

Letter of Fr. Arsen Barsamian, April 22, 1988

#1138 Deed registered in the Circuit Court of the County of Henrico for the parish house, located in the County of Henrico, Virginia, on 705 Western Drive.

#7478 is the deed of church property after the demise of George Vranian and Jack Garian, their respective wives, Isabelle Vranian and Ann Garian (presently Bickers) were designated as Grantees, by Archbishop torkom Manoogian. (find the date of the letter of designation from the Diocesan files).

The total value of the church, Educational Building, parish home and properties approximate \$500,000.

- Letter of Father Arsen Barsamian, April 22, 1988
- No. 1138 deed registered in the Circuit Court of the
County of Henrico -- for the Parish House, located in
the County of Henrico, Va. on 705 West River drive

- # 7478 is the deed of church property.
after the demise of George Brandon and
Jack Garian, their respective wives,
Isabelle Brandon and Ann Garian (Presently
Bickers) were designated as Grantees, by Abp. Torkom
Manoussian, [Find the date of the letter of designation
from the Diocesan files]

The total value of the Church, Educational Building, Parish
Home and properties approximate to \$500,000. —

St. James
Armenian Church
834 PEPPER AVENUE
RICHMOND, VIRGINIA 23226
PHONE 282-3818



REV. FR. ARSEN BARSAMIAN
P A S T O R

RES. 705 WESTRIVER DRIVE 23229

RES. PHONE 282-4173

STUDY PHONE 282-3818

April 22, 1988

Archbishop Torkom Manoogian, Primate
Diocese of the Armenian Church of North America
630 Second Avenue
New York, New York 10016-4885

Surpazan Hayr,

Enclosed are copies of two deeds of church properties per your Eminence's request for the same.....

- A- No. 7478 registered in the Circuit Court in the City of Richmond, Virginia is the deed for the church located in the city of Richmond on Pepper Avenue.
- B- No. 1138 registered in the Circuit Court of the County of Henrico is the deed for the parish house located in the County of Henrico, Virginia on 705 Westriver Drive.

Concerning the "Grantees"; George Vranian, Jack Garian and Peter Greene mentioned in paragraph 1 of the church deed, I was unable to find the document your Eminence requested that was signed by the "Grantees" stipulating the Richmond Church's debt to the amount of \$60,000.00 to the Diocese in lieu of holding the deed on the Diocesan's behalf in Virginia. This transaction of transference of the deed (1961) took place prior to my being designated pastor of this community (1967). I cannot find such a document nor do I recall seeing one. I heard of it and quite vividly remember that after the demise of George Vranian and Jack Garian your Eminence's designating their respective wives, Isabelle Vranian and Ann Garian (presently Bickers) as "Grantees" in place of their husbands. But again, I do not recall seeing such a document to that effect supposing that it would be in the Diocesan Office files.

As a matter of information, I do want to draw your Eminence's attention that the total value of the church, educational building parish home and properties approximates to about \$500,000.00 at today's market value.

If I can be of further assistance to your Eminence in this matter, do call upon me when there is a need.

I remain,
yours in the service of the Lord,

Rev. Arsen Barsamian

THIS DEED, made this 3rd day of February, 1967, by and between NITA H. MACFARLANE and J. S. MACFARLANE, her husband, Parties of the First Part, and GEORGE VRANIAN, JACK GARIAN, PETER GREENE, THE TRUSTEES OF SAINT JAMES ARMENIAN APOSTOLIC CHURCH, RICHMOND, VIRGINIA, a religious congregation of the City of Richmond, State of Virginia, Party of the Second Part.

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the party of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey with General Warranty of Title unto the party of the second part, the following described real estate, to-wit:

ALL those certain lots, pieces or parcels of land, together with all improvements thereon and appurtenances thereto belonging, lying and being in Tuckahoe Magisterial District, Henrico County, Virginia, designated as Lot 3, Block I, in the Plan of Westriver Hills, made by Phillip H. Brooks, Certified Surveyor, dated June 23, 1951, and recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, in Plat Book 23, pages 31 and 32.

