

**#5- Resolution to Accept 123A Clarks Falls Road**

Former Unity Baptist Church/Chapel, 123A Clarks Falls Road, North Stonington, CT

To Hear and To Act Upon the Following Resolution:

**RESOLVED**, that the Town of North Stonington, subject to a referral under C.G.S. Section 8-24 to the Town of North Stonington Planning and Zoning Commission and a favorable approval thereof, accepts the attached conveyance, by Quit Claim Deed Statutory Form, of land and improvements at 123A Clarks Falls Road, North Stonington, CT from The North Stonington Baptist Church Inc., a/k/a Unit Baptist Church, Inc. dated July 10, 2014.

**RESOLVED**, that the above resolution if approved by the Board of Selectmen be scheduled and added to the agenda of the Town Meeting for \_\_\_\_\_, 2018.

QUIT-CLAIM DEED  
(STATUTORY FORM)

THE NORTH STONINGTON BAPTIST CHURCH, INC. aka UNITY BAPTIST CHURCH INC. of the Town of North Stonington, County of New London, State of Connecticut for consideration of No Dollars And No Cents (\$.00) grant(s) to TOWN OF NORTH STONINGTON of the Town of North Stonington, County of New London, State of Connecticut as with QUIT CLAIM COVENANTS, all that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of North Stonington, County of New London and State of Connecticut, known as 123A Clarks Falls Road, bounded and described as follows:

See schedule A attached hereto and incorporated herein.

Signed this 10 day of <sup>July</sup> ~~June~~, 2014

WITNESSED BY:

NORTH STONINGTON BAPTIST CHURCH, INC.  
aka UNITY BAPTIST CHURCH INC.

Mandy Lyn Cospin

Pastor Timothy G. Gengarella  
by: Pastor Timothy Gengarella, President of the  
North Stonington Baptist Church, Inc.

Mandy Lyn Cospin

REvans

Pastor Timothy G Gengarella

Rosemary Evans

STATE OF CONNECTICUT )  
COUNTY OF NEW LONDON ) ss: North Stonington

MC

On this the 10 day of <sup>July</sup> ~~June~~, 2014, before me, the undersigned, Pastor Timothy Gengarella, President of the NORTH STONINGTON BAPTIST CHURCH, INC. aka THE UNITY BAPTIST CHURCH INC., personally appeared, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained as his/her free act and deed.

Mary S Conti

Notary Public:  
My Commission Expires:

Grantee's Address:  
TOWN OF NORTH STONINGTON  
40 Main St.  
North Stonington, CT 06359

MARY S CONTI  
Notary Public, State of Connecticut  
My Commission Expires 07/31/2018

SCHEDULE "A"

A certain lot or parcel of land, with the buildings thereon, situated in, Town of North Stonington, County of New London and State of Connecticut, and bounded and described as follows:

Bounded on the north one hundred (100) feet in the width by lands now or formerly of Elisha P. Lewis, on the east thirty-eight (38) feet in width by lands now or formerly of Harriet Bunting, on the south one hundred (100) feet in width by lands now or formerly of Alfred M. Clark, Benjamin P. Langworthy and Sarah F. Langworthy, and on the west thirty-eight (38) feet in width by lands now or formerly of Alfred M. Clark, Benjamin P. Langworthy and Sarah F. Langworthy.

Being the same premises conveyed to the Clarks Falls Ladies Sewing Society by a warranty deed dated December 16, 1887 and recorded in Volume 12 Page 463 of the North Stonington Land Records.

Said parcel is conveyed together with all rights and easements appurtenant thereto.

Said parcel and lands are conveyed with the condition and restriction that the said lands are to be used solely for the purpose of religious worship, religious education, or other religious purposes and the uses incidental thereto. If the Releasee, its heirs, executors, administrators, successors or assigns violate said conditions and restrictions, said lands and all of the improvements thereon shall become the sole and absolute property of the Town of North Stonington, without conditions or restrictions.

Being also that certain piece or parcel of land together with improvements thereon conveyed by Gladys P. Walter, Marion H. Main & Jennie W. Bill Trustee of the Clark's Falls Ladies Sewing Society to the Unity Baptist Church, Inc. by Quit Claim Deed dated October 1, 1998 and recorded October 9, 1998 in Volume 122, Page 233 of the North Stonington Land Records.



