

This Indenture,

Made the 4th day of September Nineteen Hundred and Twenty-eight (1928).

Between Jesse Campbell Dorn, Bertha Kramer Walrath, Edna Grace Walrath, Florence Fowler, Alta Holbrook and Cora Bowen Shipman, as Trustees of the Second Universalist Society of the Town of Otsego, Cooperstown, in the County of Otsego, State of New York,

parties of the first part, and
New York State Convention of Universalists of Carthage, Jefferson County, New York,

part y of the second part,
Witnesseth, that the parties of the first part, in consideration of
One# Dollar
(\$ 1.00#) lawful money of the United States,

paid by the part y of the second part,
do hereby grant and release unto the party of the second part, its successors and assigns forever, all That certain piece of land situate in Cooperstown aforesaid & being a part of the Lot opposite Elihu Phinney's dwelling house, & the south half part of said lot, to be divided from east to west, the whole of which lot is bounded south & west by the Street, East by S. Gregory's land & north by a part of said lot heretofore leased to Charles Luce by said Samuel, said Luce's south line being eaves of his old shop, as now situated, said trustees part being the south part.

Said premises are hereby conveyed to the parties of the second part pursuant to Section 8 of the Charter of the New York State Convention of Universalists, which is contained in Chapter 188 of the Laws of 1862 as amended by Chapter 33 of the Laws of 1907, which dispenses with an order of the Court in order to make such transfer.

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.

And said parties of the first part

covenant as follows:

First. That the party of the second part shall quietly enjoy the said premises;

Second. That said parties of the first part will forever warrant the title to said premises.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Jessie Campbell Doru (L.S.)

Bertha Kramer Walrath (L.S.)

Eolua Grace Walrath (L.S.)

Flourie Fordice (L.S.)

Alta Holbrook (L.S.)

Lerra Bowen Shipman (L.S.)

Trustees of The Second Universalist Society of the Town of Otsego, Coopers-Town, In the County of Otsego, State of New York.



State of New York
County of Otsego

ss.

at

On this 6th day of ~~September~~ ^{October} Nineteen Hundred and Twenty-eight (1928)

before me, the subscriber, personally appeared
GRACE
JESSIE CAMPBELL DORN, BERTHA KRAMER WALRATH, EDNA WALRATH, FLORENCE FOWLER, ALTA HOLBROOK and CORA BOWEN SHIPMAN

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they each duly and severally acknowledged to me that they executed the same as such Trustees aforesaid for the purposes therein mentioned.

Edward S. Lindsey

Notary Public.

Church

WARRANT

WARRANT

FEB 28 1928 11M

Jessie Campbell Dorn, et al,
as Trustees of The Second
Universalist Society of the
Town of Otsego, Cooperstown,
New York.

TO

New York State Convention of
Universalists.

Dated, September 4th 19 28.

STATE OF NEW YORK INDEXED
County of Otsego ss.

RECORDED ON THE
28 day of Feb. A.D. 1928
at 1 o'clock P. M.
in LIBER 418 of DEEDS
at PAGE 406 and examined

Robert M. Stowell
CLERK

Donald M. Beebe

JAMES J. BUTLER

LAWYER

CARTHAGE, N. Y.

We the subscribers do certify that at a meeting held at the School House No. 19 in the village of Cooperstown agreeable to legal notice on the 25th day of April 1831 at 6 o'clock P. M. in pursuance of the Statute in such case made and provided for organizing Religious Society.

The meeting was organized by choosing the Rev. Job Potter Chairman and R. Taylor Comstock Secretary, Chas. Henry Beadle and Joseph Perkins as censors to determine the qualifications of persons offering their votes for officers of said Society. Proceeded to organize a Religious Society by the name and title of "The Second Universalist Society of the Town of Otsego", and on canvassing the votes it was found that Ezek Bradford, Abraham Van Horn, Levi H. Pierce, Seth Doubleday, Jr. and Stephen Gregory were elected Trustees and Seth Doubleday, Jr. Clerk.

Given under our hands and seals this 27th, day of April in the year of our Lord 1831.

Henry Beadle L.S.

Joseph Perkins L.S.

State of New York
:SS;
Otsego County

On this 9th day of April 1831 personally appeared before me Henry Beadle and Joseph Perkins to me known and they severally acknowledged to me that they did execute the above certificate.

Geo. Morell, First Judge

Otsego Co.

Recorded May 4, 1831.

This Indenture, Made the ninth day of May in the year of our Lord One thousand eight hundred & thirty one. Between John Davidson & Katherine his wife of the village of Cooperstown of the first part and the Trustees of the Second Universalist Society in the Town of Otsego of the second part,

Witnesseth, that the said party of the first part for & in consideration of the sum of Two hundred & sixty eight Dollars & seventy three cents in hand paid by the parties of the second part, wherewith the said parties of the first part do hereby declare themselves satisfied & paid have & by these presents do grant, bargain, sell, alien, release, convey & confirm unto the said parties of the second part and to their successors in office, all that certain piece of land situate in Cooperstown aforesaid, & being a part of the Lot opposite Elihu Phinney's dwelling house, & the south half part of said lot, to be divided from east to west, the whole of which lot is bounded south & west by the Street, East by S. Gregory's land & north by a part of said Lot heretofore leased to Charles Luce by said Samuel, said Luce's south line being eaves of his old shop, as now situated, said trustees part being the south part. Together with all & singular the rights, members & privileges to the same belonging or in anywise appertaining & the reversion & reversions, remainder & remainders, rents, issues and profits thereof & all the estate right, title, interest property possession, claim & demand both in law and equity of the said part of the first part of in and to the same, To have and to Hold the said tract of land & premises with the appurtenances unto the said parties of the second part their successors in office and to them & their only proper use benefit & behoof forever. And the said parties of the first part do for themselves their heirs executors & administrator & administrators, covenant and agree to and with the parties of the second part their successors in office that they are true & lawful owners of the said tract or parcel of land & premises with the appurtenances & are lawfully seized in their own right of a perfect absolute and indefeasible estate of inheritance in fee simple of and in all the said premises with the appurtenances; & have in themselves good right, full power & lawful authority to grant & convey the same in manner aforesaid; and also that