BEING the same property conveyed to Nita H. MacFarlane by deed from Westover Park, Incorporated, dated January 26, 1965 and recorded March 1, 1965, Clerk's Office, Circuit Court, Henrico County, Virginia, in Deed Book 1198, page 253.

This conveyance is made expressly subject to any and all easements, conditions, restrictions and agreements as are of record insofar as they may be lawfully applicable to the property hereby conveyed.

SUBJECT to the above the parties of the first part covenant that they are seized of the real estate hereby conveyed and have

the right to convey the same to the party of the second part in fee simple; that they have done no act to encumber said real estate; that the party of the second part shall have quiet possession of said real estate; free from all encumbrances and that they, the said parties of the first part, will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals.

Nita H. Macfarlane (SEAL)
Nita H. Macfarlane

J. S. Macfarlane (SEAL)
J. S. Macfarlane

STATE OF CONNECTICUT,

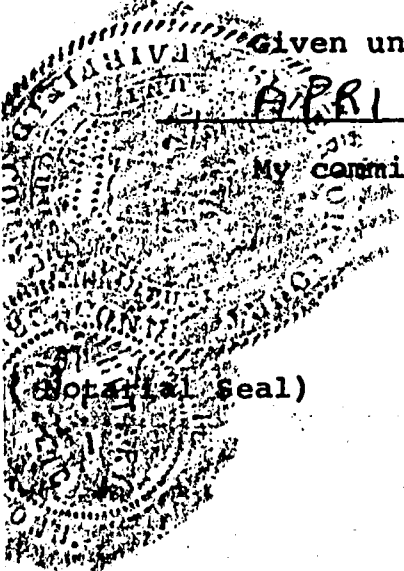
County of Fairfield, to-wit: City of Bridgeport

I, CARL R SWITZGABILE, a Notary Public in and for the COUNTY and State aforesaid, do hereby certify that NITA H. MACFARLANE and J. S. MACFARLANE, her husband, whose names are signed to the foregoing writing, bearing date on the 3rd day of February, 1967, have this day personally appeared before me and acknowledged the same in my County aforesaid.

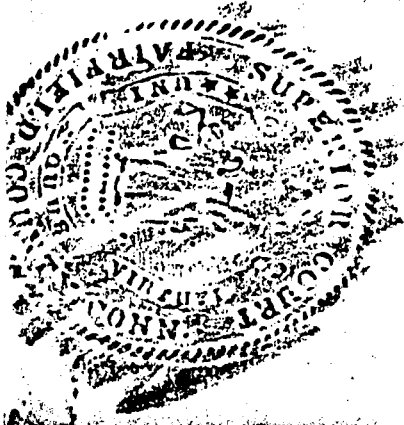
Given under my hand and Notarial Seal this 16 day of APRIL, 1967.

My commission expires: April 1968.

Carl R Switzgabile
Notary Public



State of Connecticut
COUNTY OF FAIRFIELD
County Clerk's Office.



I, J. LEO CAMPANA, Clerk of said County and of the Superior Court in and for said County, the same being a Court of Record, having by law a seal hereby certify

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That Carl R. Swetzgall whose name is subscribed to the certificate of proof, acknowledgement, or affidavit of the annexed instrument, and thereon written, was, at the time of taking such proof, acknowledgement or affidavit, a Notary Public, Commissioner of the Superior Court, Justice of the Peace, within and for said County, residing in said County, duly appointed, commissioned and sworn, and authorized by the laws of said State, to administer oaths, and take the acknowledgements and proofs of deeds or conveyances for lands, tenements and hereditaments, in said State, and other instruments to be recorded therein, and to certify the same; that full faith and credit are and ought to be given to his official acts; and I further certify that I have compared the signature to the original certificate with that deposited in this office by such person and verily believe that the signature to the attached certificate is his genuine signature and said certificate is not required to be under seal, and the person signing such certificate is not required by law to file in this office an impression of his official seal.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court, at Bridgeport, in said County and State, on the 16th day of Feb, 1967

J. LEO CAMPANA, Clerk

By Ralph D. Deafeld Clerk
Deputy Clerk

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF THE COUNTY OF HENRICO, February 27, 1967
THIS DEED WAS PRESENTED AND WITH THE CERTIFICATE
ANNEXED, ADMITTED TO RECORD AT 1:40 o'clock P.M.

