS WERE INTENDED TO BE AN ENDOWMENT FOR YOUR CHURCH. THEY SHOULD BE PRESERVED AS AN ENDOWMENT WHEN THEY ARE RECEIVED BY YOU. ACCORDINGLY, WE RECOMMEND THAT IF YOUR CHURCH DOES NOT HAVE A WELL MANAGED ENDOWMENT FUND THAT YOU TAKE ADVANTAGE OF THE UUA'S ENDOWMENT FUND FOR CHURCHES.

IF YOU HAVE ANY COMMENTS OR QUESTIONS, PLEASE FEEL FREE TO COMMUNICATE WITH ME OR ANY OF THE REPRESENTATIVES OF NYSCU.

SINCERELY,

CHARLES H. ELLIS
TREASURER, NYSCU
TEL. 315-736-7217

Unitarian Universalist Church of Cortland
3 Church Street
Cortland, NY 13045

Attention: Mr. Richard Platt, President

Dear Richard:

You are no doubt aware that the New York State Convention of Universalists (NYSCU) holds \$14,360.98 in a trust account for your church. The funds, co-mingled with those of nine other churches, are presently invested in a certificate of deposit which will come due in June of 1994. All income from the CD is paid to the several churches each year in amounts proportional to their part of the total trust.

The NYSCU Executive Board believes that decisions as to how such funds should be invested are more appropriately made today by the individual churches. At the October 1991 Annual Session of the NYSCU the Executive Board proposed and the delegates approved the transfer of trust funds back to the individual congregations.

It is our present intent to transfer these funds to you in June 1994 when the CD becomes due. Because the funds now earn 8.62 percent interest, we do not believe it to be in the best interest of the several churches to cash it in at this time.

These funds should be used to establish an endowment for the church or to increase your existing endowment since they were left in trust for the church.

We will keep you abreast of any actions, intended or actual, that we take in this matter.

Best wishes,

Harold H. Burkart

NY STATE CONVENTION OF UNIVERSALISTS
25 HARTS HILL CIRCLE
WHITESBORO, N. Y. 13492-2417
JULY 1, 1994

UNITARIAN UNIVERSALIST CHURCH OF CORTLAND
C/O TOM REESE, P.O. BOX 124
MARATHORN, N. Y. 13803

ATTN. TREASURER
DEAR SIR OR MADAM:

TWICE PER YEAR, JANUARY 1ST AND JULY 1ST, NYSCU HAS ISSUED CHECKS TO YOU FROM INTEREST EARNED FROM A TRUST FUND ESTABLISHED FOR YOU AND NINE OTHER CHURCH AFFILIATED GROUPS. THE INVESTMENT WAS IN A CERTIFICATE OF DEPOSIT WHICH MATURED IN JUNE 1994.

IN ACCORDANCE WITH A MOTION PASSED AT THE 1991 NYSCU BUSINESS MEETING, THE TRUST FUND WAS TO BE TERMINATED WHEN THE CD MATURED AND THE PRINCIPAL WAS TO BE RETURNED TO THE PARTICIPANTS AT THAT TIME.

THE PRINCIPAL OF THESE FUNDS WAS INTENDED TO BE AN ENDOWMENT FOR YOUR CHURCH. THE PRINCIPAL SHOULD BE PRESERVED AS AN ENDOWMENT AND NOT UTILIZED AS ROUTINE INCOME AND EXPENDED ON NORMAL CHURCH EXPENSES. ACCORDINGLY, WE RECOMMEND THAT THE PRINCIPAL BE PRESERVED IN AN ENDOWMENT FUND. IF YOUR CHURCH DOES NOT HAVE A WELL MANAGED ENDOWMENT FUND WE SUGGEST THAT YOU TAKE ADVANTAGE OF THE UUA'S ENDOWMENT FUND FOR CHURCHES.

YOUR CONTACT FOR THIS SERVICE IS:

DAVID GIGGIE, ENDOWMENT FUND. MANAGER
UNITARIAN UNIVERSALIST ASSOCIATION
25 BEACON STREET
BOSTON, MASS. 02108

TEL. 617-742-2100 EXT. 411

A CHECK FOR THE AMOUNT OF YOUR PRINCIPAL \$14360.98 PLUS INTEREST OF \$618.96 EARNED IN THE PAST SIX MONTHS IS ENCLOSED.

IF YOU HAVE ANY COMMENTS OR QUESTIONS, PLEASE FEEL FREE TO CONTACT ME OR ANY OF THE BOARD MEMBERS OF NYSCU.

