

Stamens P.B.
Church Trs
J. J. Reed
Arms
{ Stamps \$0 }
{ cancelled }
No transfer fee

Virginia: In Virginia:
In the Clerk's Office of the Circuit Court of the City
of Richmond, May 10th 1900.

The following order of the Judge of this Court, in vacation,
was this day received, and is in the words and figures following,
to wit:

In the Circuit Court of the City of Richmond, In
Vacation, the 10th day of May 1900:

In the matter of the sale of certain property
of St. Andrews Protestant Episcopal Church.

1900.
Delivered to
Judge J. Chambliss
June, 26th

This day before the Judge of the Circuit Court of the City of
Richmond, in vacation, came George P. Perrini, Richard Howells
and W. R. Smith, the trustees of St. Andrews Protestant Episcopal
Church at Richmond, Virginia, and filed their petition and
an exhibit therewith, marked "A" which exhibit is a duly certified
copy of a preamble and resolutions which were adopted at the
regular annual meeting of the congregation of the said St.
Andrews Church, held on April 16, 1900, and the said peti-
tioners prayed the said Judge for an order authorizing and
directing them as such trustees to convey unto Grace &
Arms, of the City of Richmond, a certain parcel of land in
the said City belonging to the said St. Andrews Church and
hereinafter more particularly described.

On consideration whereof, it appearing to the said Judge
from an inspection of the said petition and the said exhibit
that it is the wish of the said congregation to sell to the said
Grace & Arms, for the consideration and on the terms and
conditions set forth in said preamble and resolutions, the
following real estate now owned by the said congregation, viz:

A lot of land with the improvements thereon in the City
of Richmond at the northeast corner of Cherry and Bevier
Streets, fronting seventy (70) feet on the east line of Cherry Street
and running back between parallel lines one hundred
and thirty nine (139) feet to an alley twenty (20) feet wide,
being the same real estate which was conveyed to the trustees
of the said Church by Grace & Arms, by a deed of gift dated July
13, 1897.

It is ordered by the said Judge, in pursuance of the
Statute of Virginia in such case made and provided, that
the said George P. Perrini, Richard Howells and W. R. Smith, tru-
stees of St. Andrews Protestant Episcopal Church at Richmond,
Virginia, do convey unto the said Grace & Arms, by a proper
deed with special warranty the above described real estate, but
with their express conditions and reservations which shall
be plainly expressed on the face of the said deed and shall
be covenants running with the said land, viz: that the
right is reserved to the congregation of the said St. Andrews
Church to use for the purposes of its Sunday School so long as
said congregation may desire to do so, the buildings now on

said lot and also any and all buildings which may here-
after be erected thereon at any time by the said Grace & Arents
or her assigns or successors in title, free of any charge whatever
and that the said Grace & Arents or her assigns or successors in
title shall at all times keep the buildings on the said lot in such
condition that they may be conveniently used for the purposes
aforesaid. The said sale and conveyance not being made for
a monetary consideration, and there being therefore no proceeds
of sale for reinvestment, no order will be made to that end.
It is further ordered that the clerk of this court do enter this
order in the order book of the court in vacation in the same
manner as if made in term.

B. R. Wellford, Jr. Judge,
May 10, 1900.

Jos. E. M. Rowells,
Clerk of the Circuit Court
of the City of Richmond

Teste: E. M. Rowells, Clerk
a copy. Teste:
E. M. Rowells, Clerk.