Teste:

State Tax Paid _____

County Tax Paid _____

Helen C. Loring Clerk

This deed #7478 made this 15th day of December 1961 by and between the Diocese of the Armenian Church of America, New York, hereinafter styled "Grantor" and George Vranian, Jack Garian and Peter Greene, Trustees of the St. James Armenian Apostolic Church, Richmond, Virginia, "Grantees"

The said Grantor doth grant and convey with General Warranty unto the Grantee the described real estate.

Frank Zotian
Secretayr

by Abp. Sion Manoogian
President

Extracts from the minutes #66488 pave 115 of the meeting of Diocesan Council on December 1, 1961.

City of Richmond, Court of Chancery
28 December 1961

7478

This deed, made this 15th day of December 1961 by and between Diocesan of the Armenian Church of America, N.Y. hereinafter styled "Grantor", and George Vranian, Jack Barian and Peter Greene, Trustees of St James Armenian Apostolic Church, Richmond, Va. ... "Grantees"

The said Grantor doth grant and convey, with General Warranty, unto the Grantees in the described real estate:

Frank Zotvin
Secretary

By Alex. Sion Mamoujian
President

— Extracts from the minutes of the meeting of Diocesan Council, on December 1, 1961
M: 66488 P. 115

— City of Richmond - Court of Chancery
28 December 1961

7178

THIS DEED, made this 15th day of December, 1961, 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, hereinafter styled "GRANTOR", and GEORGE VRANYAN, JACK CARLAN and PETER GREENE, Trustees of ST. JAMES ARMENIAN APOSTOLIC CHURCH, Richmond, Virginia, parties of the second part, hereinafter styled "GRANTEES",

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid to the Grantor by the Grantees, receipt whereof is hereby acknowledged, the said Grantor doth grant and convey, with GENERAL WARRANTY, unto the said Grantees, the following described real estate, to-wit:

ALL those certain lots, pieces or parcels of land, together with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

BEGINNING at the point of intersection on the southern line of Patterson Avenue with the western line of Pepper Avenue, and from said point of beginning, running S. $33^{\circ} 04' 45''$ W., along the western line of Pepper Avenue 194.03 feet to a point, thence N. $56^{\circ} 20' 10''$ W., a distance of 273.26 feet to a point, thence N. $38^{\circ} 20' 10''$ E., 226.86 feet to a point on the southern line of Patterson Avenue, thence along the southern line of Patterson Avenue 273.25 feet to the point and place of beginning, all as more particularly shown on a plat of survey made by William M. Lewis, Certified Surveyor, dated February 3, 1958 and attached to and recorded with a deed from William O'Mara and wife, dated February 3, 1958 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 534-C, page 110, and designated on said plat as Parcels A and B; LESS AND EXCEPT such portion of said property fronting on Patterson Avenue, which was condemned by the City of Richmond, and more particularly shown in the Deed Book 592-B, page 18, Clerk's Office, Chancery Court of the City of Richmond, Virginia.

BEING the same real estate, less the portion condemned by the City of Richmond, conveyed to the Diocese of the Armenian Church of America, by two deeds: both from William O'Mara and Clara B. O'Mara, his wife, one dated March 21, 1955 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 563-A, page 99, and one dated February 3, 1958 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 534-C, page 110.

ORIGINAL DEED DEL'D 1/4/62

Derashian, Wutcher & Forenstein

The foregoing conveyance is made subject to easements, conditions and restrictions of record and legally applicable to the said property.

The said Grantor covenants that it has the right to convey the said land to the Grantees; that it has done no act to encumber the said land; that the said Grantees shall have quiet possession of the said land, free from all encumbrances; and that the said Grantor will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said DIOCESE OF THE ARMENTIAN CHURCH OF AMERICA, by authority of resolutions, copy of which is attached hereto and made a part hereof, has caused its corporate name to be hereunto signed by its President and its corporate seal to be hereunto affixed and attested by its Secretary.

