

**Land Transactions by Paul Phelps and
His Sons Elijah and John in Woodford, Bennington County, Vermont**

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13 November 2018

These records were obtained from familysearch.org. However, the urls below can only be accessed at an LDS Family History Center or a FamilySearch affiliate library. Instructions are shown at the end of this document.

The original sources were the deed books of the Town of Woodford. The transactions are in the order of the date of the transaction and not the date the transaction was recorded.

19 Aug 1795

Deed Book 2, p. 12

Matthew Scott of Woodford, Bennington, Vermont sold to **Paul Phelps** of Windham, Windham County, Connecticut for £60 one hundred acres of land in Woodford described as follows: beginning at the northeast corner of Sd [said] Scotts Snell lot, thence south 8 degrees west 320[?] rods to Stanford Line, thence on Sd line east 8 degrees south 50 rods, thence north 8 degrees east 320 rods, thence west 8 degrees north 50 rods to the first mentioned bound.

Witnesses: Benjaman[sic] Well, Nathel Colkin

Recorded 12 Nov 1795

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9TS-2?i=11&cat=23719>

Note: This is the only record found to date explicitly connecting Paul Phelps of Windham, Windham County, Connecticut with Woodford, Vermont.

3 Feb 1798

Deed Book 2, p. 54

Rufus Barney of Bennington, Bennington, Vermont sold for £30 to **Paul Phelps** of Woodford all his right, title, interest or demand in a 200 acres of land in the Township of Woodford . . . being land that Belonging[sic] Mathew and Pheneas Scott, by way of Jonas Galushas Vendue in Septm 3rd 1782 for collecting of 10 shillings per hundred acres The same being in The Hamblin[?] District it being the same lands the Sd Barney bought of Samuel Safford, as collector, for the Penny Tax, on the 20th of March 1793, and is the same land Sd Barney sold and bought of Benjaman Fasott[?] .

Witnesses: Ebenezer Chas[?] , Sarah Barney.

Recorded: 31 Mar 1798

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9RG-W?i=32&cat=23719>

Note: This property was surveyed by the Town for Paul Phelps 7 Feb 1799 (below)

23 Feb 1798

Deed Book 2, p. 50.

Paul Phelps of Woodford sold for \$100 to **Sam Hotchkins** of Richmond, Berkshire, Massachusetts 100 acres of land in Woodford, it being the north half of a lot sold by Jonas Galusha then Sheriff of Bennington County to Mathew and Phineas for a tax laid by the Legislature of the State of Vermont of ten shillings on the 100 acres. The lot contains 200 acres. Witnesses: John Phelps, Samuel Safford
Recorded 24[?] Feb 1798

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9TQ-T?i=30&cat=23719>

23 Feb 1798

Deed Book 2, p. 51.

Paul Phelps of Woodford sold for \$100 to **Joel Carpenter** of Richmond, Berkshire, Massachusetts 100 acres of land in Woodford, the tract being the south half of a lot containing 200 acres, sold by Jonas Galusha then Sheriff of Bennington County for a tax laid by the legislature of this state of ten shillings on a hundred acres. Witnesses: John Phelps, Samuel Safford
Recorded 24 Feb 1798

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9TQ-T?i=30&cat=23719>

1 Mar 1798

Deed Book 2, p. 52

Jasher Rice of Halifax, Windham, Vermont sold for \$50 to **Paul Phelps** of Woodford 50 acres of land in Robinsons District in Woodford bounded as follows: beginning at a stake and stones at the southwest corner of said land and is bounded on land now belonging to said Phelps & and on which he now lives thence north 8 degrees east 160 rods thence east 8 degrees south 50 rods thence south 8 degrees west 160 rods, thence west 8 degrees north 50 rods on Sd Phelps land to the beginning.

Witnesses: Jarrid Bullock, Thomas Scott
Recorded 6 Mar 1798

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9TQ-F?i=31&cat=23719>

9 Jun 1798

Deed Book 2, page 74.

Paul Phelps of Woodford sold for \$50 to James Loid (Loyd) of Lowdon, Berkshire, Massachusetts a 50 acre tract of land in Woodford bounded as follows: beginning at a stake and stones on the east line of a certain hundred acre lot known as the Tenny Lot thence east 8 degrees south 50 rods to the east line of said lot, thence south 8 degrees west about[*sic*] 160 rods to Stanford line, thence westerly on the Stanford north line fifty rods to the corner of said lot, thence north 8

degrees east about 160 rods to the beginning. The bound first began on the west side of said Tenny Lot is to be 160 [unclear] rods from the northwest corner of said lot and then to run agreeable to the bounds given.

