

Emerson Swift Reduced Mack Border by 10 Feet

Emerson Swift sold the Mack family 3 parcels of property between 1950 and 1956. The deeds recorded 564 feet of frontage on Old Cottage Lane. In two stages, he produced maps later claiming 468 feet. The 4th parcel sold in 1967 [Book 21, Page 434] records 60 feet on one edge [see below]. His 1967 map records 50 feet; the 50 looks as though it overwrites 60. The finding here represents the 7th instance in which Swift altered boundary lengths -- all to Swift advantage. Also, a farmer with land abutting other Swift land is currently challenging Swift encroachment on his property.

KNOW ALL MEN BY THESE PRESENTS

That We, Emerson H. Swift and Anne W. Swift, husband and wife of Gilroy in the County of Santa Clara and State of California Grantors', in the consideration of One dollar and other valuable considerations paid to our full satisfaction by Harold C. Mack so freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Harold C. Mack his heirs, or assigns, forever, a certain piece of land in Westmore in the County of Orleans and State of Vermont, described as follows, viz:

Being a parcel of land on the West side of Willoughby Lake which adjoins on the north three lots previously deeded by Emerson H. Swift to the said Grantee, Harold C. Mack + Lot #1, deeded September 15, 1950; Lot #2, deeded August 27, 1951; and Lot #3 deeded August 28, 1956. The said parcel of land is described as follows:

Beginning at the northwest corner of Lot #3, at a point on the long western boundary line of the Swift property, about 220 feet north of the public right of way along the north lines of Lot #3 and Lot #1 to an iron stake, which stake also marks the north apex of the triangular Lot #2, whose southern line is the public right of way above mentioned; thence in a northwesterly direction, about 75 feet along a northward extension of the eastern boundary of Lot #2; thence in a westerly direction, parallel to the north line of Lot #1 and Lot #3, about 275 feet to the long western Swift boundary line above mentioned; thence in a southerly direction, a distance of 60 feet along said boundary line to the point of beginning. The parcel of land herewith deeded comprises two-fifths (2/5, more or less) of one acre. Along its western line is specifically reserved, however, 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 #1/ #3, dated August 28, 1956.

The consideration for this deed is such that no revenue stamps are required.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Harold C. Mack, and his heirs or assigns, to their own use and behoof forever; And we the said Grantors, Emerson H. Swift and Anne W. Swift for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, Harold C. Mack, and his heirs or assigns, that until the sealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,

IN WITNESS WHEREOF, We hereunto set our hands and seals this 22nd day of August A.D. 1967

In Presence Of
 Marie H. Joseph Emerson H. Swift (L.S.)
 Lee E. Emerson Anne W. Swift (L.S.)

STATE OF VERMONT,)
 Orleans County) ss.
 At Barton this 22nd day of August A.D. 1967, Emerson H. Swift and Anne W. Swift personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Lee E. Emerson
 Notary Public

Westmore Town Clerk's Office, August 25, 1967 at 3 o'clock P.M. Received for record a deed of which the foregoing is a true copy and record.

Attest, *P.M. Danville* Town Clerk.

60'