DIOCESE OF THE ARMENTIAN CHURCH OF AMERICA
By Archbishop Simeon Manougian
President

Frank L. Gorman
Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK, to-wit:



I, Edward D. Jamie, a Notary Public, in and for the County aforesaid, in the State of New York, do certify that Archbishop Simeon Manougian and Frank L. Gorman President and Secretary respectively, of DIOCESE OF THE ARMENTIAN CHURCH OF AMERICA, whose names as such are signed to the foregoing Deed, bearing date of December 15, 1961, have each acknowledged the same before me in my County and State aforesaid.

GIVEN under my hand this 15th day of December 1961
My commission expires March 30 1962

Edward D. Jamie
Notary Public
EDWARD D. JAMIE
Notary Public for the State of New York
No. 31-7071100
Qualified in New York County
Commission Expires March 30, 1962

I, JAMES MCGURRIN, County Clerk and Clerk of the Supreme Court,
New York County, a Court of Record having by law a seal, DO HEREBY CERTIFY that

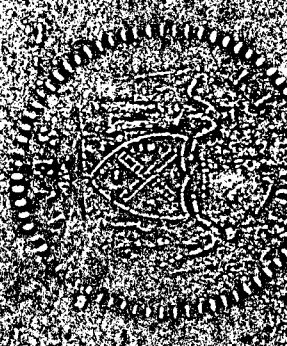
Richard O. James

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such throughout the State of New York; that pursuant to law a commission or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal

this DEC 21 1961
FEE PAID 50¢

James McGurkin
County Clerk and Clerk of the Supreme Court, New York County



EXTRACTS from the minutes of a duly called meeting of the Diocesan

Council, being the governing body of the Diocese of the Armenian Church of America, a religious corporation of the States of New York, held on December 1, 1961, at which a quorum was present, on motion duly made and seconded, the following resolution was unanimously adopted:

WHEREAS, it is advisable to convey the property owned by the Diocese of the Armenian Church of America, situated in the City of Richmond, Virginia, at the southwestern intersection of Patterson Avenue and Pepper Avenue and fronting approximately 194.03 feet on the western line of Pepper Avenue and approximately 273.25 feet on the southern line of Patterson Avenue, to the Trustees of the St. James Armenian Apostolic Church, Richmond, Virginia,

NOW, THEREFORE, BE IT RESOLVED, that the Diocese of the Armenian Church of America be, and it is hereby authorized to convey to George Vranian, Jack Garlan and Peter Greene, Trustees of St. James Armenian Apostolic Church, Richmond, Virginia, certain real property, lying and being in the City of Richmond, Virginia, at the southwestern intersection of Patterson Avenue and Pepper Avenue, fronting approximately 194.03 feet on the western line of Pepper Avenue and approximately 273.25 feet on the southern line of Patterson Avenue, and that the President of this organization be authorized to execute and acknowledge a deed conveying said premises and that the Secretary be authorized to affix the corporate seal and attest same and acknowledge said deed, and that said officers be authorized and directed to do such other acts and things as may be necessary to consummate the transfer of said property to the Trustees of St. James Armenian Apostolic Church, Richmond, Virginia.

Frank B. Gittman Secretary of the Diocese

of the Armenian Church of America, a religious corporation of the State of New York, do certify that the above is a true copy of resolution unanimously adopted by the Diocesan Council at a meeting held on December 1, 1961.

Frank B. Gittman
Secretary

City of Richmond--to wit:
In the Office of the Court of Chancery for said City
the 23rd day of December 1961

This deed was presented and with the Certificate annexed
admitted to record at 10:50 o'clock A.M.

