Prepared by:
Beaumont & Campbell Prof. Ass'n.
One Stiles Road, Suite 107
Salem, NH 03079

Hinesburg, VT Town Clerk's Office
Received for record 6/25/12
at 2 o'clock 12 minutes PM
recorded in Book 226 Page 293-94
Attest: Town Clerk

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the New England Annual Conference of the United Methodist Church, of Lawrence, Essex County, Commonwealth of Massachusetts 01842, a Massachusetts non-profit religious corporation, successor under the *Discipline* of the United Methodist Church to the Troy Annual Conference, which in turn was successor under the *Discipline* of the United Methodist Church to the Trustees of the Methodist Episcopal Society of Hinesburg, Vermont, for nominal consideration paid to it, hereby conveys to:

The United Church of Hinesburg, a non-profit Vermont corporation located at 10570 Route 116, Hinesburg, Vermont:

with **QUITCLAIM COVENANTS,**

All right title and interest of the Grantor (if any) in that certain tract or parcel of land with the buildings thereon (if any), situated in Hinesburg, Chittenden County, State of Vermont being more particularly bounded and described as follows:

The land located at 10775 Vermont Route 116 in said Hinesburg, as described in the deed recorded in the Hinesburg Land Records Book 15, Page 118. Reference is made to said deed for a further description thereof.

Witness its hand and seal this 21st day of December 2011.

The New England Annual Conference of the United Methodist Church

Witness: _____

By: _____
Bernard H. Campbell, Esq.

226 294

Witness: _____

By: _____
Mary Tremblay,
Its: Treasurer, Board of Trustees

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

December 21, 2011

Then personally appeared the above named Bernard H. Campbell, President, and acknowledged the foregoing instrument to be his free act and deed in her said capacity, on behalf of The New England Annual Conference of the United Methodist Church, before me,

_____
Notary Public
My Commission Expires: 12/31/2013

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

December 21, 2011

Then personally appeared the above named Mary Tremblay, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, on behalf of The New England Annual Conference of the United Methodist Church, before me,

X _____
Notary Public
My commission expires: 6/4/2013

SJT/Deeds/NEACUMC to Hinesburg QCD

Vestry Building History

May 11, 1841 Frederick Baldwin leases land covered by vestry for $75 to Isaac Higbee and Lyman Clark as deacons in the Congregationalist Church- time period being "so long as water runs, and trees grow". Clauses in this lease:
Lease is for use and benefit of Congregational Church and for no other use whatsoever.
"…the building standing on said premises is to be used for religious meetings, Sunday schools , singing schools etc"
If building is demolished "by fire or otherwise" Baldwin pays back the $75 and lease becomes void-land reverts back to Baldwin (now Catholic Church)
Lease is recorded in Vol 11 pgs 250&251

May 14, 1913 Rosamond Harris sells 30'X30' piece of land east of vestry and 4' wide along north boundary of vestry for walk to Congregational Church and Society "On said parcel of land an addition to the original vestry building is to be made."
Warranty deed is recorded in Val 22 pg 381

March 2 1979 Congregational Church and Society leases vestry to Town of Hinesburg "A building and lot …….known as the Vestry,….which term will end when water ceases to flow and grass ceases to grow."
Lease is recorded in Vol 43 pg 258

Feb 20, 1981 Town passes "Ordinance Creating a Vestry Board of Trustees"
This Board:
Has supervisory responsibility for the restoration and preservation of Vestry.
Establishing the Vestry building as a community center and meeting place.
Responsibility for control, development, management, operation and maintenance of the Vestry building.
Ordinance recorded in Vol 9-Misc pgs 234-235

June 14,1982 Town leases Vestry to Hinesburg Community Center Inc. term will end when "…water ceases to flow and grass ceases to grow."
Hinesburg Community Center Inc is a non-profit corp.
Lease recorded in Vol 10-Misc pgs 6&7

March 1984 George Bedard survey for Catholic Church lot shows vestry and notes about original lease from Baldwin and sale by Harris
Map is recorded as slide 84

Rocky Martin Sept 20, 2004