they the said parties of the second part & successors in office shall & occupy
may forever hereafter peaceably have hold/& possess the said granted
premises free from the hindrance or molestation of any person or persons
lawfully claiming the same; and that they the said parties of the first
part and their heirs the said parcel of land and premises unto the said
parties of the second part & successors in office against all claims &
demands whatsoever shall & will warrant & forever by these presents de-
fend;

In witness whereof the parties of the first part have hereunto set
their hands & seals the day & year first above written.

John Davidson L. S.

C. Davidson L. S.

Sealed & delivered in presence of

Geo. Morell

State of New York, Otsego County SS.

On this 9th day of May 1831 personally appeared before me John
Davidson & Catharine Davison his wife to me known to me known to be the
persons described in & who executed the within Deed; & they severally
acknowledged that they did execute the same; and the said Catharine on a
private examination apart from her husband acknowledged that she did
execute the same freely & without any fear or compulsion of her husband.

Geo. Morell First Judge
Otsego Co.

Recorded May 9th, 1831 at 6 O'clock P. M.

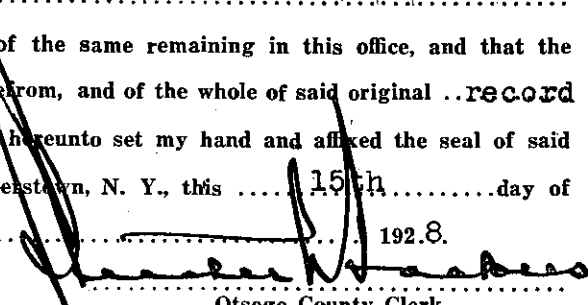
Recorded in Liber TT of Conveyances at page 366.

STATE OF NEW YORK }
Otsego County, Clerk's office, } ss.

I, CHESTER T. BACKUS, Clerk of the County of Otsego, N. Y., do hereby Certify
that I have compared the foregoing copy of Deed In Re:- John
Davidson & C. Davidson to Trustees of the Second
Universalist Society. Recorded May 9th, 1831 at
6 P. M. in Liber TT at page 366.

with the original record of the same remaining in this office, and that the
same is a correct transcript therefrom, and of the whole of said original record

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said
County and Courts, at Cooperstown, N. Y., this 15th day of
May 1831.


Otsego County Clerk

This Indenture, Made the 4th day of September, Nineteen Hundred and Twenty-eight (1928)

Between New York State Convention of Universalists a corporation organized under the laws of New York, party of the first part, and The Second Universalist Society of the Town of Otsego, Cooperstown, in the County of Otsego, State of New York, party of the second part:

Witnesseth, that the party of the first part, in consideration of One Dollar, and other considerations hereinafter expressed (\$1.00#) 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, situate in the Village of Cooperstown, County of Otsego, and State of New York, and particularly described as follows, to wit: Being in the said Village of Cooperstown, County and State aforesaid fronting North upon Church Street, being seventy feet upon said street between lots upon the East belonging to the estate of H. H. Hollister and west belonging to the Presbyterian Church and extending south to lot of said Presbyterian Church- the property being that owned and occupied by the late J. H. Peak and his family since the year 1838.

Also, All That Certain piece of land situate in Cooperstown aforesaid, & being a part of the lot opposite Elihu Phinney's dwelling house, & the south half part of said lot, to be divided from east to west, the whole of which lot is bounded south & west by the Street, East by S. Gregory's land & north by a part of said Lot heretofore leased to Charles Luce by said Saumel, said Luce's south line being eaves of his old shop, as now situated, said trustees part being the south part.

Said premises are hereby conveyed to the parties of the second part pursuant to Section 8 of the Charter of the New York State Convention of Universalists, which is contained in Chapter 188 of the Laws of 1862 as amended by Chapter 33 of the Laws of 1907, which dispenses with an order of the Court in order to make such transfer.

The giving and accepting of this deed is upon the expressed condition and consideration that the party of the second part shall neither mortgage, lease or sell said property without the written consent of the grantor herein.

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 as follows:

First. That the party of the second part shall quietly enjoy the said premises;

Second. That the party of the first part will forever Warrant the title to said premises.

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 the day and year first above written.

In Presence of

Addie F. Atwood

Seal

New York State Convention of
Universalists
By John Murray Atwood President.

State of New York

County of St. Lawrence SS.:

On this day of September, Nineteen Hundred and Twenty-eight before me personally came John Murray Atwood to me personally known who, being by me duly sworn did depose and say that he resides in Canton, St. Lawrence County, New York, that he is the President of New York State Convention of Universalists the corporation described in and which executed the above 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 Board of Directors of said corporation, and that he signed his name thereto by like order.

H. M. Bolton

Notary Public.

State of New York

St. Lawrence County Clerk's Office SS.

I, WELBY W. HAILE, Clerk of the County of St. Lawrence, and clerk of the Supreme and County Courts, which are Courts of Record in and for said County to hereby certify; That H. M. Bolton, Esquire, whose name is subscribed to the certificate of proof or acknowledgment of the annexed instrument and thereon written, was, at the time of taking such proof of acknowledgment, a Notary Public in and for said County, residing in the said County, duly commissioned and sworn, and duly authorized to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds and other instruments in writing to be recorded in said state; and that I am well acquainted with the handwriting of said officer, and verily believe that the signature to the said certificate of proof of acknowledgment is genuine.