# Town of North Stonington, CT

## Property Listing Report

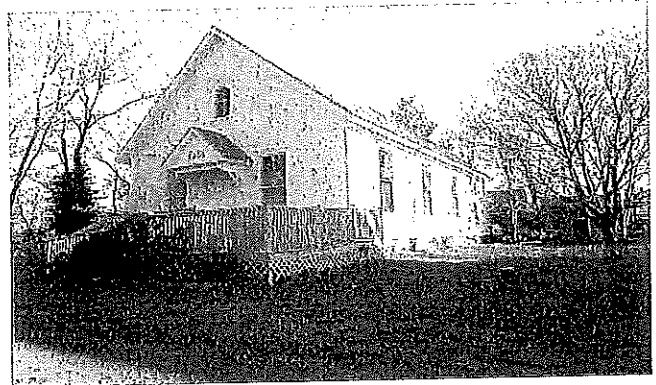
Map Block Lot 98-1486

Account D0005000

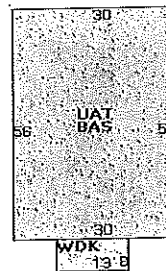
### Property Information

Property Location	123A CLARKS FALLS
Owner	NORTH STONINGTON BAPTIST CHURCH INC
Co-Owner	
Mailing Address	P O BOX 114 NORTH STONINGTON CT 063590414
Land Use	9091 RELIGIOUS MDL-96
Land Class	E
Zoning Code	R80
Census Tract	7071
Sub Lot	
Neighborhood	0500
Acreage	0.09
Utilities	
Lot Setting/Desc	Rural Level
Survey Map	
Additional Info	

### Photo



### Sketch



### Primary Construction Details

Year Built	1888
Stories	2
Building Style	Churches
Building Use	Ind/Comm
Building Condition	Below Average
Floors	Hardwood
Total Rooms	

Bedrooms	
Full Bathrooms	0
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

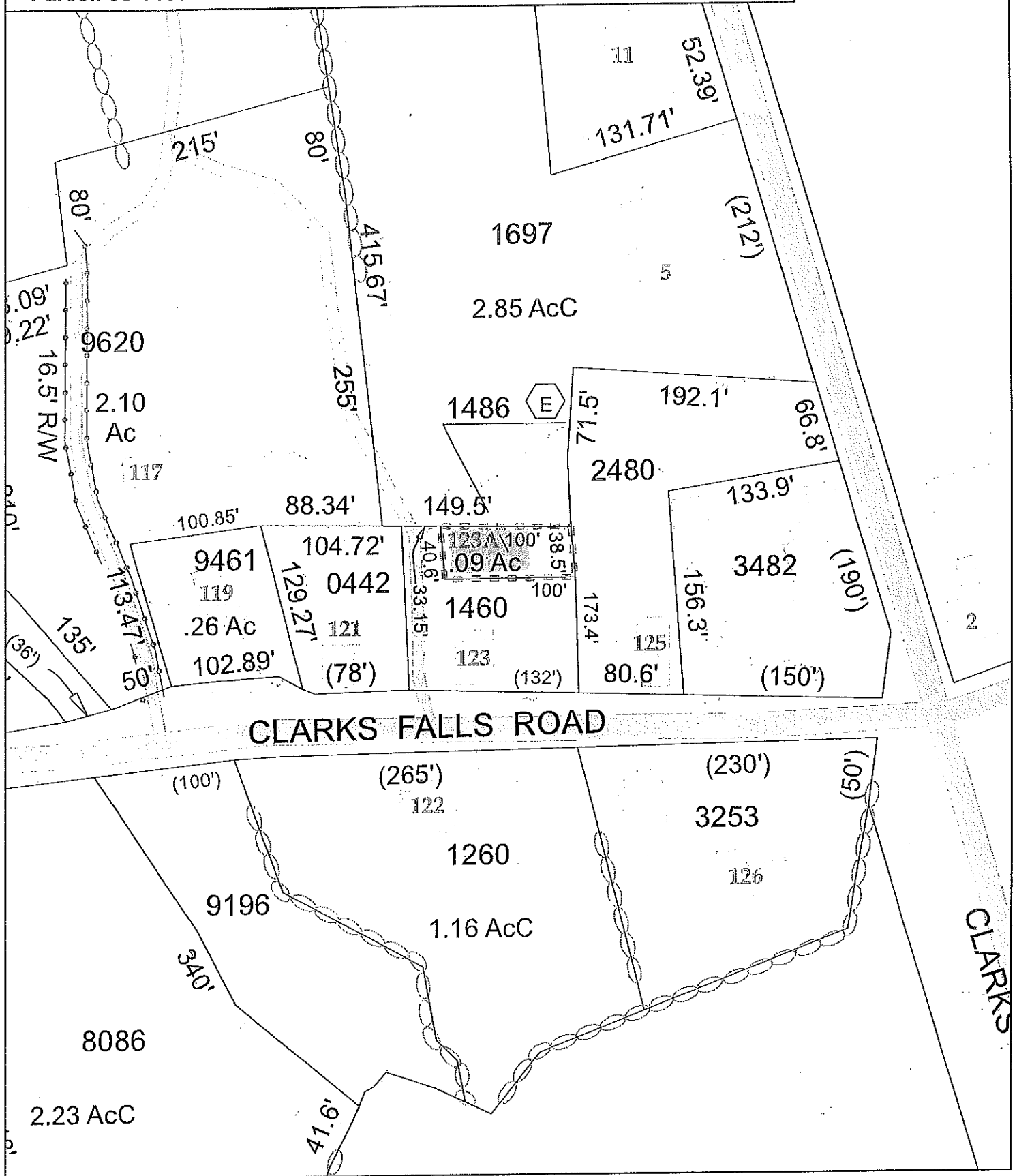
Exterior Walls	Clapboard
Interior Walls	Plastered
Heating Type	Forced Air-Duc
Heating Fuel	Oil/Gas
AC Type	Central
Gross Bldg Area	3464
Total Living Area	1680



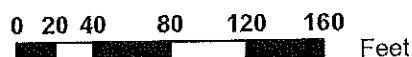
Town of North Stonington, Connecticut - Assessment Parcel Map

Parcel: 98-1486

Address: 123A CLARKS FALLS



Approximate Scale: 1:1,200



Map Produced  
February 2018

Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of North Stonington and its mapping contractors assume  
no legal responsibility for the information contained herein.