State Tax Wile
City Tax Wile
E. E. Warriner
Clerk

7178

THIS DEED, made this 15th day of December, 1961, 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, hereinafter styled "GRANTOR", and GEORGE VRANIAN, JACK GARIAN and PETER GREENE, Trustees of ST. JAMES ARMENIAN APOSTOLIC CHURCH, Richmond, Virginia, parties of the second part, hereinafter styled "GRANTEES",

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid to the Grantor by the Grantees, receipt whereof is hereby acknowledged, the said Grantor doth grant and convey, with GENERAL WARRANTY, unto the said Grantees, the following described real estate, to-wit:

ALL those certain lots, pieces or parcels of land, together with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

BEGINNING at the point of intersection on the southern line of Patterson Avenue with the western line of Pepper Avenue, and from said point of beginning, running S. $33^{\circ} 04' 45''$ W., along the western line of Pepper Avenue 194.03 feet to a point; thence N. $56^{\circ} 20' 10''$ W., a distance of 273.26 feet to a point; thence N. $33^{\circ} 40' 10''$ E., 226.86 feet to a point on the southern line of Patterson Avenue; thence along the southern line of Patterson Avenue 273.25 feet to the point and place of beginning, all as more particularly shown on a plat of survey made by William M. Lewis, Certified Surveyor, dated February 3, 1958 and attached to and recorded with a deed from William O'Mara and wife, dated February 3, 1958 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 584-C, page 110, and designated on said plat as Parcels A and B; LESS AND EXCEPT such portion of said property fronting on Patterson Avenue, which was condemned by the City of Richmond, and more particularly shown in the Deed Book 592-B, page 18, Clerk's Office, Chancery Court of the City of Richmond, Virginia.

BEING the same real estate, less the portion condemned by the City of Richmond, conveyed to the Diocese of The Armenian Church of America, by two deeds: Both from William O'Mara and Clara B. O'Mara, his wife; one dated March 21, 1955 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 563-A, page 99; and one dated February 3, 1958 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 584-C, page 110.

ORIGINAL DEED DEL'D 1/4/62*Derashian, Hutcheson & Foreman*

The foregoing conveyance is made subject to easements, conditions and restrictions of record and legally applicable to the said property.

The said Grantor covenants that it has the right to convey the said land to the Grantees; that it has done no act to encumber the said land; that the said Grantees shall have quiet possession of the said land, free from all encumbrances; and that the said Grantor will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said DIOCESE OF THE ARMENIAN CHURCH OF AMERICA, by authority of resolutions, copy of which is attached hereto and made a part hereof, has caused its corporate name to be hereunto signed by its President and its corporate seal to be hereunto affixed and attested by its Secretary.

DIOCESE OF THE ARMENIAN CHURCH OF AMERICA

By Arch. Simon Manoukian
President

ATTEST:

Frank C. Gotsman
Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK, to-wit:



I, Edward D. Jamie, a Notary Public, in and for the County aforesaid, in the State of New York, do certify that Archbishop Simon Manoukian and Frank C. Gotsman President and Secretary respectively, of DIOCESE OF THE ARMENIAN CHURCH OF AMERICA, whose names as such are signed to the foregoing Deed, bearing date of December 15, 1961, have each acknowledged the same before me in my County and State aforesaid.

GIVEN under my hand this 15th day of December 1961.
My commission expires: March 30 1962.

Edward D. Jamie
Notary Public

EDWARD D. JAMIE
Notary Public for the State of New York
No. 81-7071100
Qualified in New York County
Commission Expires March 30, 1962



State of New York,
County of New York, } ss.:

No. 66488

Form 1
115

I, JAMES MCGURRIN, County Clerk and Clerk of the Supreme Court,
New York County, a Court of Record having by law a seal, DO HEREBY CERTIFY that

Edward O. James

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such throughout the State of New York; that pursuant to law a commission, or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

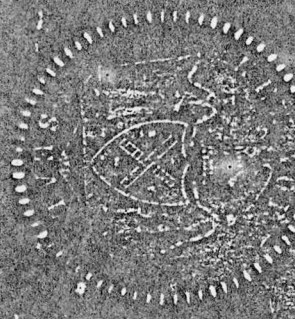
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal

this DEC 21 1961

FEE PAID 50¢

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James McGurrian
County Clerk and Clerk of the Supreme Court, New York County