In Testimony Whereof, I have hereunto subscribed my name and affixed the seal of the said County and Courts, at Canton, N. Y. this 8 day of Sept. 1928.

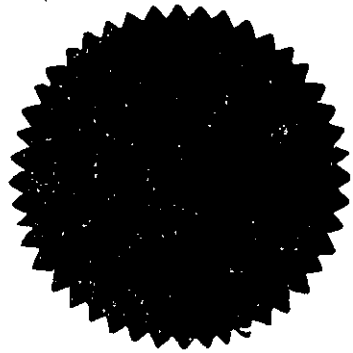
Seal

W. W. Haile, Clerk

Recorded, examined and compared with the original Jan. 29, 1940. 12 M.

Geary A. Wilmot, Clerk.

Otsego County Clerk's Office }
STATE OF NEW YORK } ss.
Otsego County



C C 5 - 6-18-54-2000

I, ROBERT M. ATWELL, Clerk of the County of Otsego, N. Y., do hereby Certify that I have compared the foregoing copy of Deed- N. Y. State Convention of Universalists to The Second Universalists Society of the Town of Otsego. Recorded Jan. 29, 1940 in Liber 391 of Conveyances at page 439 with the original record of the same remaining in this office, and that the same is a correct transcript therefrom, and of the whole of said original record

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Courts, at Cooperstown, N. Y., this 6th day of January, 1956.

Robert M. Atwell
Otsego County Clerk
By *George A. ...* Deputy Clerk.

46 Center Street,

Albion, New York,

July 27, 1905.

To the Trustees of
the New York State Convention of Universalists
Dear Sirs:

At your meeting in Utica last October you requested me to ascertain whether the parish at Cooperstown Junction had a clear title to its property. I find that the Church was dedicated free of debt. There has been some question in regard to the ownership of the lot, but after considerable trouble I have obtained possession of the deeds. These are unequivocal and have been recorded in the office of the county clerk. With the consent of the parish I am sending the original deeds to you that they may be safely preserved by the State Convention. The interest in all branches of the work at Cooperstown Junction is good and the attendance at our services very encouraging.

Yours truly,
George E. Sumner

State of New York
County of Otsego ^{SS}

Nettie T. Ellsworth being duly sworn
says that on the 20th day of APRIL 1928, she
posted in three (3) public and conspicuous places in the
Village of Cooperstown, N.Y.; three (3) copies of
the Notice hereto annexed; one in each of such places.

Sworn to before me this

11th day of May 1928

Nettie T. Ellsworth

Edward D. Canning

Notary Public Otsego, County, N.Y.

1928

Cooperstown

Meetings to decide on
selling property & giving
proceeds to N.Y.S.C.U.

NOTICE IS HEREBY GIVEN, that a Meeting of the *Second Universalist Society*
of *Otego* N. Y., will be held at the *Parsonage*
in said Village of *Cooperstown*, N. Y.; on the *Seventh*
day of *May* 1928, at _____ o'clock M., for the
purpose of considering the advisability of transferring and
conveying all of the property and assets of the *Parish* ,
both real and personal, of whatever nature, to the New York
State Convention of Universalists, and to take action in regard
thereto.

Dated:

Clerk.

RESOLVED, that Second Universalist Society of Otsego sell and transfer its real property, located on the Southerly side of Beaver Street, in the village of Cooperstown, N. Y., formerly occupied and used as a burial ground, bounded Northerly by Beaver Street; Easterly and Southerly by Johnston property; and Westerly by property of The Susan Fenimore Cooper Foundation, to the extent of a portion thereof having a frontage on Beaver Street of 60 feet, and a depth on the west of 161 feet, and on the East of 154' 6" and with a width on the South of 60' 3", as surveyed to Lynn G. Parshall May 21, 1937, to Harry N. Shepard for \$800.00; and to the further extent of the remainder of said property, surveyed as aforesaid, to Deuel C. Lake for \$2300.00, and that appropriate proceedings be instituted pursuant to the statute in order to effect such sales and transfers; and that Charles Kramer and Alta Holbrook be and they hereby are authorized and directed to institute the necessary proceedings aforesaid, and to sign any and all contracts of sale, petitions, consents, notices, transfers, deeds, and other necessary papers and instruments of every kind in order to consummate such sales and transfers, and to do any other act or thing necessary and requisite for the purposes aforesaid, and to affix the seal of said Second Universalist Society of Otsego to any of the aforesaid, and to deliver same, all for and in behalf of said Second Universalist Society of Otsego.

RESOLVED, that in the event the sale or sales aforesaid are not consummated with the individuals named or their assigns, then a sale or sales of said property in separate parcels or in its entirety be made in accordance with the foregoing provisions to such other individual or individuals and at such price or prices as the said Charles Kramer and Alta Holbrook deem advisable to be to the advantage and interest of said Second Universalist Society of Otsego, hereby extending to said Charles Kramer and Alta Holbrook the same authority, direction and powers as aforesaid for such purpose.

I, *Bertha K. Walrath* Secretary of the Board of Trustees of Second Universalist Society of Otsego, do hereby certify that the foregoing is a correct and true transcript of a resolution of the Board of Trustees of Second Universalist Society of Otsego, called for such purpose, held June //, 1937, a quorum being present, and all voting in the affirmative.

Witness my hand this //th day of June, 1937.

Bertha K. Walrath

Secretary.

