

- Gate
- Utility Pole
- Cabin
- Field
- Field
- Field
- Trail
- Driveway
- Private ROW
- Pond
- Boundary
- Apple Trees
- Apple Trees
- Stream, Intermittent
- River/Creek
- Water Body

POINT OF BEGINNING
I.P. & STONE PILE
REC

OLD BLAZES REC
1234 THOMPSON

UNMARKED
POINT

OLD BLAZES REC

EBEN MATTESON WOODLOT PROPERTY

± 152 ACRES

BK 27 PG 221

MAP DOES NOT INCLUDE EBEN MATTESON HOUSE LOT
NOW A SEPARATE PARCEL.
SEE BK 30 PG 275 LEWIS BROTH INC HAS RIGHTS TO ALL W & S
STANDING OR GROWING. R/W'S MAY BE ANYWHERE. LEASE
EXPIRES SEPT 22, 1977. LEASE ALSO PERTAINS TO ALL
ADJACENT OWNERS EXCEPT SMITH, INC.; JULIAN THOMPSON
& W.P. & H.S. WESTLAKE
PERMANENT R/W'S BETWEEN (1) & (2); (2) & (3); ALSO WEST
(10) SEE DASHED LINE ALTHOUGH NO PHYSICAL ROAD EXISTS.
POSITIONS OF ALL LOG-ROADS, BROOKS & TOWN ROAD ARE SKETCH
NO POWER LINES EXIST ON PROPERTY SHOWN.
ALL CORNERS ARE IRON PIPES RECOVERED UNLESS OTHERWISE
NOTED.
POSITION OF LINE (5)-(6) TO BE VERIFIED BY QUIT-CLAIM DEED
BETWEEN SMITH, INC. & MATTESON.
NUMEROUS LOG-ROADS IN WOODLOT NOT SHOWN.
(A) SIGN POSTED TOWN ROAD BECOMES PUBLIC TRAIL.
(B) MAIN R/W ROAD FOR ACCESS
(C) SECONDARY R/W'S FOR ACCESS
(1) POINT OF BEGINNING IS 511' S 0° E 2100 FT FROM LEASH LINE
REC. SOUTH SIDE TOWN ROAD WHICH MARKS NE CORNER OF
JULIAN THOMPSON PROPERTY & NW CORNER OF EBEN
MATTESON HOUSE LOT PROPERTY.
A. BEARINGS ARE MAGNETIC

(40)-(4) Smith Inc has R/W (Dec 10/10/81)

STONE PILES REC

200'

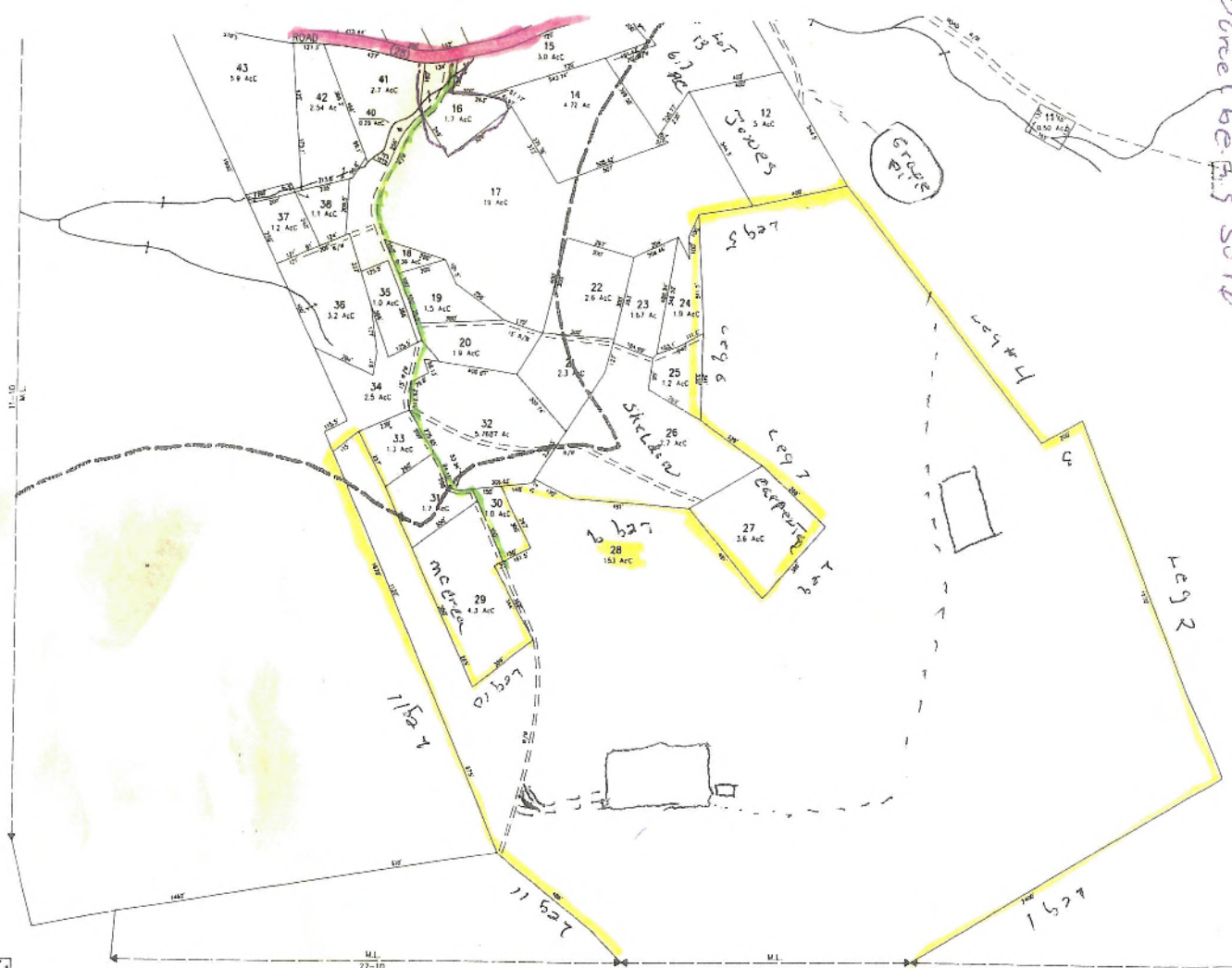
OLD BLAZES REC

SMITH
1570'

