

## Demong &amp; Stickles

ATTORNEYS AND COUNSELLORS AT LAW

DELPHIA BUILDING

Chittenango - New York

PHONE CHITTENANGO 2791

March 17, 1960

Rev. Ellsworth C. Reamon  
Betts Memorial Church  
677 S. Warren Street  
Syracuse, New York

Dear Reverend:

We are attempting to clear the title to a small lot in the Town of Sullivan, Madison County, New York, which lies on Route 5 in what many years ago was known as the Village of Sullivan.

In the year 1827 the Trustees of the First Universalist Society purchased a one-half interest in this lot and had a meeting house thereon. Then in 1832 the other one-half interest in that meeting house property was sold to the Trustees of the First Methodist-Episcopal Society of Sullivan. Apparently, this society maintained the church until 1909 when the Central Conference of the M. E. Church sold the one-half interest that they had in the meeting house to an individual. The one-half interest that the First Universalist Society had was never conveyed to anyone and that one-half interest we are trying to clear up. Apparently, this Society has been defunct since ~~1832~~ 1832 when the Methodist-Episcopal Society took over the meeting house.

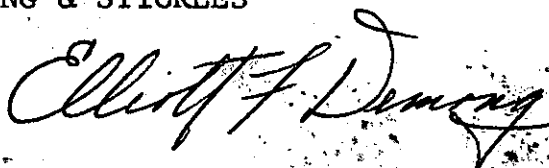
We hate to burden you with this inquiry, but would you have any suggestions that might be of help to us? It would seem that whatever interest this Universalist Society did have might pass to any remaining Universalist Society which would have some interest therein.

Thank you for a reply.

Very truly yours,

DEMONG & STICKLES

BY:



EFD/bt  
Enc.

March 30, 1960

Elliott F. Demong, Esq.  
Attorney at Law  
Chittenango, New York

Dear Mr. Demong:

Your letter of March 17, 1960 to Rev. Ellsworth C. Reamen of Syracuse, New York has been turned over to me for attention. Apparently the New York State Convention of Universalist of which I am also Treasurer, was not aware of this property in the town of Sullivan which you wrote about and I am having one of our representatives investigate to see what the property is. In the meantime it might facilitate matters if you would give me whatever other information you have in the matter particularly as to the size of the property, its location, present use if any and how improved. It would also help if we knew who had bought and now owns the one-half interest which you say the Methodist Episcopal Society of Sullivan formerly owned.

The New York State Convention of Universalists is the governing religious body of all Universalist churches in New York state and by Section 16 of the Religious Corporation Law is specifically authorized to take over the property of extinct churches.

You do not say in your letter what you wish to accomplish through us but I assume your client may have some offer to make in the matter. Anything that you would care to say about this would be helpful.

Very truly yours,

Donald W. Beebe

DB:MM

# THE UNIVERSALIST CHURCH

## New York State

OFFICE OF SUPERINTENDENT

Phone: East Syracuse HE 7-3711

May 8, 1960,

**OFFICERS**

**President**

MR. EDMUND W. PEASE  
4 West 76th Street  
New York 23

**Vice-President**

REV. JOSEPH SULLIVAN, Th.D.  
113 S. Main Street  
Albion

**Treasurer**

MR. DONALD W. BEEBE  
373 Argonne Drive  
Kenmore 23

**Secretary-Superintendent**

REV. HOWARD B. GILMAN  
2 Cotty Drive  
East Syracuse

**Trustees**

MR. ASHLEY STRONG  
Schuyler Lake

MRS. LYNDON A. HAIGHT  
149 North Street  
Auburn

REV. ROBERT W. STERLING  
95 West Gansevoort Street  
Little Falls

REV. MAX A. COOTS  
Main Street  
Canton

MRS. EDWIN K. HAAS  
3685 Monroe Avenue  
Pittsford

MR. LYNN H. SMITH  
31 Crestmont Road  
Binghamton

Re: Sullivan property.

Dear Don:

On Tuesday, May 3, I went to Chittenango and met with Mr. Demong, the attorney handling the property in which we, as the parent body of the now defunct Sullivan Universalist Church, have some interest. Sullivan is about five miles east of Chittenango on Route 5. The lot in which we have an interest is about 115 feet front by 125 feet back and is located between the house and the barn, whose owner is a dairy farmer. Apparently the half interest shared in the original property by the Universalists was never sold or disposed of in any way, although the Methodist share was sold years ago. At least there is no deed of any transfer of Universalist rights to the property. The Universalist organization must have been short-lived. Woodman's records of New York churches shows it existent in the period up to 1849 without indicating when it passed out of existence prior to that time.

