

THIS DEED, made this 17th day of March, 1955, by and between DIOCESE OF THE ARMENIAN CHURCH OF AMERICA, a religious corporation, organized and existing under and by virtue of the laws of the State of New York, party of the first part, and DIX POPANICK, party of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of Seventeen Thousand Dollars (\$17,000.00), the receipt of all of which is hereby acknowledged, the said party of the first part doth grant and convey, with General Warranty, unto the said Dix Popanick the following described real estate, to-wit:

All that certain lot, piece or parcel of land, with all improvements thereon, designated as No. 2403 West Main Street, lying and being in the City of Richmond, Virginia, bounded and described as follows, to-wit:

Commencing at a point on the south line of Main Street twenty-five (25) feet west of Stafford Avenue (formerly Elm Street), thence extending westwardly along and fronting on the said south line of Main Street fifty-five (55) feet, and extending back from said front between parallel lines one hundred thirty-five (135) feet to an alley, as more particularly shown on a plat of survey made by Chas. H. Fleet, Certified Civil Engineer, dated October 16, 1942, and recorded with a certain deed of trust from the Trustees of West End Orthodox Synagogue to W. B. Nelson and H. W. Harding, Trustees, in Deed Book 434-C, page 223 in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia.

Being the same real estate conveyed to Diocese of the Armenian Church of America, a religious corporation, organized and existing under and by virtue of the laws of the State of New York, 630 Second Avenue, New York 16, New York, by deed from Home Builders Association of Richmond, a Virginia Corporation, dated September 24, 1953, and recorded September 25, 1953 in Deed Book 551-B, page 57 in the Clerk's Office of the Chancery Court of the City of Richmond, Virginia.

The said party of the first part covenants that it has the right to convey the said land to the grantee; that it has done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances;

and that it, the said party of the first part, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said party of the first part, by authority of resolutions, copy of which is attached hereto and made a part hereof, has caused its corporate name to be hereunto signed and its corporate seal to be hereunto affixed and attested by its proper officers.

DIOCESE OF THE ARMENIAN CHURCH OF AMERICA

By          title

Attest:

X  
         title

STATE OF NEW YORK

COUNTY OF \_\_\_\_\_, to-wit:

I, \_\_\_\_\_, a Notary Public in and for the County aforesaid, in the State of New York, do certify that          and         , and          and         , respectively of Diocese of the Armenian Church of America, whose names as such are signed to the foregoing writing bearing date of March 17, 1955, have each acknowledged the same before me in my County and State aforesaid.

My commission expires:

Given under my hand this \_\_\_\_\_ day of March, 1955.

\_\_\_\_\_  
Notary Public



March 18, 1955

Dr. George Vranian  
1 North Boulevard  
Richmond, Virginia

Dear Dr. Vranian:

We enclose herein original deed and copy conveying No. 2403 West Main Street, which has been sold by your Church.

The deed will have to be executed by the New York Corporation which holds title to the real estate. The Virginia law requires that the officers signing for the Corporation be authorized to do so by the stockholders and directors of the Corporation, or by a similar class.

The seal of the corporation should be affixed to the deed.

It is my understanding that the real estate on the south line of Patterson Avenue is also to be placed in the same corporate name. If you have any question please call the writer.

Yours very truly,

MIZELL, GAYLE & BINNS

By

*John L. Gayle*

JLG/je  
enc.

C,

\*Please have the New York Corporation furnish a copy, attested, of the resolutions authorizing the officers executing the deed to do so.

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O  
P  
Y