GRAVEL
PIT

OLD BLAZES REC
SMITH
1645'
1571'

█ = Town Highway
█ = Private road
█ = Parcel being sold



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, JOSEPH SZEWCZYK of Brielle, in the County of Monmouth and State of New Jersey, and STANLEY SZEWCZYK of Brick, in the County of Ocean and State of New Jersey, Grantors, in consideration of One Dollar and Other Good and Valuable Consideration, paid to our full satisfaction by AUSTIN KEITH HANNALECK of Argyle, in the County of Washington and State of New York, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, AUSTIN KEITH HANNALECK, his heirs and assigns forever, a certain piece of land in Rupert, in the County of Bennington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Joseph Szewczyk and Stanley Szewczyk by Stephen H. Witt and Jerilyn A. Witt, Trustees of the Witt Family Trust Dated October 28, 2015, dated September 23, 2016 and recorded October 11, 2016 in Book 72 at Page 171 of the Rupert Land Records and more particularly described therein as follows:

“Being all and the same lands and premises located at Ebenville Road, Rupert conveyed to Arthur William Witt, Arthur William Witt, Jr. and Stephen H. Witt by Jessie Partrick by Warranty Deed dated February 18, 1982 and recorded February 22, 1982 in Book 36 at Page 78 of the Rupert Land Records, and therein described as follows:

“Being a parcel of land located in said Rupert, and being all and the same lands and premises conveyed to Jessie R. Partrick by Spruce Peak Associates by warranty deed dated December 8, 1981 and recorded in Volume 36 at Page 52 of the Rupert Land Records, described herein as follows:

“Being all and singular the premises described as ‘Parcel Two’ in that certain Guardian’s Deed of Claude E. Matteson, guardian unto Eben A. Matteson to the grantors herein, dated December 31, 1973, and recorded that date in Book 34 at Page 110 of the Rupert Land Records, including the rights of way, if any, leading from Kent Hollow Road, so-called, to the premises conveyed or, from the public trail which extends easterly from said Kent Hollow Road thereto; except and subject as provided for and set forth in said deed.

“The following are further excepted from this conveyance:

- (1) The parcel conveyed by the aforesaid Claude A. Matteson, as such guardian, to Ralph Norse by deed dated July 3, 1974, and recorded on July 13, 1974, in Book 34 at Page 135 of said Rupert Land Records.
- (2) That certain parcel conveyed by the grantors herein to Richard Raymond and Janice Raymond, by warranty deed dated November 21, 1979, and recorded on

- January 4, 1980 in Book 35 at Page 281 of the aforesaid land records.
- (3) The right of way conveyed to Smith, Inc. by the grantors herein by quit claim deed dated July 21, 1981, in Book 35 at Page 511 of the aforesaid land records.

"The parcel herein conveyed is believed to contain 135 acres, be the same more or less. Subject to easements, covenants and restrictions of record."

"Reference is further made the following conveyances:

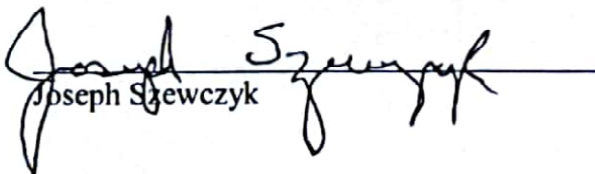
"Warranty Deed from Arthur William Witt to Arthur William Witt, Jr., and Stephen H. Witt dated February 9, 1999 and recorded February 22, 1999 in book 49 at Page 320 of the Rupert Land Records; and

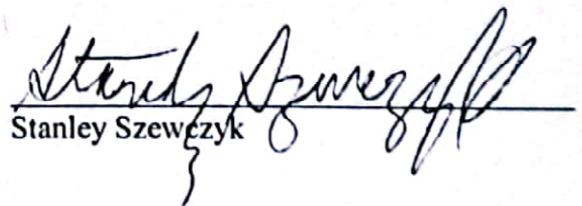
Warranty Deed from Stephen H. Witt to Stephen H. Witt and Jerilyn A. Witt, Trustees of the Witt Family Trust dated October 28, 2015 by dated January 14, 2016 and recorded January 25, 2016 in Book 71 at page 339-341 of the Rupert Land Records."

Reference is hereby made to the aforementioned deeds and their records, and to all prior deeds and their records, for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, AUSTIN KEITH HANNALECK and his heirs and assigns, to his own use and behoof forever; and JOSEPH SZEWCZYK and STANLEY SZEWCZYK, the Grantors, for themselves and their heirs, executors and administrators, do covenant with the said Grantee, AUSTIN KEITH HANNALECK, and his heirs and assigns, that until the ensealing 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, EXCEPT AS AFORESAID, and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, EXCEPT AS AFORESAID.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 19th day of August, 2022.


Joseph Szewczyk


Stanley Szewczyk