There is nothing on the property at the moment unless an old shed may lie on the back end of it. The reason this came to light was due to the owner of the surrounding property losing his barn by fire and borrowing from the bank to build a new one which led the bank to check the property for clear title. Sullivan is a very small village or hamlet. There seems to be no building in that area east of Chittenango so it would appear that the land in that section would not be particularly valuable. None of the land on the north side of route 5 is used for crop raising. There is one gas station west of this lot but not adjoining it. I would gather that most of the trading by the inhabitants of Sullivan would be done in Chittenango.

Mr. Demong is offering the Convention \$100.00 for our interest and whatever claims we may have in the property in order to clear the title. He is willing to handle the matter so that there will be no charge for legal fees against this amount. I would think this is about all I could report.

Whether there would be any point to request a larger sum, I do not know since I do not know what land sells for in that area. It would seem that after all these years, perhaps we are lucky to get this much. I told Mr. Demong that either you or I would let him know what the next step would be. If our claim on the property is rather tenuous, then I would be inclined to sell it for the price offered.

Will await your word on this.

Sincerely,  
*Howard B. Gilman*  
Howard B. Gilman

Demong & Stickles  
ATTORNEYS AND COUNSELLORS AT LAW  
DELPHIA BUILDING  
Chittenango - New York  
PHONE CHITTENANGO 2791

May 17, 1960

Donald W. Beebe, Esq.  
Attorney at Law  
614 Chamber of Commerce Bldg.,  
238 Main Street  
Buffalo 2, New York

Re: Joseph Henry - Universalist Matter

Dear Mr. Beebe:

I wish to thank you for your letter of March 30th, in regard to the above matter and the kindness of Rev. Gilman of East Syracuse, N.Y., who recently came to my office and examined the title search as well as went down on the property and looked the same over. Also, my appreciation to Rev. Reamon, who got this matter going in the beginning.

In as much as the Universalist Church has been out of possession of this property since around 1832, and many subsequent owners have been in possession, we made a nominal offer of \$100.00 to Rev. Gilman in order to take care of the interest of the Universalist Church. He left with the understanding that he would take this up with the Board and that we would hear on this.

*(Gilman)*  
We suggested to him that we would be glad to prepare the application and obtain the Order permitting the conveyance in as much as we have the title search and are entirely familiar with the facts necessary for this application, should he wish to do so. Now, that depends on your feelings in the matter. If you care to prepare this application, we would be glad to send on the information to you. Whatever you think is best. |W

Awaiting your advice in the matter.

Very truly yours,

DEMONG & STICKLES

BY:

*Elliott F. Demong*

EFD/bt

*Demong & Stickles*  
ATTORNEYS AND COUNSELLORS AT LAW  
DELPHIA BUILDING  
Chittenango - New York  
PHONE CHITTENANGO 2791

June 21, 1960

Donald W. Beebe, Esq.  
Attorney at Law  
614 Chamber of Commerce Building  
238 Main Street  
Buffalo 2, New York

Re: Joseph Henry - Universalist Matter

Dear Mr. Beebe:

Enclosed please find photostatic copy of ancient deed in which Universalist Society received a one-half interest in the property in question. Also enclosed is description by a later deed which is sent you for the sole purpose of aiding you in reading the photostatic copy.

Your deed should run to Joseph Henry and Minnie Henry, his wife, of R.F.D.#1, Chittenango, New York. The property is located in the Town of Sullivan, Madison County, New York.

We are enclosing to you the check of Joseph Henry payable to your order as Treasurer and the amount of \$100.00 as agreed upon. And incidentally, that is \$25.00 more than the Society paid for the same in the beginning. We are of the same opinion as you that no Court Order will be necessary in view of the law you have cited and also your intention to set forth and recite the said law or laws in the deed.

We take this opportunity to thank you for your cooperation in the matter and we will look forward to receiving the deed in due course of time.

With kind personal regards,

Very truly yours,

DEMONG & STICKLES

BY:

*Elliott F. Demong*

EFD/bt  
Encs.

D E E D



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Timothy Brown

to

First Universalist  
Society

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Liber Z of Deeds pg 85

Madison County Clerk's Office

Wampsville, N. Y.