A G R E E M E N T

Made and executed in duplicate this 1st, day of July, 1937, by and between Second Universalist Society of Otsego, a Religious Corporation, having its principal place of worship in the village of Cooperstown, Otsego County, New York, owner, party of the first part, and Deuel C. Lake of Oneonta, New York, purchaser, party of the second part, as follows:

Party of the first part covenants and agrees to sell and convey to party of the second part, and party of the second part covenants and agrees to purchase from party of the first part, the following described premises:

All that Tract or Parcel of Land situate on the Southerly side of Beaver Street in the village of Cooperstown, Otsego County, New York, formerly occupied by first party as a burial ground, commencing at a point in the Southerly side of Beaver Street, which point is the North Westerly corner of the Johnston lands, and the North Easterly corner of the premises hereby conveyed, and extending thence along said Johnston land South $8^{\circ} 15'$ West 137 feet 2 inches to an iron pipe driven in the ground; thence extending along said Johnston land North $88^{\circ} 30'$ West 236 feet 6 inches to a point in said Johnston line, which point is the South Westerly corner of the premises hereby conveyed; thence extending North $8^{\circ} 15'$ East 161 feet along the line of lands of The Susan Fenimore Cooper Foundation, Inc. to a point in the Southerly side of Beaver Street, which is the North Easterly corner of the property of The Susan Fenimore Cooper Foundation, Inc. and the North Westerly corner of the property hereby conveyed; thence along the Southerly side of Beaver Street South $80^{\circ} 55'$ East 235 feet and 6 inches to the place of beginning, as surveyed by Lynn G. Parshall May 21st, 1937.

Party of the second part covenants and agrees to pay the sum of \$2900.00 for the premises aforesaid, \$500.00 of which has

been paid, receipt whereof is hereby acknowledged, and party of the first part covenants and agrees that it will execute and deliver to second party a Full Covenant Deed of said premises upon the payment of the balance of the consideration aforesaid, which payment is to be made to first party upon submission of deed of said premises to him.

This contract is made subject to the approval of the Otsego County Court, and it is understood and agreed that the party of the first part hereto will at once apply to the Otsego County Court for such approval, and that if said Court shall refuse to ratify and confirm this contract and authorize and direct the execution and delivery of the deed aforesaid, then this contract shall be null and void, and first party will return to party of the second part the money paid by him, and will incur no further obligation or liability to the party of the second part for failure to complete this contract.

Possession of said premises is to be given to second party upon the delivery of the deed aforesaid.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by its Moderator and Treasurer, and the party of the second part has affixed his signature and seal this 3rd, day of July, 1937.

SECOND UNIVERSALIST SOCIETY OF OTSEGO (L.S.)

By Rev. Charles Kramer

Alta Holbrook

Deuel C. Lake (L.S.)

RESOLVED, that Second Universalist Society of Otsego sell and transfer its real property located on the Southerly side of Beaver Street, in the village of Cooperstown, New York, formerly occupied and used as a burial ground, and described in a resolution duly adopted at a meeting duly called by the Board of Trustees of Second Universalist Society of Otsego held June 11th, 1937, in the form of a quit claim deed, bargain and sale deed, deed with covenants against grantor, warranty deed, or a full covenant deed, as the purchaser, or purchasers of said real property may require.

RESOLVED, that the Resolution of this Board duly adopted on June 11th, 1937, directing the sale and transfer of its real property as aforesaid be, and the same is in all other things ratified and confirmed, and the power and authority extended to Charles Kramer and Alta Holbrook in said resolution of June 11th, 1937 is hereby extended and enlarged to the force and effect that the said Charles Kramer and Alta Holbrook are hereby authorized and empowered to execute and deliver in behalf of said Second Universalist Society of Otsego any of the forms of deeds above mentioned, in order to consummate the sale or sales of said real property.

Bertha K. Walrath, Secy.
Rev. Charles Kramer, Moderator.

Alta Holbrook
Claudine E. Fowler
Laura M. Campbell
Maud W. Johnson
Catherine H. Osterhout
Evan E. Russell

I, Bertha K. Walrath, Secretary of the Board of Trustees of Second Universalist Society of Otsego, do hereby certify that the foregoing is a correct and true transcript of a resolution of the Board of Trustees of Second Universalist Society of Otsego, called for such purpose, held June 28, 1937, a quorum being present, and all voting in the affirmative.

Witness my hand this 28th day of June, 1937.

Bertha K. Walrath
Secretary.

STATE OF NEW YORK
:SS:
COUNTY OF OTSEGO

On the 3d, day of July, 1937, before me personally came Charles Kramer and Alta Holbrook to me known, who being by me duly, severally sworn, each did depose and say: That they resided in Cooperstown, New York; that they are the individuals designated by Second Universalist Society of Otsego, the corporation described in and which executed the above instrument, for the purpose of execution thereof, and that they executed the said instrument on behalf of said corporation and signed their names thereto by order of the Board of Trustees of said corporation; that said corporation has no seal.

Carrie E. D. Burnet

Notary Public.

STATE OF NEW YORK
:SS:
COUNTY OF OTSEGO

On this 1st, day of July, 1937; before me, the subscriber, personally appeared Deuel C. Lake to me known to be the individual described in and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

Harris L. Cooke

Notary Public.

At a Term of the Otsego County Court
held at Chambers in the City of Oneonta,
Otsego County, New York, on the 15th,
day of July, 1937.

Present: HON. ROBERT J. LEAMY, OTSEGO COUNTY JUDGE

STATE OF NEW YORK

OTSEGO COUNTY COURT

(Endorsed) Filed and Entered

JUL 20 1937

10.05
AM

Otsego Co., Clerk's Office

In the Matter of the Application

of

Second Universalist Society of Otsego

to sell certain real property.

