MAINE REAL ESTATE TRANSFER TAX PAID

BK15235 PGS 64 - 67 11/26/2024 11:41:50 AM
INSTR#: 2024025898 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

(DLN): 2134382

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that it, **GREEN STREET UNITED METHODIST CHURCH, a/k/a METHODIST EPISCOPAL CHURCH OF AUGUSTA, a/k/a GREEN STREET METHODIST CHURCH**, a Maine church corporation located in Augusta, Kennebec County, Maine, for consideration paid, grants to **MIRACLES OF THE GRIFFINS,** a Maine non-profit corporation, with an address of 1887 Hallowell Road, Litchfield, Maine 04350 with **WARRANTY COVENANTS,** a certain lot or parcel of land, together with any buildings thereon, situated in the City of Augusta, County of Kennebec, and State of Maine, bounded and described as follows:

See Schedule A attached hereto and incorporated herein by reference.

THIS conveyance is made subject to and benefitted by any and all easements, appurtenances and out-conveyances of record, insofar as the same may affect the subject premises.

WITNESS its hand and seal this 22 day of November, 2024.

Signed, Sealed and Delivered in the presence of:

Green Street United Methodist Church
a/k/a Methodist Episcopal Church of Augusta
a/k/a Green Street Methodist Church

_____
Witness

_____
By: Gary Alexander, Chairman of the Trustees

_____
Witness

_____
By: Tammy Roberts, Trustees Treasurer

STATE OF MAINE
COUNTY OF KENNEBEC

November 22, 2024

Then personally appeared the above-named Gary Alexander, Chairman of the Trustees, and Tammy Roberts, Treasurer of the Trustees, of the Green Street United Methodist Church, a/k/a Methodist Episcopal Church of Augusta, a/k/a Green Street Methodist Church, and acknowledged the foregoing instrument to be their free act and deed in their said capacities, and the free act and deed of said Church.

Before me,

_____
Notary Public / Attorney at Law
Printed Name:_____

ROBERT C. TREWORGY
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 004990

SCHEDULE A

PARCEL ONE:

A certain lot or parcel of land, together with any buildings thereon, located on the west side of the Kennebec River, in the City of Augusta, County of Kennebec, State of Maine, bounded and described as follows:

ON the east by land of Leon J.W. Braddbury;

ON the north by land formerly owned by R.L. Vose;

ON the west by land of the heirs of the late Daniel F. Pike;

On the south by Green Street.

BEING the same premises conveyed in a deed from Edward J. Roberts, President of the Wesleyan Methodist Society to the Trustees of the Methodist Episcopal Church, dated March 12, 1897, recorded at the Kennebec County Registry of Deeds in Book 415, Page 559.

PARCEL TWO:

A certain lot or parcel of land, together with any buildings thereon, being the easterly portion of the Pike Homestead on the north side of Green Street, in the City of Augusta, County of Kennebec, State of Maine, bounded and described as follows:

BEGINNING at an iron bolt in or near the north line of Green Street, said bolt being fourteen and one tenth (14.1) feet westerly of the line of range with the westerly side of the main house on said lot, said fourteen and one tenth (14.1) feet being measured on the northerly line of Green Street;

THENCE from said bolt North 28° 35' East, eight (8) rods to land owned or occupied by Perce V. Hill, passing through another iron bolt one hundred twenty and two tenths (120.2) feet from the first described bolt;

THENCE easterly in said Hill's south line twenty-seven (27) feet;

THENCE northerly by land of said Hill nineteen (19) feet;

THENCE easterly by land of said Hill forty (40) feet to the meeting house lot;

THENCE southerly by said meeting house lot about one hundred fifty-three (153) feet to said Green Street;

THENCE westerly by said Green Street seventy (70) feet to the iron bolt at the point of beginning.

BEING the same premises conveyed in a deed from Lucile Q. Jamison and Langdon H. Jamison to the Green Street Methodist Church, dated November 7, 1969, recorded at the Kennebec County Registry of Deeds in Book 1509, Page 905.

PARCEL THREE:

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Augusta, Kennebec County, Maine, which lies southeasterly, southerly and southwesterly of the following described boundary line:

BEGINNING at an iron rod set on the northeasterly sideline of Green Street, so-called, which iron rod is further described as being eleven and forty-nine hundredths (11.49) feet as measured on a course of North 50° 58' 58" West by and along said northeasterly sideline of said Green Street from an iron rod set at the most westerly corner of a parcel of land described in a deed from Lucile Q. Jamison and Langdon H. Jamison to the Green Street Methodist Church, dated November 7, 1969, recorded at the Kennebec County Registry of Deeds in Book 1509, Page 905, said point of beginning is further described as being two hundred forty (240) feet, more or less, southeasterly of the southeasterly sideline of State Street, so-called;

THENCE North 33° 39' 26" East a distance of one hundred nineteen and sixty-nine hundredths (119.69) feet to an iron rod set;

THENCE North 77° 34' 38" East a distance of eighty-four and seventy-seven hundredths (84.77) feet to an iron rod set;

THENCE South 63° 08' 31" East a distance of one hundred four and ninety-seven hundredths (104.97) feet to an iron rod set on the northwesterly line of land now or formerly of Henry L. Poulin, said point is further described as being twenty-eight and fifty-two hundredths (28.52) feet as measured on a course of North 28° 17' 04" East from an iron rod set at the most easterly corner of land now of the Green Street Methodist Church, said point is further described as being one hundred eighty-two and fifty-two hundredths (185.52) feet northeasterly of the northeasterly sideline of said Green Street.

BEARINGS referenced herein are calculated from a traverse oriented to magnetic north in the year of 1987, which traverse was established by Plisga & Day, Land Surveyors, for a survey of the premises herein described.

BEING the same premises conveyed in a deed from Kennebec County to the Green Street Methodist Church, dated November 1996, recorded at the Kennebec County Registry of Deeds in Book 5311, Page 46.

REFERENCE is made to an Affidavit of Steven Monroe, dated June 17, 1998, recorded at the

Kennebec County Registry of Deeds in Book 5651, Page 227.

AS a condition of this conveyance, the Grantee agrees that the large wooden cross affixed to the wall behind the pulpit in the sanctuary located on the above-described premises, of which was a gift from Harland Fuller, shall be included in the conveyance under the condition that if the subject premises ceases to be a church, then the cross will be returned to the Green Street United Methodist Church, a/k/a Methodist Episcopal Church of Augusta, a/k/a Green Street Methodist Church, or their successors or assigns. This covenant shall run with and be included in all future deeds until said cross has been returned to the Green Street United Methodist Church, a/k/a Methodist Episcopal Church of Augusta, a/k/a Green Street Methodist Church, their successors or assigns.

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