ARNOLD R. FISHER, County Clerk

**The Following  
Image(s) are the  
Best  
Copies Available**

**BIEL'S**



This Indenture, made the fourteenth day of June in the year of our Lord one thousand eight hundred and twenty seven Between Timothy Brown and Olive his wife of Sullivan Madison County of the first part and Jacob Patrick, Henry Rice, Elisha Swift, Alpheus Swift, Benjamin Burton and Horatio G. Douglasp, Trustees of the first Universalist Society of the town of Sullivan of the second part Witnesseth that the said parties of the first part for and in consideration of the sum of Twenty five Dollars, money of account of the United States to them in hand paid by the said parties of the second part the receipt whereof is hereby confessed and acknowledged have granted bargained sold remised released alieneed and confirmed and by these do grant bargain sell remise release alien and confirm unto the said party of the second part and their successors forever the equal undivided half part of all that certain piece or parcel of land situate lying and being in the town & Village of Sullivan and County of Madison bounded as follows to wit, Beginning at a Cedar Post standing on the north line of the Seneca town site had on a course South  $38^{\circ}$  West distant one Chain and 12 links from the S.W. Corner of the Meeting House standing in said Village thence north one Chain & 86 links thence N.  $80^{\circ}$  East one Chain & 77 links thence South  $7^{\circ} 36'$  E. one Chain & 93 links thence S.  $83^{\circ} 30'$  W. two Chains to the place of beginning Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining and the reversions remainders rents issues and profits thereof and all the estate right title interest claim and demand whatsoever of the said parties of the first part either in law or equity of in and to the above bargained premises and the hereditaments and appurtenances. To have and to hold the said hereby granted above mentioned and described premises with the appurtenances and every part and parcel thereof to the said parties of the second part & their successors in Office to the sole and only proper use benefit and behoof of the said parties of the second part & their successors forever Provided always and this conveyance is given upon this Express Condition that the Meeting House already or that shall hereafter be erected upon said premises shall at all times be open and at request for the reception and worship



86. of any & all religious denominations, whomev<sup>r</sup> unoccupied by the said  
Universalist Society And the said Timothy for himself, his heirs, executors,  
and administrators doth Covenant grant bargain promise and agree to & with  
the said parties of the second part & their successors in office to warrant  
and forever defend the above bargained premises and every part and par-  
cel thereof now being in the quiet and peaceable possession of the said  
parties of the second part against the said parties of the first part their heirs  
executors administrators and assigns and against all and every other person  
or persons claiming or to claim the said premises or any part thereof, they the  
said parties of the second part & their successors at all times observing the aforesaid  
condition & proviso In witness whereof the said parties of the first part have  
hereunto set their hands & seals the day & Year first above written. Timothy  
Brown & L.S. Olive Brown L.S. Sealed & delivered in presence of  
Geo. Eagar. State of New York Madison County ss. On the 11th day of Jan  
1827 before me personally appeared Timothy Brown & on the 16th of the  
same month appeared before me Olive Brown the wife of said Timothy  
both to me known to be the grantors within named and severally acknowledged  
the voluntary execution of the foregoing deed for the uses and purposes therein  
mentioned. And the said Olive in a separate examination apart from her  
husband acknowledged she executed the said deed freely without any threat  
or compulsion of her said husband the name of the said Olive Brown was  
written with my assistance at her request, she holding the pen. Geo. Eagar  
Comm<sup>r</sup> &c. Recorded on the 24th day of March 1828 at 4 o'clock P.M.  
John J. Curtis Clk



June 8, 1960

Elliott F. Demong, Esq.  
Demong & Stickles  
Delphia Building  
Chittenango, New York

Re: Joseph Henry - Universalist Matter

Dear Mr. Demong:

The Executive Board of the New York State Convention of Universalists met last week and I was instructed to accept your offer of \$100. for a quit-claim deed.

It seems to me that this should be sufficient to clear the title for your client. The Sullivan Universalist Society is long out of existence. The New York State Convention of Universalists by statute is the governing religious body of all New York Universalist churches. These statutes are found in Chapter 188 of Laws of 1862 as amended by Chapter 356 of the Laws of 1880, by Chapter 398 of the Laws of 1902, by Chapter 48 of the Laws of 1905, by Chapter 33 of the Laws of 1907, and by Chapter 231 of the Laws of 1918. By Section 8 of these statutes which Section was last amended by Chapter 33 of the Laws of 1907, the State Convention may convey its property

"without any previous application to any  
Court of Judge thereof"

It would seem that this statute which I will recite in the Deed should do away with the necessity of any Court order in this regard. I have sold quite a number of Universalist properties in New York State and have never had this privilege seriously questioned. On one of these sales the purchaser was represented by a New York title company and they accepted the statute at face value and the deed without Court Order.