EXTRACTS from the minutes of a duly called meeting of the Diocesan

Council, being the governing body of the Diocese of the Armenian Church of America, a religious corporation of the State of New York, held on December 1, 1961, at which a quorum was present, on motion duly made and seconded, the following resolution was unanimously adopted:

"WHEREAS, it is advisable to convey the property owned by the Diocese of the Armenian Church of America, situated in the City of Richmond, Virginia, at the southwestern intersection of Patterson Avenue and Pepper Avenue and fronting approximately 194.03 feet on the western line of Pepper Avenue and approximately 273.25 feet on the southern line of Patterson Avenue, to the Trustees of the St. James Armenian Apostolic Church, Richmond, Virginia;

NOW, THEREFORE, BE IT RESOLVED, that the Diocese of The Armenian Church of America be, and it is hereby authorized to convey to George Vranian, Jack Garian and Peter Greene, Trustees of St. James Armenian Apostolic Church, Richmond, Virginia, certain real property, lying and being in the City of Richmond, Virginia, at the southwestern intersection of Patterson Avenue and Pepper Avenue, fronting approximately 194.03 feet on the western line of Pepper Avenue and approximately 273.25 feet on the southern line of Patterson Avenue, and that the President of this organization be authorized to execute and acknowledge a deed conveying said premises and that the Secretary be authorized to affix the corporate seal and attest same and acknowledge said deed, and that said officers be authorized and directed to do such other acts and things as may be necessary to consummate the transfer of said property to the Trustees of St. James Armenian Apostolic Church, Richmond, Virginia."

I, *Frank B. Gostian*, Secretary of the Diocese of the Armenian Church of America, a religious corporation of the State of New York, do certify that the above is a true copy of resolution unanimously adopted by the Diocesan Council at a meeting held on December 1, 1961.

Frank B. Gostian
Secretary

City of Richmond—to wit:
In the Office of the Court of Chancery for said City
the 23rd day of December 1961

This deed was presented, and with the Certificate annexed
admitted to record at 10:50 o'clock A. M

State Tax None
City Tax None

E. E. Warriner
Clerk

This Deed

February 12, 1962

between George Vrenian, Jack Garian and Peter Greene
and Rev. Fr. Boghos Manoukian, of Richmond Va.

- Promissory note of \$60,000 (Sixty Thousand Dollars)
to the House of the Armenian Church of America, N.Y.
- no individual liability, the obligation being that of
St. James Armenian Apostolic Church.
- The Noteholder may, by instrument executed and acknowledged
and filed for recordation in the Office of the Clerk wherein this deed
of trust is recorded, designate and appoint one or more substitute
Trustees in the place of and stead of substitute Trustee or Trustees
--- be vested with all the powers, rights and authority and duties vested in
the Trustee hereunder.

This deed shall ~~impose~~ ^{impose} and confer upon the parties,
and the beneficiaries, all duties, rights and obligations ~~and~~ ^{as set}
forth in Section 55-59 of the Code of Virginia ---
and further to incorporate herein the following provisions,
by the short form references below, of Sections 55-59 and
55-60 of the Code of Virginia =

In the Law and Equity Court of the City of ~~Virginia~~
Richmond

23rd January 1962

St James Armenian Apostolic Church

Order granting leave to Trustees to encumber land.

Petition of George Vranian, ~~and~~ Jack Garian, and
Peter Greene, The Trustees of St. James Arm. Apostolic
Church, Richmond, Va.

Parish Council requesting and instructing the
Trustees --- to accept title to --- the property and
execute the purchase money note in the amount \$60,000
without interest, payable on demand to the order of
the Armenian Church of America, NY corporation, and
to execute a deed of trust on --- the property,
creating a lien thereon to ~~secure~~ secure payment of said note;

City of Richmond—10-wr.