On reading and filing the petition of Second
Universalist Society of Otsego, a Religious Society, verified the
14th, day of July, 1937, and after hearing Messrs Cooke & Basinger,
Attorneys for the petitioner herein, and it appearing to the
satisfaction of the Court that the interests of said corporation will
be promoted by a sale of the real property described therein to
Deuel C. Lake, for the sum of \$2900.00;

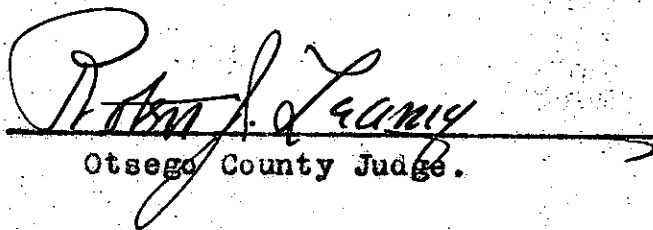
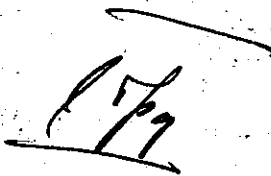
Now, on motion of Cooke & Basinger, Attorneys for said
petitioner, it is

ORDERED, that the Second Universalist Society of Otsego,
a corporation, be and the same hereby is authorized to sell the
real property described in said petition to Deuel C. Lake for the
sum of \$2900.00, subject to the conditions in the said petition
mentioned, and the said corporation is further directed to dispose
of the proceeds of sale in the payment of the liabilities of the
said corporation, and for current expenses of said corporation, as
mentioned in the said petition.

The following is a description of the property hereby
authorized to be sold:

"All that Tract or Parcel of Land situate on the Southerly side of Beaver Street in the village of Cooperstown, Otsego County, New York, formerly occupied by first party as a burial ground, commencing at a point in the Southerly side of Beaver Street, which point is the North Westerly corner of the Johnston lands, and the North Easterly corner of the premises hereby conveyed, and extending thence along said Johnston land South 8° 15' West 137 feet 2 inches to an iron pipe driven in the ground; thence extending along said Johnston land North 86° 30' West 236 feet 6 inches to a point in said Johnston line, which point is the South Westerly corner of the premises hereby conveyed; thence extending North 8° 15' East 161 feet along the line of lands of The Susan Fenimore Cooper Foundation, Inc. to a point in the Southerly side of Beaver Street, which is the North Easterly corner of the property of The Susan Fenimore Cooper Foundation, Inc. and the North Westerly corner of the property hereby conveyed; thence along the Southerly side of Beaver Street South 80° 55' East 235 feet and 6 inches to the place of beginning, as surveyed by Lynn G. Parshall May 21st, 1937."

E n t e r



Otsego County Judge.

STATE OF NEW YORK
OTSEGO COUNTY COURT

In the Matter of the Application
of

Second Universalist Society of Otsego
to sell certain real property.

TO THE OTSEGO COUNTY COURT-

The petition of Second Universalist Society of Otsego,
the corporation above named, respectfully shows:

I.

That your petitioner is a Religious Corporation; that
its name is Second Universalist Society of Otsego; that the names
and places of residence of its Board of Trustees, and of its principal
officers, are:

(S. Gould) Rev. Charles Kramer, Moderator, Cooperstown, N. Y.

(S. Gould) Bertha K. Walrath, Trustee and Secretary,
Cooperstown, N. Y.

(S. Gould) Alta Holbrook, Trustee and Treasurer,
Cooperstown, N. Y.

(S. Gould) Claudine E. Fowler, Trustee, Cooperstown, N. Y.

(S. Gould) Laura M. Campbell, Trustee, Cooperstown, N. Y.

(S. Gould) David E. Johnson, Trustee, Cooperstown, N. Y.

(S. Gould) Catherine H. Osterhoudt, Trustee, Cooperstown, N. Y.

(S. Gould) Eva E. Russell, Trustee, Cooperstown, N. Y.

(S. Gould) Sara Gilmore, Trustee, Cooperstown, N. Y.

II.

That the business of said corporation is to enable its
members to meet for divine worship, and for other religious
observances, and the establishment and maintenance of a Church for
the furtherance of such objects; that it was incorporated under

and pursuant to an Act of the Legislature on April 27th, 1831 and that the Articles of Incorporation are recorded in the Otsego County Clerk's Office in Book B of Corporations and Sheriffs Appointments, at page 81. Copy of Articles of Incorporation attached hereto and made a part of this petition.

III.

That the said corporation desires to sell certain real property of which it is the owner, which real property to be sold is bounded and described with reasonable certainty as follows:

"All that Tract or Parcel of Land situate on the Southerly side of Beaver Street in the village of Cooperstown, Otsego County, New York, formerly occupied by first party as a burial ground, commencing at a point in the Southerly side of Beaver Street, which point is the North Westerly corner of the Johnston lands, and the North Easterly corner of the premises hereby conveyed, and extending thence along said Johnston land South $8^{\circ} 15'$ West 137 feet 2 inches to an iron pipe driven in the ground; thence extending along said Johnston land North $86^{\circ} 30'$ West 236 feet 6 inches to a point in said Johnston line, which point is the South Westerly corner of the premises hereby conveyed; thence extending North $8^{\circ} 15'$ East 161 feet along the line of lands of The Susan Fenimore Cooper Foundation, Inc. to a point in the Southerly side of Beaver Street, which is the North Easterly corner of the property of The Susan Fenimore Cooper Foundation, Inc. and the North Westerly corner of the property hereby conveyed; thence along the Southerly side of Beaver Street South $80^{\circ} 55'$ East 235 feet and 6 inches to the place of beginning, as surveyed by Lynn G. Parshall May 21st, 1937."