Department of Revenue Services  
 State of Connecticut  
 PO Box 5035  
 Hartford CT 06102-5035

**OP-236**  
**Real Estate Conveyance Tax Return**

(Rev. 07/13)

For Town Clerk Use Only		
Town Code	Land Record	Page
▶	▶ Vol.	▶

Complete Form OP-236 in blue or black ink only.

Check here if this is an amended return.

1. Town ▶ North Stonington		2. Location of property conveyed (number and street) ▶ 123 A Clarks Falls		3. If more than two grantors/sellers, check here. ▶ <input type="checkbox"/> Attach OP-236 Schedule A to provide required information.	
4. Grantor/seller #1 (last name, first name, middle initial) ▶ North Stonington Baptist Church			5. Taxpayer identification number <input type="checkbox"/> SSN <input type="checkbox"/> FEIN		
6. Grantor/seller address after conveyance ▶ 119 Clarks Falls Rd		7. City or town ▶ North Stonington CT		State ZIP code 06389	
8. Grantor/seller #2 (last name, first name, middle initial) ▶			9. Taxpayer identification number <input type="checkbox"/> SSN <input type="checkbox"/> FEIN		
10. Grantor/seller address after conveyance ▶			11. City or town ▶		
12. Is grantor a partnership, S corporation, LLC, estate, or trust? See instructions. ▶ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		13. Is this conveyance between spouses? ▶ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		14. If this conveyance is for no consideration or less than adequate consideration, will federal and state gift tax returns be filed? ▶ <input type="checkbox"/> Federal only <input type="checkbox"/> State only <input type="checkbox"/> Both <input checked="" type="checkbox"/> Not applicable	
15. Grantee/buyer (last name, first name, middle initial) If more than one grantee/buyer, see instructions. ▶ Town of North Stonington			16. Taxpayer identification number <input type="checkbox"/> SSN <input type="checkbox"/> FEIN		
17. Grantee/buyer address after conveyance ▶ 40 Main St		18. City or town ▶ North Stonington CT		State ZIP code 06359	
19. Date conveyed ▶ July 10 2014		20. Date recorded ▶		21. Type of instrument ▶ <input type="checkbox"/> Warranty <input checked="" type="checkbox"/> Quitclaim <input type="checkbox"/> Easement <input type="checkbox"/> Other	

22. The grantor claims no tax is due because: (If applicable, check one.) See instructions.

▶ 22a.  Conveyance was for no consideration or consideration was less than \$2,000.

▶ 22b.  Conveyance is exempt under Conn. Gen. Stat. §12-498. See list of all exemption codes on reverse and enter exemption code here. \_\_\_\_\_

▶ 22c. If 22b exemption code is 01 or 09, enter citation or docket number. \_\_\_\_\_

**Computation of Tax** Enter consideration for conveyance on the appropriate line.

▶ 23. Consideration for unimproved land: See Line Instructions.	\$ _____	x0.0075 = \$ _____
▶ 24. Total consideration for residential dwelling: See Line Instructions.	\$ <u>0</u>	
▶ 24a. Portion of Line 24 that is \$800,000 or less: See Line Instructions.	\$ <u>0</u>	x0.0075 = \$ <u>0</u>
▶ 24b. Portion of Line 24 that exceeds \$800,000: See Line Instructions.	\$ _____	x0.0125 = \$ _____
▶ 25. Residential property other than residential dwelling	\$ _____	x0.0075 = \$ _____
▶ 26. Nonresidential property other than unimproved land	\$ _____	x0.0125 = \$ _____
▶ 27. Properly conveyed by a delinquent mortgagor: See Instructions.	\$ _____	x0.0075 = \$ _____
▶ 28. Total State of Connecticut tax due: Add Lines 23, 24a through 27.		= \$ <u>0</u>

Declaration: I declare under penalty of law that I have examined this return (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to the Department of Revenue Services (DRS) is a fine of not more than \$5,000, or imprisonment for not more than five years, or both. The declaration of a paid preparer other than the taxpayer is based on all information of which the preparer has any knowledge.

Indicate by checking a box who is signing this return:  Grantor  Grantor's attorney  Grantor's authorized agent

Name of person signing the return (type or print) \_\_\_\_\_ Signature \_\_\_\_\_ Date 7/10/14

Name of grantor's representative (type or print) \_\_\_\_\_ Provide Connecticut juris number if applicable 423883 Telephone number (860) 572-8585