SINCERELY,

CHARLES H. ELLIS, TREASURER NYSCU
TEL. 315-736-7217

QUIT CLAIM DEED

THIS INDENTURE, made the 21st day of ^{October}~~September~~, Nineteen Hundred and Ninety-Eight, between

NEW YORK STATE CONVENTION OF UNIVERSALISTS, a corporation organized under the laws of the State of New York, party of the first part, and

COLLEEN R. SEBRING-ALDRICH, residing at 300 Jefferson Road, Cortland, New York 13045, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second party, does hereby remise, release and quitclaim unto the party of second part, her heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Cortland, County of Cortland and State of New York being located at 5 Elm Street, bounded and described as follows: BEGINNING at a point marked by an iron marker on the southerly edge of the south walk line of Elm Street, said point being located southeasterly a distance of 84.4 feet from the intersection of said southerly edge of the south walk line of Elm Street with the east walk line of Church Street; thence South 07° 54' 49" West a distance of 72.24 feet to a point marked by an iron marker; thence South 82° 08' 00" East a distance of 38.31 feet to a point; thence North 08° 27' 26" East a distance of 72.32 feet to a point marked by an iron marker located in the southerly edge of the south walk line of Elm Street; thence North 82° 14' 34" West along said southerly edge of the south walk line of Elm Street a distance of 39.00 feet to the point and place of beginning, containing 0.064 acre of land, more or less.

Together with those lands adjacent to the north to the center line of Elm Street, subject to the rights of the public therein for street or highway purposes.

This deed is executed and delivered by the grantor for the purpose of releasing a certain right of reversion set forth in a deed from New York State Convention of Universalists to First Universalist Parish of Cortland, N.Y. dated November 14, 1957 and recorded November 20, 1957 in the Cortland County Clerk's Office in book 254 of Deeds at page 188.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her heirs and assigns forever.

In Presence of:

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 21st day of ~~September~~,
Nineteen Hundred and Ninety-Eight. October

NEW YORK STATE CONVENTION OF
UNIVERSALISTS

By: Michael R. Scott

STATE OF NEW YORK
COUNTY OF MONROE SS.:

On this 21ST day of October, 1998, before me personally came Michael L Scott to me known, who, being by me duly sworn, did depose and say that deponent resides at Rochester, N.Y.; deponent is Secretary of New York State Convention of Universalists; the corporation described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

Cindy S. Peterson
Notary Public

CINDY S. PETERSON
Notary Public in the State of New York
MONROE COUNTY
My Commission Expires 2/21/99

FOR COUNTY USE ONLY

REAL PROPERTY TRANSFER REPORT

C1. SWIS Code

C2. Date Deed Recorded

C3. Book C4. Page



STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 7/95

PROPERTY INFORMATION

1. Property Location: 5 Elm Street, Cortland, NY 13045

2. Buyer Name: Sebring-Aldrich, Colleen R.

3. Tax Billing Address: 5 Elm Street, Cortland, NY 13045

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel

5. Deed Property Size: X FRONT FEET OR 0.6 ACRES

6. Seller Name: New York State Convention of Universalists

SALE INFORMATION

11. Sale Contract Date

12. Date of Sale / Transfer: 98

13. Full Sale Price: 0.000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale: 0.000

15. Check one or more of these conditions as applicable to transfer:

- A Sale Between Relatives or Former Relatives
B Sale Between Related Companies or Partners in Business
C One of the Buyers is also a Seller
D Buyer or Seller is Government Agency or Lending Institution
E Deed Type not Warranty or Bargain and Sale (Specify Below)
F Sale of Fractional or Less than Fee Interest (Specify Below)
G Significant Change in Property Between Taxable Status and Sale Dates
H Sale of Business is Included in Sale Price
I Other Unusual Factors Affecting Sale Price (Specify Below)
J None

Quit Claim Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken: 98 17. Total Assessed Value (of all parcels in transfer): 51100

18. Property Class: 210 19. School District Name: Cortland City Schools

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s)): 86.59-01-02.000

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE: Colleen Sebring-Aldrich DATE: 21 Oct 98
STREET NUMBER: 5 STREET NAME (AFTER SALE): Elm Street
CITY OR TOWN: Cortland STATE: N Y ZIP CODE: 13045

LAST NAME: Bardsley FIRST NAME: John L.
AREA CODE: 607 TELEPHONE NUMBER: 758-9116

SELLER

NYS Convention of Universalists
SELLER SIGNATURE: Michael L. Scott DATE: 21 Oct 98

NEW YORK STATE COPY



New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate

Recording Office Time Stamp

See instructions (TP-584-1) before completing this form. Please print or type.