860

In the Office of the Court of Chancery for said City,

the 12th day of February, 1962

This deed was presented, and, with the Certificate _____ annexed, admitted

State Tax 2.19to record at 120 o'clock P M.City Tax 79

Teste:

E. E. Warriner

Clerk

772

THIS DEED OF TRUST, made this 24th day of January, 1962, by and between GEORGE VRANIAN, JACK GARIAN and PETER GREENE, the Trustees of St. James Armenian Apostolic Church, Richmond, Virginia, a religious congregation of the City of Richmond, party of the first part, and REV. FR. BOGHOS MANOUKIAN, a resident of the City of Richmond, Virginia, TRUSTEE, as hereinafter set forth, party of the second part;

W I T N E S S E T H

That for and in consideration of the provisions of this deed and other good and valuable consideration, the receipt whereof is hereby acknowledged and pursuant to authority so to do granted by an order entered January 23, 1962, in the Law and Equity Court of the City of Richmond, a certified copy of said order being attached hereto, the parties of the first part do hereby grant and convey, with GENERAL WARRANTY OF TITLE, unto the said party of the second part, the said Trustee, the following described real estate, to-wit:

All those certain lots, pieces or parcels of land, together with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

BEGINNING at the point of intersection of the southern line of Patterson Avenue with the western line of Pepper Avenue, and from said point of beginning, running S. 33° 04' 45" W., along the western line of Pepper Avenue 194.03 feet to a point, thence N. 56° 20' 10" W., a distance of 273.26 feet to a point, thence N. 33° 40' 10" E., 226.86 feet to a point on the southern line of Patterson Avenue; thence along the southern line of Patterson Avenue 273.25 feet to the point and place of beginning, all as more particularly shown on a plat of Survey made by William M. Lewis, Certified Surveyor, dated February 3, 1958 and attached to and recorded with said deed, Book 584-0, and 166, dated February 3, 1958 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, in Deed Book 584-0, page 110, and designated on said plat as Parcel A and B, LESS AND EXCEPT such portion of said property fronting on Patterson Avenue, which was condemned by the City of Richmond, and more particularly shown in the Deed Book 592-B, page 66, Clerk's Office, Chancery Court of the City of Richmond, Virginia.

BEING the same real estate conveyed unto the parties of the first part by deed from Diocese of the Armenian Church of America, a religious corporation of the State of New York, dated December 15, 1961 and recorded on December 28, 1961, in the Clerk's Office of the Chancery Court of the City of Richmond, in Deed Book 609-C, page 113.

IN TRUST TO SECURE to the holder thereof the payment of all sums owing under a certain promissory note of even date herewith from the parties of the first part, in the principal sum of SIXTY THOUSAND DOLLARS (\$60,000.00) without interest, payable on demand to the Diocese of the Armenian Church of America, a religious corporation of the State of New York, at the main office of the First and Merchants National Bank of Richmond, Virginia, or at such other place as the holder thereof may direct in writing, it being expressly understood that the signatures of the Trustees as such impose no individual liability, the obligation being that of St. James Armenian Apostolic Church.

In the event of the resignation, death, incapacity, disability, removal or absence from the State of Virginia of any trustee hereunder, or if for any other reason the holder of said note deems it advisable that any Trustee hereunder should cease to act as such, said noteholder may, by instrument executed and acknowledged and filed for recordation in the Office of the Clerk wherein this deed of trust is recorded, designate and appoint one or more substitute Trustees in the place and stead of such Trustee, and such substitute Trustee or Trustees shall, together with any other Trustee hereunder whose status shall not have been so terminated, thereupon be vested with all the powers, rights and authority and duties vested in the Trustee hereunder.

This deed of trust shall be construed to impose and confer upon the parties hereto, and the beneficiaries hereunder, all duties, rights and obligations as set forth in Section 55-59 of the Code of Virginia, as now in force and (to the extent that any amendment thereof shall not limit the rights of the Trustee or beneficiaries hereunder or the obligations of the first party) as hereafter amended; and further to incorporate herein the following provisions, by the short form references below, of Sections 55-59 and 55-60 of the Code of Virginia:

ORIGINAL DEED MAIL'D 2/15/62

Deborah Hutape & Foxenstein
American Bank

Advertisement required: Five times in a newspaper published or having general circulation in the city in which said property lies.

