

Deeds for Court

Request from Town of Westmore:

Summary of 75' Deeds

1. **1963 Book 21 Pages 60-61** 29. Book 21 Page 60-61 Deed 28 Emerson Swift Quitclaim to Collins August 16, 1963 First Mention of 75' for Swift Beach
2. **1963 Book 21 Page 63** 31. Book 21 Page 63 Deed 30 Edward M. Collins Quit Claim to Emerson and Anne Swift August 16, 1963 for so-called Title Change on 75' Swift Family Trust Beach Frontage
3. **1971 Book 22 Page 295** 42. Book 22 Page 295 Deed 32 March 15, 1971 Emerson H. Swift Warranty Deed to Jean Swift Phinney Two Iron Pipes 75' distant; Argument that iron pipe did not exist
4. **1973 Book 23 Pages 107-108** 49. Deed 60 Howland Swift, Liliias Barton, Anne Tanner Quitclaim to Jean Phinney June 18, 1973 Iron Pipes 75' Distant from One Another
5. **1973 Book 23 Pages 109-110** 50. Book 23 Page 109-110 Deed 61 Anne and Emerson Swift to Jean Phinney June 18, 1973 Iron Pipes 75' Distant from One Another
6. **1988 Book 27 Page 437** 61. Book 27 Page 437 Deed 39 Jean Phinney Quit Claim to Swift Family Trust October 11, 1988 Two Iron Stakes 75' South 33 degrees 50' East 392' Same Parameters **DONE IMPORTANT**

Deeds: Missing Iron in Boulder, Cedar Tree Marked, Wrongly Placed Iron Stake

7. **1941 Book 18 Pages 33-34** 17. Book 18 Pages 33-34 Deed 48 Liliias Swift to I & L Swift September 11, 1941 100' Along Beach to **Cedar Tree, Marked, Iron in Boulder**; Second Parcel: 100' to Cedar Tree, Marked; First Parcel: 130 feet to an **Iron in a Boulder**; 169' to an Iron Stake; Map 4
8. **1941 Book 18 Page 35**: 18. Book 18 Page 35 Deed 49 Liliias H. Swift to Miriam S. Gilbert September 11, 1941 106' along Beach to **CEDAR TREE, MARKED** Map 4; 106' to Cedar Tree Marked

9. **1964 Book 21 Page 184:** 32. Book 21 Page 184 Deed 78 Edward H. and Dorothy Behre Gilbert to Willoughby Corp. 106' to **CEDAR TREE, MARKED** versus 60 degree angle with yellow pin November 22, 1964
10. **1966 Book 21 Page 325:** 34. Book 21 Page 325 1966 Isabel and Lucy Swift to Arthur Swift, III ; **Cedar Tree Marked becomes 100' to an Iron Stake**
11. **1973 Book 23 Page 11:** 45. Book 23 Page 11 Deed 62 Arthur Swift, III to William Marshuetz 1973 Brook Mouth 100' to **Iron Stake (now yellow)**
12. **1973 Book 23 Page 12:** 46. Book 23 Page 12 Deed 59 Marchuetz to Arthur L. Swift III & Anne January 5, 1973 Brook Mouth 100' Along Beach to **Iron Stake (now yellow)** 685' vs. 681.1 100' to an Iron Stake (now painted yellow)
13. **1984 Book 26 Page 123:** 55. Book 26 Page 123 Deed 69 Willoughby Corp et al to Peter and Sheila Hawksworth August 28, 1984 106' to **CEDAR TREE, MARKED**
14. **1986 Book 27 Page 23:** 56. Book 27 Page 23 Deed 38 Arthur and Anne Swift, III Quitclaim to Children October 2, 1986 - Mouth of Brook 100' to **Iron Stake (now yellow)**
15. **1988 Book 27 Page 322:** 60. Book 27 Page 322 Deed 72 Lucy W. Swift to Jean S. Phinney August 22, 1988; 76' to an **Iron in a Boulder**; 169' to an iron stake.
16. **1990 Book 28 Page 378:** 64. Book 28 Page 378 Deed 40 Jean Phinney Warranty Deed to Bernard and Jean Phinney, Family Trust August 16, 1990; 76' to **Iron in Boulder** and 169' to an Iron Stake
17. **1995 Book 30 Page 212:** 65. Book 30 Page 212 Deed 41 Sheila Gilbert Warranty Deed to David and Liliias Barton, Barton Family Trust May 20, 1995; 106' to **Cedar Tree Marked**