That attached hereto and made a part of this petition is a survey of said premises made by Lynn G. Parshall, Surveyor, on May 21st, 1937.

That the premises aforesaid have been owned by your petitioner, Second Universalist Society of Otsego, and in its control and undisturbed enjoyment and possession since and prior to November 30th, 1862, and has been used by your petitioner since such date, and until on or about November 18th, 1936 as a burial ground for deceased persons, and as a cemetery for such purpose, and that such use as a burial ground and cemetery has been discontinued, and that there have been no burials in said cemetery since about the year 1900, and that all of the bodies buried therein have been taken up and reinterred in another cemetery known as the Flycreek Valley Cemetery, located in the Town of Otsego, Otsego County, New York, such town being the same town where the lands and premises sought to be sold herein are located, and that proceedings in conformity with the terms of the statute have been conducted and consummated, and that said burial lot and cemetery as aforesaid owned by your petitioner is no longer used as a burial lot or cemetery.

IV.

That the interests of the corporation will be promoted by the sale of the real property above specified, and that a concise statement of the reasons therefor is as follows:

That the said land is unoccupied and unproductive and is not needed by said corporation for its purposes; and that said corporation is indebted in the sum of approximately \$1000.00, and has no available cash with which to pay said debts, except through a sale of said premises.

V.

That such sale has been authorized by a vote of at least two-thirds of the Directors of said corporation at meetings duly called and held, and copies of the resolutions granting such authority are hereto annexed and made a part of this petition.

VI.

That the market value of the other real and personal property

of said corporation is as follows:

Dwelling house or parsonage, located on the Southerly side of Church Street, in Cooperstown, N. Y.	\$4,000.00
Church building, located on the North Easterly corner of Church Street and Pioneer Street, Cooperstown, N. Y.	5,000.00
Mortgage on Bruce Hall real property, located on the Northerly side of Main Street, Cooperstown, N. Y.	4,000.00
Baltimore & Ohio Railroad Company Bond, in the par amount of	1,000.00
Benison Building Mortgage Certificate covering New York City real estate, par amount,	1,000.00

That the Baltimore & Ohio Railroad Company Bond aforesaid is held by the First National Bank as collateral to certain indebtedness of your petitioner, Second Universalist Society of Otsego.

That the amount of your petitioner's debts and liabilities is the sum of approximately \$1000.00, none of which are secured, with the exception of the indebtedness to the First National Bank of Cooperstown, in the amount of \$500.00, which is secured by the Baltimore & Ohio Railroad Company Bond aforesaid.

VII.

That the disposition proposed to be made of the moneys realized from such sale is as follows:

It will be used to pay the indebtedness of your petitioner, Second Universalist Society of Otsego, and for current expenses.

That an offer to purchase the above described real property has been made by Deuel C. Lake of Oneonta, N. Y., who has agreed to pay the sum of \$2900.00, upon the terms and conditions set forth in the agreement made with him, which said agreement is attached hereto, and made a part of this petition; and that it will be to the advantage of your petitioner, Second Universalist Society of Otsego, to consummate a sale of said premises pursuant to the terms of said agreement, and that the full price of \$2900.00, which is to be paid for said premises by the said Deuel C. Lake, as provided in said agreement, constituted

a full and fair value of the premises sought to be sold herein.

WHEREFORE, your petitioner prays that an order may be made granting leave to said corporation to sell the real property above described, and for such other and further relief as to the Court may seem just and proper.

Dated: July 14th, 1937.

SECOND UNIVERSALIST SOCIETY OF OTSEGO,

By Rev. Charles Kramer

Alta Holbrook

Petitioners.

STATE OF NEW YORK

:SS:

COUNTY OF OTSEGO

Charles Kramer and Alta Holbrook, each being duly, severally sworn, depose and say that they are the individuals designated in certain resolutions of the petitioner, Second Universalist Society of Otsego, which resolutions are to be attached to this petition, for the purposes set forth in said petition; that they have read said petition, and that it is true, with the exception of those matters therein stated to be alleged on information and belief, and that as to those matters they believe it to be true.

Rev. Charles Kramer

Alta Holbrook

Subscribed and Sworn to before

me this 14th, day of July, 1937.

Norman Bangs
Notary Public.

State of New York

County of OTSEGO

SS..

~~xxx~~

BERTHA K. WALRATH, Trustee and Secretary, and ALTA HOLBROOK, Trustee and Treasurer, of the Second Universalist Society of the Town of Otsego, of Cooperstown, New York,

being duly sworn, depose and say,

~~That the above named corporations~~ That The Second Universalist Society of the Town of Otsego, Cooperstown, New York and/or The New York State Convention of Universalists are the owners of premises known as 23 Church Street, Cooperstown, New York and more particularly described in a warranty deed The Second Universalist Society of the Town of Otsego of Cooperstown to New York State Convention of Universalists dated September 4, 1928, Recorded February 28, 1946, in the Otsego County Clerk's Office in Liber 418 of Deeds at Page 407; and also described in warranty deed New York State Convention of Universalists to The Second Universalist Society of the Town of Otsego, Cooperstown, dated Sept. 4, 1928, recorded Jan. 27, 1940, Liber 391 at pg. 439 That said premises have been held by ~~the above named corporations~~ and preceding owners from whom title is derived for the period of TWENTY YEARS last past and upwards and that the possession thereof has been peaceable and undisturbed and that the title thereto has never been disputed or questioned to the knowledge of deponents; that deponents know of nothing which might tend to bring said title into question or by reason of which any claim to any part of said premises or to any undivided interest therein, adverse to deponents, might be set up or made; that said premises are free and clear of any and all liens, encumbrances or clouds of every name, nature or kind, either recorded or unrecorded, EXCEPT:

NO EXCEPTIONS

Deponents further say that there is no judgment, order or decree against ~~deponents~~ the said Second Universalist Society unpaid or unsatisfied of record; that no proceedings in bankruptcy have ever been instituted by or against ~~deponents~~ said Society nor has ~~deponents~~ said Society ever made any assignment for the benefit of creditors;

That at this time there are no unpaid taxes or assessments, ordinary or extraordinary, now due or levied against said premises or any part thereof, EXCEPT:

NO EXCEPTIONS

That no payment of any Federal or State Income Tax has ever been demanded of ~~deponents~~ said Society and still remains unpaid;

That said premises are not chargeable or encumbered by any Federal Estates Tax or Collateral Inheritance or Transfer Tax or any other Tax;

That said Society at this time a Bondsman upon any BOND for any person, firm or corporation;

That ~~deponents~~ Society now in possession of said premises above described;

That deponents are citizen^s of the United States of America and of the age of twenty-one years and upwards;

~~That deponent~~

~~is~~

~~married to~~

~~any one~~

~~of twenty-one years and competent to convey real estate;~~

~~That deponent~~

~~has never been married to anyone else now~~

~~living,~~

That each and all of the foregoing statements and representations are in each and all respects true and are made for the purpose of inducing the Trustees of the First Presbyterian Church of Cooperstown, New York, to purchase and accept a deed of said above mentioned premises.

Subscribed and sworn to before me this 6th day of January A. D. 19⁵⁶, after the contents thereof had been fully explained by me to deponent^s.

Bertha K. Walrath

Alta Holbrook

copy

Affidavit of Title

Dated, _____ 19____

SCOTT E. GREENE
ATTORNEY-AT-LAW
50 MAIN STREET
COOPERSTOWN, NEW YORK

This Indenture,

Made the 24th day of January Nineteen Hundred and Fifty-six

Between NEW YORK STATE CONVENTION OF UNIVERSALISTS

a corporation organized under the laws of the State of New York, having an office at 373 Argonne Drive, Kenmore, Erie County, New York,

party of the first part, and

HARRY APMAN, of 63 Chestnut Street, Cooperstown, Otsego County, New York,

party of the second part,

Witnesseth that the party of the first part, in consideration of One and more - - - - - Dollar (\$1.00 & more) 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, his

distributees and assigns forever, all That certain piece of land

situate in Cooperstown aforesaid & being a part of the Lot opposite Elihu Phinney's dwelling house, & the south half part of said lot, to be divided from east to west, the whole of which lot is bounded south & west by the Street, East by S. Gregory's land & north by a part of said lot heretofore leased to Charles Luce by said Saumel, said Luce's south line being eaves of his old shop, as now situated, said trustees, part being the south part.

Being the same premises conveyed by The Second Universalist Society of the Town of Otsego, Cooperstown, in the County of Otsego, State of New York, to the New York State Convention of Universalists, party of the first part herein, by deed dated January 24th, 1956 and recorded in the Otsego County Clerk's office on January 24th, 1956.

COPY - Original deed delivered to grantee at Cooperstown 1-24-56. Sale price \$1200.00

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, his distributees and assigns forever.

This deed is executed and delivered by the party of the first part herein, without any previous application to or any order from any court or judge thereof, pursuant to the provisions of law incorporating the party of the first part, to-wit: Chapter 188 of the laws of 1862 as amended.

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.

And 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 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 Presence of

(L.S.)

ATTEST:

(s) Howard B. Gilma
Secretary

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 the day and year first above written.

New York State
Convention of Universalists

By (s) Ashley Strong
President

4.65
N.S. Stamp

State of New York

County of OTSEGO

ss..

of

On this 24th day of January, Nineteen Hundred and Fifty-six before me personally came ASHLEY STRONG

to me personally known, who, being by me duly sworn, did depose and say that he resides in Schuyler Lake, Otsego County, New York that he is the President of New York State Convention of Universalists the corporation described in, and which executed, the above 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.

(S)

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, 1957

Notary Public

W

Covenant Against Grantor with Lien Covenant (CORPORATION)

NEW YORK STATE CONVENTION OF UNIVERSALISTS

TO

HARRY APMAN

Dated, JANUARY 24th 1956

STATE OF NEW YORK

County of _____ ss.

RECORDED ON THE

day of _____ A.D. 19 _____
at _____ o'clock _____ M.
in LIBER _____ of DEEDS
at PAGE _____ and examined

CLERK

This Indenture,

Made the 24th day of January Nineteen Hundred and

Fifty-six
Between

BERTHA K. WALRATH, ALTA HOLBROOK, CLAUDINE E. FOWLER and LAURA M. CAMPBELL, all residing in Cooperstown, Otsego County, New York, as Trustees, and a majority thereof, of The Second Universalist Society of the Town of Otsego, Cooperstown, in the County of Otsego, State of New York,

part of the first part, and
ies

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

part of the second part,

Witnesseth, that the part of the first part, in consideration of
ies

Dollar

One and more - - - - -

(\$) lawful money of the United States,

1.00 & more

paid by the part of the second part,

do hereby remise, release, and quitclaim unto the part of the second part,

and assigns forever, all

its successors.

That Tract or Parcel of Land,

situate in the Village of Cooperstown, County of Otsego, and State of New York, and particularly described as follows, to wit: Being in the said Village of Cooperstown, County and State aforesaid fronting North upon Church Street, being seventy feet upon said street between lots upon the East belonging to the estate of H. H. Hollister and west belonging to the Presbyterian Church and extending south to lot of said Presbyterian Church- the property being that owned and occupied by the late J. H. Peak and his family since the year 1838.

