

Unitarian Universalist Association, a Massachusetts religious corporation, being successor in interest to the American Unitarian Association, with a usual place of business at 25 Beacon Street, Boston, Massachusetts

~~Consideration~~

~~being conveyed~~ for One (\$1.00) Dollar and other valuable consideration paid grant to First Unitarian Universalist Society of Middleborough, Massachusetts, formerly known as First Unitarian Society of Middleborough, a Massachusetts religious corporation with a usual place of business at South Main Street, Middleborough, Plymouth County, Massachusetts, as Trustee pursuant ^{MC} to a Declaration of Trust dated August 12, 1907 and recorded in Plymouth County Registry of Deeds in Book 979 Page 463, and as a corporation

with quitclaim covenants

~~whereof~~ A certain parcel of real estate situate in said Middleborough upon the Westerly side of South Main Street, bounded and described as Follows, viz:-

(Description and encumbrances, if any)

Beginning at a stake for a corner in the Westerly side line of said street at a fence between the premises herein to be described and the land now or formerly of Sarah A. D. Thatcher; thence running Northwesterly in line of said fence to a stake for a corner distant one hundred and sixty (160) feet from the Westerly side of said street; thence running Southwesterly in a straight line parallel with the line of the land of the Central Baptist Society to a stake for a corner in the Northeastly side of the street running from said South Main Street to Union Street, known as Town House Avenue; thence Southerly by said avenue to said South Main Street; thence Northeasterly by said South Main Street to the point of beginning.

EXCEPTING THEREFROM that portion of the above described premises conveyed to Princess Theatre Inc., by deed dated December 22, 1925 and recorded with Plymouth County Registry of Deeds in Book 1498 Page 19, and hereafter bounded and described as follows:

The land in said Middleborough on the Northeasterly side of Nickerson Street formerly Town House Avenue being a tract of land six feet wide, bounded Northwesterly by land of Princess Theatre Inc., Southwesterly by said Nickerson Street; Southeasterly by land of First Unitarian Society of Middleborough and Temple Place; Northeasterly by land of said Princess Theatre Inc., said parcel is further bounded and described as follows; Beginning at a stake standing in the line of said Princess Theatre Inc., and 4 feet Northwest of a stone bound and 6 feet from said Princess Theatre Inc., thence North $40\frac{1}{2}^{\circ}$ West 6 feet to said Princess Theatre Inc., thence South 48° West by said Theatre 71.05 feet to Temple Place so called; thence in said course about 35 feet to said Nickerson Street; thence Southeasterly by said Nickerson Street 6 feet; thence North 48° East to the bound first mentioned.

Said premises are conveyed subject to the rights of the Central Baptist Society and others in that portion thereof known as Temple Place. Reference is hereby made to an Agreement dated November 1, 1907 and recorded with Plymouth County Registry of Deeds in Book 994 Page 4.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said First Unitarian Society of Middleborough and its successors and assigns to its own use and behoof, until such time as one or both of the events hereinafter described shall

- (a) That the grantee is in default for more than twelve months on any payment due under the terms of two promissory notes in the total amount of \$18,000.00 given by the grantee to the grantor dated June 25, 1980 ; or
- (b) The grantee shall be deemed to have ceased to be an active organization. The grantee shall be deemed to have ceased to be an active organization if it;
 - (1) has been legally dissolved;
 - (2) has at a duly called meeting formally voted to discontinue religious services;
 - (3) has ceased to be a member of Unitarian Universalist Association;
 - (4) has, in the opinion of the Association, ceased to use its property for Unitarian Universalist purposes; or
 - (5) has, in the opinion of the Association, failed to hold religious services with reasonable frequency.

A declaration approved by the Board of Trustees of Unitarian Universalist Association, or approved by the Executive Committee of said Board by not less than two-thirds of those present and voting, and duly recorded in the minutes of said Board or said Committee that the grantee is in default under the terms of paragraph (a) above, or has ceased to be active under paragraph (b) above and that no valid request for a release of the kind referred to in the paragraph below has been made, shall be conclusive evidence of such facts, and such declaration shall be binding upon the grantee and any party or parties claiming under or through the grantee when a copy of such a declaration, attested by the Secretary or Recording Secretary of said Association is recorded in the Registry of Deeds or other like office in which this deed is recorded.