Kent Deeds

18. **1947 Book 19 Page 21:** 20. Book 19 Page 21 Deed 25 Kent Deed August 18, 1947

19. 1967 Book 21 Page 417 35. Deed 55 Sherrill Kent Warranty Deed to Children July 25, 1967

Drilled Boulder

- 20. 1934 Book 16 Page 295 14.** Deed 2 Annie French to Arthur L. Swift August 31, 1934 **DRILLED BOULDER 55'**
- 21. 1934 Book 16 Page 296 15.** Deed 3 Arthur Swift to French September 4, 1934 Iron stake **DRILLED BOULDER 55'**
- 22. 1947 Book 18 Pages 510-511 19.** Deed 50 Emerson H. Swift to Clodius Willis September 3, 1947 55' to 75' to 130' from **DRILLED BOULDER**
- 23. 1958 Book 20 Page 415 28.** Deed 27 Richard C. Drown Quit Claim to Clodius and Katherine Willis January 27, 1958 along beach 55' to 75' to 130' to **DRILLED BOULDER**
- 24. 1958 Book 20 Page 415 28.** Deed 27 Richard C. Drown Quit Claim to Clodius and Katherine Willis January 27, 1958 along beach 55' to 75' to 130' to **DRILLED BOULDER** Beach Frontage

Footpath

- 25. 1950 Book 19 Page 62 21.** Deed 76 Emerson H. Swift to Harold C. Mack Footpath to Beach Footpath to Beach

Triangular Plot

- 26. 1952 Book 19 Page 80 23.** Deed 51 Emerson H. Swift to Clodius Willis August 25, 1952 Triangular Plot 56' common boundary between Swift Family Trust and Willis property

Collins 20x75' Beach

- 27. 1963 Book 21 Page 62 30.** Deed 29 Emerson H. Swift to Edward M. Collins August 16, 1963 Collins 20'x75' Beach, 20x75' beach

Phinney Upper Brook and Distance Errors

- 28. 1970 Book 22 Page 291** 38. Phinney Upper Brook December 15, 1970 Parcel D. Phinney Recorded under Swift Family Trust Chain measured vs. Truline Distances

Distance Errors

- 29. 1971 Book 22 Page 294** 41. Emerson H. Swift to Howland E. Swift March 15, 1971 Swift Cottage, Map 4 Distances do not Correlate with 2011 Truline Map; DISTANCE ERRORS (see also Book 22 Page 291 above)
- 30. 1971 Book 22 Page 292** 39. Emerson H. Swift to Lilius S. Barton March 15, 1971 Barton Land and Cottage, Map 4, Footage Error
- 31. 1973 Book 23 Page 106** 48. Deeds 64 & 33 Emerson and Anne Swift Quitclaim to Howland Swift June 18, 1973 Cottage, Distance Discrepancies

Swift Family Trust

- 32. 1970 Book 22 Pages 287 to 295** 70. Swift Family Trust Agreement, December 15, 1970

Right-of-Way

- 33. 1933 Book 16 Page 286** 13. Deed 5 Arthur L. Swift to Edward M. Collins September 29, 1933 Free use of 75' Beach frontage; a right of way across his property from the public road on the West side of Willoughby Lake to said Plot #1. Note: this ROW has been maintained possibly with blue-stone rock and is quite wide [Check in 2014]
- 34. 1967 Book 21 Page 434** 36. Deed 80 Emerson and Anne Swift to Harold C. Mack August 22, 1967 the description includes "a vehicular right of way three rods (about 50 feet) wide, in effect a northward extension of the

vehicular right of way reserved by the grantor in the deed to Lot #3, dated August 28, 1956. Refers to 1950, 1951, 1956 Deeds

Intent of Parallel Borders

35. **1958 Book 20 Page 415 28.** Deed 27 Richard C. Drown Quit Claim to Clodius and Katherine Willis January 27, 1958 along beach 55' to 75' to 130' to Drilled Boulder Beach Frontage ; Intent of Parallel Borders shown for Phillips property (see bearings N 10-30 W for both Willis and Collins property)(adds parallel bearings of N 10-30 W to description in 1947 Book 18 Pages 510-511 19 below)
36. **1947 Book 18 Pages 510-511 19.** Deed 50 Emerson H. Swift to Clodius Willis September 3, 1947 55' to 75' to 130' from DRILLED BOULDER

Continue with 63. Deed 87

Swift Family Trust Agreement: Page 291 of Book 22 Pages 287 to295 describes Parcel E. on Cottage Road with one border going down the brook Conveyed to Jean Swift Phinney December 15, 1970.