Also, All That Certain piece of land situate in Cooperstown aforesaid, & being a part of the lot opposite Elihu Phinney's dwelling house, & the south half part of said lot, to be divided from east to west, the whole of which lot is bounded south & west by the Street, East by S. Gregory's land & north by a part of said Lot heretofore leased to Charles Luce by said Samuel, said Luce's south line being

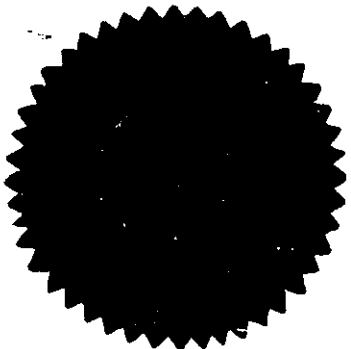
eaves of his old shop, as now situated, said trustees part being the south part.

Being the same premises conveyed by the New York State Convention of Universalists (party of the ^{second} ~~first~~ part herein) to said The Second Universalist Society of the Town of Otsego, by deed dated September 4, 1928 and recorded January 29, 1940 in the Otsego County Clerk's Office in Liber 391 of Deeds at Page 439.

The parties of the first part herein covenant that they are a majority of the Trustees of The Second Universalist Society of the Town of Otsego.

This deed is executed and delivered by the parties of the first part herein, constituting a majority of the Trustees of The Second Universalist Society of the Town of Otsego, to the New York State Convention of Universalists, and without any previous application to any judge or court, pursuant to the provisions of law incorporating the said New York State Convention of Universalists, to wit: Chapter 188 of the Laws of 1862 as amended.

Otsego County Clerk's Office }
STATE OF NEW YORK } ss.
Otsego County



C C 5 - 6-18-54-2000

I, ROBERT M. ATWELL, Clerk of the County of Otsego, N. Y., do hereby Certify
that I have compared the foregoing copy of Deed-
Trustees of the Second Universalist Society of the
Town of Otsego to the New York State Convention of
Universalists Recorded January 24, 1956.....

with the original of the same remaining in this office, and that the
same is a correct transcript therefrom, and of the whole of said original

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said
County and Courts, at Cooperstown, N. Y., this ... 24th day of
January, 1956.....

..... Robert M. Atwell
Otsego County Clerk
By Gary A. Schmidt Deputy Clerk.

Together with the appurtenances and all the estate and rights of the part ^{ies} of the first part in and to said premises,

To have and to hold the premises herein granted unto the part ^y of the second part, its successors and assigns forever.

In Witness Whereof, the part ^{ies} of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

Bertha K. Walrath



Alta Holbrook



Claudine E. Fowler



Laura M. Campbell

Trustees of The Second Universalist Society of the Town of Otsego, Cooperstown, in the County of Otsego, State of New York.



554
U.S. Stamps

State of New York

County of OTSEGO
of

§§.

On this 24th day of January Nineteen Hundred and
before me, the subscriber, personally appeared

Fifty-six

BERTHA K. WALRATH, ALTA HOLBROOK, CLAUDINE E. FOWLER and LAURA M.

CAMPBELL, as Trustees of The Second Universalist Society of the Town
of Otsego, personally known and known to me to be the same person described

in and who executed the within Instrument, and he

acknowledged to me that he executed the same

t y

as such Trustees for

the purposes hereof.

Donald W. Beebe

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, 1907

Notary Public

Quit

QUIT CLAIM

BERTHA K. WALRATH, et al., as
Trustees of The Second Univer-
salist Society of the Town of
Otsego,

TO

New York State Convention of
Universalists

Dated, January 24th 1907

STATE OF NEW YORK

County of _____ §§.

RECORDED ON THE

_____ day of _____ A.D. 19
_____ at _____ o'clock _____ M.

in LIBER _____ of DEEDS
at PAGE _____ and examined

CLERK

EXCERPTS FROM SEARCH NO. 236 PREPARED BY ARNOLD M. GRIFFIN, ATTORNEY
AT LAW OF ONEONTA, NEW YORK, AGAINST UNIVERSALIST PARSONAGE IN
COOPERSTOWN, NEW YORK, SEARCH DATED DECEMBER 22, 1955.

No. 5
WARRANTY
DEED

Celestia B. Peak, Ella C. Peak
and Harriet P. Peak

to

J. G. Wight

Dated: October 10, 1874

Ack: October 12, 1874

Rec: October 28, 1874

Liber 169 of Deeds at
Page 356

CONVEYS: " All that certain tract piece or parcel of land
situate, lying and being in the County of Otsego, State of
New York, and particularly described as follows, to wit -
Beginning in the said Village of Cooperstown, County and State
aforesaid, fronting north upon Church Street, being seventy
feet upon said street, between lots upon the east belonging
to the estate of H. H. Hollister, and west belonging to the
Presbyterian Church and extending South to Lots of said
Church - the property being that owned and occupied by the
late J. M. Peak and his family since the year 1838. "

NOTE: From other evidence in the indices, not affecting
the premises under search, abstractor believes the true
name of the grantee in the above deed to be "J. G. Wright".

No. 6
CERTIFICATE
OF
INCORPORATION

OF - The Second Universalist
Society of the Town of
Otsego

Rec; May 9, 1831

Book "B" of Incorporations
and Sheriff's Appointments
at Page 81

No. 7
WARRANTY
DEED

The Second Universalist Society
of the Town of Otsego of
Cooperstown, by Bertha Kramer
Walrath, Clerk

to

New York State Convention of
Universalists

Dated: September 4, 1928

Ack: September 14, 1928

Rec: February 28, 1946

Liber 418 of Deeds at
Page 407