

Missing "Iron in a Boulder" [1988 Book 27, Page 322]

502 ✓✓✓

1. Bond Property Transfer Tax
32 V.S.A. Chap. 231

ACKNOWLEDGMENT
Return Rec'd - No Real Estate or Health Care Bond -
V. Land Use & Development Plans Act (Ch. 231)
Return No. 4897406
Signed Lucy W. Swift, Clerk
Date Aug 22, 1988

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, Lucy W. Swift of East Arlington in the County of Bennington and State of Vermont Grantor, in the consideration of One Dollar and Other Good and Valuable Consideration Dollars paid to my FULL SATISFACTION BY Jean S. Phinney of Los Angeles in the County of Los Angeles and State of California Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee Jean S. Phinney and her heirs and assigns forever, a certain piece of land in Westmore in the County of Orleans and State of Vermont, described as follows, viz:

It being a parcel of land containing two acres, more or less, together with all buildings and improvements thereon, situated on the westerly shore of Willoughby Lake in said Town of Westmore and being more particularly bounded and described as follows:

Beginning at the most westerly corner, in the highway leading from Westmore to Willoughby Station (formerly South Barton), of the land belonging to the late Arthur L. Swift, thence down the old road leading in former years to the Pillsbury "Mill", S 66° E 250 feet to a white birch tree, marked, thence southeasterly following the old road, 180 feet to an iron stake at the northwest corner of property belonging to one Anne S. Tanner; thence along said Tanner line as follows; due East a distance of 135.5 feet to an iron pipe in the junction of two cottage roads; thence S 87° 56' E 199.33 feet to an iron pin set in the ground; thence N 46° 14' E 78.05 feet to an iron pipe and thence beyond the shore of Willoughby Lake; thence northerly along the westerly shore of said Lake 76 feet to an iron in a boulder; thence continuing northerly along the sand beach 169 feet to an iron stake; thence N 79° W 320 feet to a cedar stake at the edge of the woods; thence S 86° W 400 feet to the point of beginning.

Meaning hereby to convey the first parcel as the same appears in a Warranty Deed from Lillian H. Swift to Isabel and Lucy Swift dated September 1, 1941, recorded in Book 18, Page 33 of Westmore Land Records except as the southerly line thereof was adjusted by an exchange of Quit-Claim Deeds between said Lucy Swift and Anne S. Tanner said deeds dated October 2, 1987 and October 21, 1987 and recorded in Book 27, Pages 196 and 197 respectively of said Westmore Land Records.

Reference is hereby made to the aforementioned deeds and to the records thereof and to all prior deeds and their records for further description of the land and premises hereby conveyed.

Further reference may be made to a Decree of Distribution in the Estate of Isabel Swift dated May 28, 1960, recorded in Book 25, Page 167 of Westmore Land Records whereby the within named Grantor acquired the interest of said Isabel Swift in the above-described land and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee Jean S. Phinney, and her heirs and assigns, to their own use and behoof forever; and I the said Grantor Lucy W. Swift for myself and my heirs, executors and administrators, do covenant with the said Grantee Jean S. Phinney, and her heirs and assigns, that until the enrolling of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE:

And I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of August A.D. 1988

IN PRESENCE OF Lucy W. Swift

Ella R. Perkins
Two witnesses to signature

By: Virginia G. deWolfe - POA
Virginia G. deWolfe, her attorney in-fact

Transcript of Land Description

[Isabel Swift to Jean Swift Phinney]

Phinney Land in 1988: Beginning at the most westerly corner, in the highway leading from Westmore to Willoughby Station (formerly South Barton) of the land belonging to the late Arthur L. Swift. Thence down the old road leading in former years to the Pillsbury "Mill" South 66 degrees East, 250 feet to a whole birch tree, marked. Thence southwesterly following the old road, 180 feet to an iron stake at the northwest corner of land belonging to one Anne S. Tanner [formerly belonging to Emerson H. Swift -- added]; Thence along said Tanner line as follows: due east a distance of 135.5 feet to an iron pipe in the junction of two cottage roads; thence S 87 degrees 56' E 199.33 feet to an iron pin set in the ground; thence N 46 degrees 14' E 78.05 feet to an iron pipe and thence beyond the shore of Willoughby Lake; thence northerly along the westerly shore of said lake 76 feet to an iron in a boulder; thence continuing northerly along the sand beach 169 feet to an iron stake; thence N 79 degrees W 320 feet to a cedar stake at the edge of the woods; thence S 86 degrees W 400 feet to the point of beginning.