Bidder's deposit: Of not more than 10% of the unpaid principal balance of said note may be required.

Exemptions waived
Subject to all upon default
Renewal or extension permitted
Insurance required: \$50,000.00

The said note bears the signature of the trustee for the purpose of identification but for no other purpose whatever.

WITNESS the following signatures and seals as of the date first above written:

ST. JAMES ARMENIAN APOSTOLIC CHURCH

By Jack Gurnea (SEAL)
Trustee

By George Vrantian (SEAL)
Trustee

By Peter Greene (SEAL)
Trustee

STATE OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Cedric K. Foster, the undersigned Notary Public, in and for the City of Richmond, in the State of Virginia, do hereby certify that GEORGE VRANTIAN, JACK GARTAN and PETER GREENE, whose names are signed as trustees of St. James Armenian Apostolic Church to the foregoing deed of trust bearing date of January 24, 1962, have each this day acknowledged the same before me in my City and State aforesaid, as Trustees of said Church.

GIVEN under my hand this 7th day of February, 1962.

My commission expires:

Cedric K. Foster
Notary Public



JUDGES

ROBERT LEWIS YOUNG
JOHN HICKS RIVES, JR.
ALEX. H. SANDS, JR.

LUTHER LIBBY, JR. CLERK

Veritas

IN THE LAW AND EQUITY COURT OF THE CITY OF RICHMOND

the 23rd day of January, 1962

IN RE:

ST. JAMES ARMENIAN APOSTOLIC CHURCH

ORDER GRANTING LEAVE TO TRUSTEES TO ENCUMBER LAND

Upon petition of George Vranian, Jack Gardian, and Peter Greene, the Trustees of St. James Armenian Apostolic Church, Richmond, Virginia, a religious congregation of the City of Richmond, and a petition is now ordered filed, and upon an extract of the minutes of a meeting of the Parish Council of said Church requesting and instructing the said Trustees so to do, the said Trustees are, by this order, granted leave to accept title to the hereinafter described property and execute the purchase money note in the amount of \$500,000.00, without interest, payable on demand to the Diocese of the Armenian Church of America, a New York corporation, and to execute a deed of trust on the hereinafter described property, creating a lien thereon to secure payment of said note; the property being described as follows:

ALL those certain lots, pieces or parcels of land, together with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

BEHAVING at the point of intersection of the southern line of Patterson Avenue with the western line of Pepper Avenue, and from said point of beginning, running S. 33 degrees, 04 minutes, 45 seconds, along the western line of Pepper Avenue 197.05 feet to a station, thence N. 56 degrees, 20 minutes, 10 seconds, a distance of 273.26 feet to a point, thence N. 33 degrees, 40 minutes, 10 seconds, a distance of 226.86 feet to a point on the southern line of Patterson Avenue, thence along the southern line of Patterson Avenue 273.25 feet to the point and place of beginning, and as more particularly shown on a plat of survey made by William M. Lewis, Certified Surveyor,

LAW AND EQUITY COURT OF THE CITY OF RICHMOND

VS page 2

dated February 3, 1958 and attached to and recorded within a deed from William O'Mara and Wife, dated February 3, 1958 and recorded in the Clerk's Office, Chancery Court of the City of Richmond, Virginia, and Deed Book 584-C, page 110, and designated on said plat as Parcels A and B, LESS AND EXCEPT such portion of said property fronting on Patterson Avenue, which was condemned by the City of Richmond, and more particularly shown in the Deed Book 592-B, page 13, Clerk's Office, Chancery Court of the City of Richmond, Virginia.

A Copy,

Respectfully SUBSCRIBED, JAMES B. BIRNEY, JR., Clerk.

By *James B. Birney, Jr.* D.C.

City of Richmond—to wit:

In the Office of the Court of Chancery for said City

the 12th day of February 1962

This deed was presented and with the Certificate annexed

admitted to record at 2:50 o'clock P.M.

State Tax _____

City Tax _____

E. E. Warriner,

CLERK