This Deed, made this 26th day of May, 1900, between Geo. P.
Perini, Richard Rowells, and W. R. Smith, Trustees of St. Andrews
Protestant Episcopal Church at Richmond, Virginia, parties of
the first part, and Grace E. Arents, of Richmond, Virginia party
of the second part: Whereas, at the regular annual meeting of
the congregation of St. Andrews Protestant Episcopal Church,
Richmond, Virginia, held in the lecture room of said church
on the 16th day of April 1900, a certain preamble and resolutions
were adopted, whereby Geo. P. Perini, Richard Rowells, and W. R.
Smith, the Trustees of the said church, were authorized and di-
rected to convey unto Grace E. Arents a certain lot or parcel of
land belonging to said church, and which is hereinafter parti-
cularly described, but upon certain conditions and reservations
hereinafter named in said preamble and resolutions and hereinafter
set out: And Whereas, the said Trustees having
applied to the Judge of the Circuit Court of the City of Richmond,
in pursuance to the Statute of Virginia in such case made
and provided, for authority to make said conveyance, an order
was made by the said Judge in the vacation of the said Court
on the 10th day of May 1900, authorizing and directing the
said Trustees to make said conveyance, a certified copy of
which order is prefixed to this deed, and is to be recorded hereunto:
And whereas, the said Grace E. Arents, by a deed given date
with this deed and duly executed by her, has conveyed the said
lot of land hereinafter mentioned, and also certain other
adjoining lots owned by her, unto St. Andrews Association (a
corporation) as she was required to do by the preamble and
resolutions aforesaid and a condition precedent to the delivery
of this deed, which said deed is to be recorded simultaneously
with this deed: Now Therefore, This Deed Witnesseth: That





in consideration of the premises the said Geo. P. Cervini, Richard Howells, and W. R. Smith, trustees as aforesaid, parties of the first part, hereby grant and convey unto the said Grace E. Arents, party of the second part, with special warranty, the said real estate first above mentioned, being all that certain piece or parcel of land, with the improvements thereon, lying and being in the City of Richmond, Va. and bounded, as follows: Beginning at the intersection of the eastern line of Cherry Street with the northern line of Beverly Street, thence running northwesterly along the eastern line of Cherry Street and fronting thereon seventy (70) feet, and extending back to said front between parallel lines (the southern of which is the northern line of Beverly Street) a distance of one hundred and thirty nine (139) feet, more or less, to an alley in the rear twenty (20) feet wide: being the same real estate which was conveyed to Geo. P. Cervini and others, Trustees of St. Andrew's P. B. Church, by the said Grace E. Arents by a deed dated July, 18th 1897, and duly recorded in the Clerk's office of the Chancery Court of the City of Richmond in deed book No. 161, A, page 37.

But it is expressly covenanted and agreed between the parties hereto as follows:

First, that the congregation of St. Andrew's Protestant Episcopal Church shall have the right (and the same is hereby expressly reserved to it) to use for the purposes of its Sunday School, so long as said congregation may desire to do so, the buildings now on the said land and also any and all buildings which may hereafter be erected thereon at any time by the said Grace E. Arents or by her assigns or successors in title, free of any charge whatever:

Second, that the said Grace E. Arents or her assigns or successors in title shall at all times keep the buildings on the said land in such condition that they may be conveniently used for the purposes aforesaid. And their covenants shall be taken and interpreted as covenants running with the land hereby conveyed, and the performance thereof is hereby expressly made a charge upon the said land, and shall be binding thereon in the hands of the said Grace E. Arents and of her assigns and successors in title forever.

Witness the following signatures and seals.

Geo. P. Cervini, Trustee 
 Richard Howells, Trustee 
 W. R. Smith, Trustee 
 Grace E. Arents 

City of Richmond to wit:

J. J. W. Byrnes a Notary Public for the City aforesaid in the State of Virginia, do hereby certify that Geo. P. Cervini, Richard Howells, and W. R. Smith, who are as Trustees are signed to the foregoing writing, bearing date the 26th day of May, 1902, have this day acknowledged the

Arents
 203. Deed
 St. Andrew's
 Stamp \$6
 cancelled
 1900
 June 26th
 Robert L.
 Judge J. C. Lee

of the City of Richmond in Deed Book 163 B. page 78 (3) of deed from the Jenkins, Truitts, and others, bearing date May 1st, 1898, and recorded in the aforesaid Clerk's office in Deed Book No. 163 B. page 66. Together with all the buildings and improvements on said land and all the privileges and appurtenances thereto belonging or in any manner appertaining. But this conveyance is made on these conditions, limitations, and reservations, viz:

First: That as to so much of the said property as was conveyed to the said Grace & Aunts by Geo. P. Perini, Richard Howell and W. R. Smith, Trustees, by deed of even date with this deed (viz a lot at the northeast corner of Cherry & Bevelly Streets, fronting seventy (70) feet on the eastern line of Cherry Street and running back to the alley mentioned in said deed), this conveyance is expressly made subject to the covenants contained in the said deed, in the same manner as if they were set out in full in this deed; Second: That as to all the property hereby conveyed to the said Grace & Aunts hereby expressly reserves the right, at her own expense, to remove any of the buildings now on said land or to alter the form or structure thereof, or to erect other buildings thereon, without let or hindrance from the party of the second part; but all such removals, changes, improvements or additions to said buildings shall be made with the view to aid and advance the objects and purposes for which the said party of the second part, the said St. Andrew's Association, was incorporated.

Witness the following signature and seal
Grace & Aunts

(Signature)

City of Richmond to wit.

I, Charles S. Suttle, a Notary Public for the City aforesaid, in the State of Virginia, do hereby certify that Grace & Aunts, whose name is signed to the foregoing writing, bearing date the 26th day of May, 1900, has this day acknowledged the same before me in my City aforesaid. Given under my hand this 26th day of May, 1900.
Chas. S. Suttle
Notary Public

City of Richmond to wit.

In the office of the Court of Chancery for said City the 29th day of May 1900 this Deed was presented, and with the certificate annexed, admitted to record at twelve o'clock M.
Tate
Chas. S. Suttle
Clerk

642362
21 Dec
642362

Stamp, etc.
annulled

1900
June 2 4 o'clock
to 5 o'clock

16
1680
12

before me in my city aforesaid.
Given under my hand this 26th day of May, 1900.
J. H. Runners,
Notary Public.

City of Richmond, to wit
I, Chas. O. Savelle, a Notary Public, for
the City aforesaid, in the State of Virginia, do hereby certify that
Grace E. Arents, whose name is signed to the foregoing writing
bearing date the 26th day of May, 1900, has this day acknowledged
the same before me in my city aforesaid.
Given under my hand, this 26th day of May 1900.
Chas. O. Savelle
Notary Public.

City of Richmond to wit
In the office of the Court of Chancery
for said City the 29th day of May 1900.
This Deed was presented, and with the certificates annexed,
admitted to record at twelve o'clock, M.
Tate
Chas. O. Savelle
Clerk



Annals
23. Deed
St. Andrews Association
stamp cancelled
manifested
1900
June 26th
Oliver L
July 2nd

This Deed, made this 26th day of May, 1900, between Grace E.
Arents, of the City of Richmond, party of the first part, and St.
Andrews Association, a corporation duly chartered under the
laws of the State of Virginia, party of the second part, Witnesseth
that in consideration of the sum of one dollar to her in hand
paid at or before the signing and delivery of this deed, the receipt
whereof is hereby acknowledged, the said party of the first part
doth hereby grant and convey unto the said party of the second
part with special warranty, the following real estate, viz:
all that certain piece or parcel of land, lying and being in
the City of Richmond, Va., and bounded and described as foll-
ows: Beginning at the intersection of the eastern line of Cherry
Street with the northern line of Beverly Street, thence running
northwardly along the eastern line of Cherry Street and front-
ing thereon one hundred and twenty (20) feet, more or less,
and extending back from said front between parallel lines (one
of which is the northern line of Beverly Street) a distance of
one hundred and thirty nine (139) feet, more or less, to an alley
in the rear twenty (20) feet wide; being the same real estate
which was conveyed to the said Grace E. Arents in three
separate parcels by the following deeds: (1) a deed from Geo. P.
Carrere, Richard Harvill, and M. R. Smith Trustees, bearing con-
date with this deed and to be recorded simultaneously here
with; (2) A deed from W. H. Satchright, bearing date January
21, 1898, and recorded in the Clerk's office of the Chancery Court