In 1955 I had Section 16 of the Religious Corporation's Law amended so as to include Universalists churches. There does seem to be enough involved here to warrant the detailed and rather expensive proceeding called for by that Section.

June 8, 1960

It is, therefore, my suggestion that you give me full information as to the description of the property, the grantee, etc. and that I prepare the deed therefrom and have it executed by the proper officers of the Convention and delivered to you.

If this is agreeable it might also help if you could send me as Treasurer of the Convention, or as Attorney for the Convention the \$100. agreed upon. It would then take me about two weeks probably to get the deed properly executed as the Conventions' officers who would sign, live in New York City and Syracuse respectively.

Very truly yours,

Donald W. Beebe

DB:MM

July 12, 1960

Rev. Howard B. Gilman  
2 Cotty Drive  
East Syracuse, New York

Dear Howard:

I am enclosing herewith the deed covering the Sullivan property for your signature as Secretary in attesting the seal. If you find all in order please so attest and send it on to Ed Pease for his signature and acknowledgment before a Notary. If Ed will then send the deed to me I will deliver it to Mr. Henry's attorney. I have already received the agreed consideration of \$100.00.

Sincerely,

Donald W. Beebe

DWB:MA  
c.c. Mr. Edmund Pease



THIS INDENTURE, made the            day of    **July**            , nineteen hundred and **Sixty**

**BETWEEN New York State Convention of Universalists, having an office at  
373 Argonne Drive, Kenmore, Erie County, New York**

a corporation organized under the laws of            **New York State**            party of the first part, and

**Joseph Henry and Mimmie Henry, his wife, of R. F. D. #1, Chittenango, New York**

part            of the second part,

**WITNESSETH, that the party of the first part, in consideration of    One Hundred (\$100.00)**

**Dollars,**

lawful money of the United States,

paid by the part **ies** of the second part does hereby remise, release and quitclaim unto the part **ies** of the second

part, **their distributees**

and assigns forever,

**ALL the right, title and interest of the said party of the first part in and to the following described premises; Situate in the town and village of Sullivan, County of Madison and State of New York, beginning at a cedar post standing on the north line of the Seneca Turnpike Road on a course south 38 degrees W. distant 1 chain and 12 links from the south west corner of the meeting house standing in said village; thence N. 1 chain and 86 links; thence N. 80 Degrees E. 1 chain and 77 links; thence S. 7 degrees 30 minutes E. 1 chain and 93 links; thence S. 82½ degrees W. 2 chains to the place of beginning.**

**It being intended to describe the same premises conveyed by Timothy Brown et al to the Trustees of the First Universalist Society of the Town of Sullivan by Deed recorded in the Madison County Clerk's Office in Liber 2 of Deeds at Page 85.**

**The Party of the first part is incorporated pursuant to Chapter 188 of the Laws of 1862 as amended by Chapter 356 of the Laws of 1880, by Chapter 398 of the Laws of 1902, by Chapter 48 of the Laws of 1905, by Chapter 33 of the Laws of 1907, and by Chapter 231 of the Laws of 1918.**

**The party of the first part is the governing religious body of Universalist Churches in New York State pursuant to Section 3 of said Chapter 33 of the Laws of 1907, and makes this deed as the First Universalist Society of the Town of Sullivan has apparently long been extinct.**

**This deed is made without any previous application to any Court or Judge thereof pursuant to the authority contained in Section 8 of said Chapter 33 of the Laws of 1907.**

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the part ~~ies~~ of the second part, ~~their~~ distributees and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In presence of:

New York State Convention of Universalists  
By (s) Edmund W. Pease, Jr.  
President

(L. S.)

ATTEST

(s) Howard B. Gelman  
Secretary

STATE OF New York COUNTY OF New York ss.:

On the day of July 19 60 before me came Edmund W. Pease, Jr., to me known, who, being by me duly sworn, did depose and say that he resides ~~in~~ at 245 Bennett Avenue, New York, New York

that he is the President of New York State Convention of Universalists the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the ~~board of~~ Executive Board of said corporation; and that he signed his name thereto by like order.

(s) Mary Adams  
Notary Public

(55¢ U.S. Stamp)

New York State Convention  
of Universalists

TO

Joseph Henry and  
Minnie Henry, His Wife

DEED

QUITCLAIM - CORPORATION

Dated, July 19 60

The land affected by the within instrument  
lies in Town of Sullivan

RECORD AND RETURN TO

Reserve this space for use of Recording Office.