Upon written request of the grantee, made at a time when there is no outstanding indebtedness of the grantee to the grantor whether or not then due and payable, and made at a time when any financial grants or aide given by the grantor to the grantee whether before or after the date of this instrument have been repaid, the grantor agrees it will release to the grantee any rights of reverter reserved in this instrument, provided that such release is not requested by the grantee at a time when the grantee is about to cease to be an active organization as that term is defined in (b) above.

For title see deed from First Unitarian Society of Middleborough to be recorded herewith.

Neither this conveyance nor the conveyance of the instant premises from the First Unitarian Universalist Society of Middleborough to the Unitarian Universalist Association recorded herewith shall be deemed to affect the trust created by the Declaration of Trust dated August 12, 1907 and recorded in the Plymouth County Registry of Deeds in Book 979, Page 463.

Witness my hand and seal this 14 day of July 19 80

Robert D. Lewis
Carroll G. Lewis
Lina J. Sheehan

Arthur G. Root, Treasurer

The Commonwealth of Massachusetts

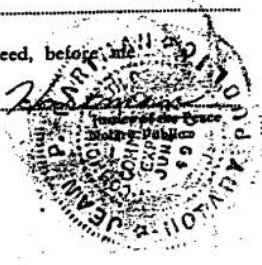
Suffolk County ss. July 7, 19 80

Then personally appeared the above-named Arthur G. Root, Treasurer of
Unitarian Universalist Association

and acknowledged the foregoing instrument to be its free act and deed, before me

Jean L. [Signature]

My Commission expires June 27 1986



COPY OF VOTE OF BOARD OF TRUSTEES
OF UNITARIAN UNIVERSALIST ASSOCIATION
AND CERTIFICATE WITH RESPECT THERETO

VOTED: 1. That the Treasurer of the Association be and hereby is authorized and empowered on behalf of the Association, at any time when in his sole judgment he believes such action to be necessary or convenient in the conduct of the affairs of the Association and in its best interests, to do the following:

(a) To execute, acknowledge, seal and deliver deeds or releases of parcels of real estate, used or to be used by Churches or Fellowships which are members of the Association, title to which stands of record in the Association, or with respect to which the Association is possessed of reversionary rights of any nature, whether by way of right of entry for condition broken or possibility of reverter, or otherwise; and

(b) To convey or release such real estate or any interests therein to such person or persons, corporate or otherwise, by appropriate instruments in such form and containing such terms and provisions including, without limitation, a reservation of any such reversionary rights, as the Treasurer shall, in his absolute discretion, determine;

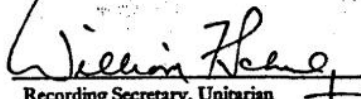
2. That the President, the Secretary and the Recording Secretary of the Association, or any of them, be and each of them is hereby authorized to join in the execution of any instrument executed by the Treasurer under the authority of this vote and that either the Secretary or the Recording Secretary be and each of them is hereby authorized to attest any such instrument.

3. That the execution of any such instrument by the Treasurer (whether or not other officers join in such execution) shall, for all purposes with respect to any person or persons relying upon or claiming under the same, constitute conclusive evidence that the Treasurer believes that the purposes intended to be accomplished by such instrument are necessary or convenient in the conduct of the affairs of the Association and in its best interests; that all terms and provisions in any such instrument set forth are satisfactory to the Treasurer; and that the person or persons to whom a conveyance is to be made is a proper party to the transaction involved.

4. That any person dealing with the Association may rely upon this vote which shall remain in full force and effect until a rescission or amendment thereof. The certificate of the Recording Secretary of the Association, bearing the seal of the Association and made a part of a copy of this vote, shall for all purposes constitute conclusive evidence that this vote is in full force and effect and has not been rescinded or amended.

I certify that the foregoing is a true copy from the records of the Board of Trustees of Unitarian Universalist Association of a vote duly adopted at a regular meeting of said Board duly called and held on June 8, 1964, at which a quorum was present and voting and that said vote has not been rescinded or amended and remains in full force and effect.

Signed and sealed at Boston, Massachusetts, this 7th day of July 1966


Recording Secretary, Unitarian
Universalist Association

REC'D JUL 18 1980 AT 11-11 AM AND RECORDED