Schedule A — Information Relating to Conveyance

<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (if individual; last, first, middle initial) New York State Covention of Universalists	Social Security Number _____
	Mailing address	Social Security Number _____
	City _____ State _____ ZIP code _____	Federal employer ident. number _____
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (if individual; last, first, middle initial) Sebring-Aldrich, Colleen	Social Security Number _____
	Mailing address 300 Jefferson Road	Social Security Number _____
	City _____ State _____ ZIP code _____ Cortland New York 13045	Federal employer ident. number _____

Location and description of property conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				
86.59	01	02.000	5 Elm Street	Cortland		Cortland

Type of property conveyed (check applicable box)

1 <input checked="" type="checkbox"/> 1 - 3 family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="width: 100%; border: 1px solid black;"> <tr> <td style="width: 33%; text-align: center;">_____</td> <td style="width: 33%; text-align: center;">_____</td> <td style="width: 33%; text-align: center;">98</td> </tr> <tr> <td style="font-size: small; text-align: center;">month</td> <td style="font-size: small; text-align: center;">day</td> <td style="font-size: small; text-align: center;">year</td> </tr> </table>	_____	_____	98	month	day	year
_____	_____	98						
month	day	year						

Percentage of real property conveyed which is residential real property 100 %
(see instructions)

Condition of conveyance (check all that apply)

- | | | |
|---|---|--|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)
d. <input type="checkbox"/> Conveyance to cooperative housing corporation
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)
g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)
h. <input type="checkbox"/> Conveyance of cooperative apartment(s)
i. <input type="checkbox"/> Syndication
j. <input type="checkbox"/> Conveyance of air rights or development rights | k. <input type="checkbox"/> Contract assignment
l. <input type="checkbox"/> Option assignment or surrender
m. <input type="checkbox"/> Leasehold assignment or surrender
n. <input type="checkbox"/> Leasehold grant
o. <input type="checkbox"/> Conveyance of an easement
p. <input type="checkbox"/> Conveyance for which exemption from transfer tax is claimed (complete Schedule B, Part III)
q. <input type="checkbox"/> Conveyance of property partly within and partly without the state
r. <input type="checkbox"/> Other (describe) _____ |
|---|---|--|

Schedule B — Real Estate Transfer Tax Return (Article 31 of the Tax Law)

Part I — Computation of Tax Due

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) <input type="checkbox"/> Exemption claimed	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">1</td><td style="width: 50px; text-align: center;">0</td></tr> </table>	1	0
1	0		
2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">2</td><td style="width: 50px; text-align: center;">()</td></tr> </table>	2	()
2	()		
3 Taxable consideration (subtract line 2 from line 1)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">3</td><td style="width: 50px; text-align: center;">0</td></tr> </table>	3	0
3	0		
4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">4</td><td style="width: 50px; text-align: center;">0</td></tr> </table>	4	0
4	0		
5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">5</td><td style="width: 50px; text-align: center;">()</td></tr> </table>	5	()
5	()		
6 Total tax due* (subtract line 5 from line 4)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">6</td><td style="width: 50px; text-align: center;">0</td></tr> </table>	6	0
6	0		

Part II — Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More

1 Enter amount of consideration for conveyance (from Part I, line 1)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">1</td><td style="width: 50px;"></td></tr> </table>	1	
1			
2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property; see instructions)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">2</td><td style="width: 50px;"></td></tr> </table>	2	
2			
3 Total additional transfer tax due* (1% of line 2)	<table border="1" style="width: 100%;"> <tr><td style="width: 20px;">3</td><td style="width: 50px;"></td></tr> </table>	3	
3			

*Please make check(s) payable to the county clerk where the recording is to take place or if the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If no recording is required, send this return and your check(s) made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

For recording officer's use	Amount received Part I \$ _____ Part II \$ _____	Date received	Transaction number
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Schedule B — (continued)

Part III — Explanation of Exemption Claimed in Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- b. Conveyance is to secure a debt or other obligation b
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition g
- h. Conveyance is given pursuant to the federal bankruptcy act h
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a 1-, 2-, or 3-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim)..... k
- l. Other (attach explanation)..... l

Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

- 1 The real property being sold or transferred is not subject to an outstanding credit line mortgage.
 - 2 The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee or other officer of a court.
 - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

 - Other (attach detailed explanation).
- 3 The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- 4 The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

Signature (both the grantor(s) and grantee(s) must sign).

The undersigned certify that the above return, including any certification, schedule or attachment, is to the best of his/her knowledge, true and complete.

New York State Convention of Universalists

By: Markus R. Scott Secretary

Grantor

Title

Colleen R. Sebring-Aldrich

Grantee

Title