Witnesses: Ephram Smith, Matthew Scott

Recorded 11 Jun 1798

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9RP-P?i=42&cat=23719>

7 Feb 1799

Deed Book 2, p. 2

Town of Woodford surveyed for **Paul Phelps** one hundred acres of land which was bought in 1782 by Matthew and Phineas Scott at public vendue of Jonas Galusha then Sheriff, Said land bounded as follows: beginning at the northwest corner of said land and cornering in upon lot number 22 second division as will [?]ear by the plan of said Town at a Spruce Staddele marked [?] South 8 [degrees] west 320 rods to a hemlock tree Marked, thence [e]ast 8 south 100 rods to a [?] maple tree marked, thence south 8, east 320 rods to a beech tree marked, thence West [?], North to the first mentioned corner.

Recorded 8 Feb 1799

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9T4-L?i=6&cat=23719>

Notes:

This is the property conveyed by Rufus Barney to Paul Phelps on 3 Feb 1798 (Book 2, p. 54) and sold on 23 Feb 1798 after to Sam Hotchkins and Joel Carpenter. Why did the town survey the land for Paul Phelps almost a year after he sold it?

Page 2 is given in the index, but it was actually the first page with text in the book. It may have been added to the book at a later date, as printed page number 1 appeared on the next page. The printed page numbers were used in the index for book 2. Some pages also had handwritten numbers, which did not correspond to printed page numbers.

23 December 1799

Deed Book 3, p. 498.

Paul Phelps of Woodford, Bennington, Vermont sold for \$200 to **David Weeks** of Bennington, Bennington, Vermont 50 acres of land with appurtenances in Woodford bounded as follows: beginning at the northeast corner of what is called the Snell lot thence south 8 degrees west 160 rods thence east 8 degrees south 50 rods, thence north 8 degrees east 160 rods, thence west 8 degrees north 50 rods to the place of beginning.

Witnesses: Ebenezer Chase, Ebenezer Aha[?].

Received for record 23 Dec 1799

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P91S-6?i=380&cat=23719>

3 Nov 1800

Deed Book 2, p. 122-123.

Paul was sued by Roswell Mosely for failure to pay two notes. Benjamin Fosset of Bennington, Justice of the Peace, found for the plaintiff and ordered that Paul's goods, chattels and estate be attached for the amount of the judgement. On November 4th, two writs were served by Constable Jonathan Danforth who attached two properties:

1. A parcel of land lying on the north side of the road that runs from Bennington to Brattleborough beginning at stake and stones on the southwest corner of the land and bounded on the land Paul Phelps bought of Matthew Scott thence north 8 degrees east 160 rods thence west 8 degrees south 50 rods thence south 8 degrees west 160 rods thence west 8 degrees north 50 [rods] to the first mentioned bounds containing 50 acres together with the buildings thereon (Paul's house and house shed).
 2. A parcel of land lying on the south side of the road that runs from Bennington to Brattleborough south 8 degrees west one mile thence east eight degrees south fifty rods thence north 8 degrees east one mile thence west 8 degrees north fifty rods to the first mentioned bounds containing 100 acres meaning the land that Paul bought from Matthew Scott.
- Copies of both writs were left with Paul's wife, who was not named.

17 Nov 1800

Deed Book 2, p. 125.

Paul Phelps of Woodford sold for \$200 to **John Phelps** of the same place fifty acres of land with a dwelling house and barn in Woodford and part of the Robinson District bounded as follows: beginning at a stake and stones at the southwest corner of said tract, it being the northwest corner of a piece of land owned by David Weeks thence north eight degrees east one hundred and sixty rods, thence east eight degrees south fifty rods, thence south eight degrees west one hundred and sixty rods, thence west eight degrees north fifty rods on said Weeks line to the beginning.

Witnesses: George Godfrey, Ephm Smith.

Recorded 17 Nov 1800.

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9RF-G?i=70&cat=23719>

Notes:

This sale probably provided much of the funds that Paul needed to pay his debts to Roswell Mosely.

John Phelps is almost certainly Paul's son.

3 Apr 1802

Deed Book 2, p. 147

Paul Phelps of Woodford, Bennington, Vermont sold for \$200 to **Elijah Phelps** of the same place fifty acres of land in Woodford bounded as follows: beginning at a stake and stones at the northeast corner of a lot formerly known as the Snell lot thence south 8 degrees west 164 rods to a stake thence east 8 degrees south fifty rods thence north 8 degrees east 164 rods, thence west

8 degrees north fifty rods to the first mentioned bound.

Witnesses: Daniel Walker, Rufus Barney

Recorded 10 Apr 1802

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P9R9-5?i=81&cat=23719>

Notes: Daniel Walker probably was or would become the husband of Paul's daughter Zerviah.

13 Aug 1803

Deed Book 3, p. 35

Elijah Phelps of Readsboro, Bennington, Vermont sold for \$330 to **George Black** of [unclear] Massachusetts 50 acres of land with all appurtenances bounded as follows: beginning at the northeast corner of Matthew Scotts Snell lot so called thence south 8 degrees west 164 rods to a stake and stones, thence east 8 degrees south 50 rods to a stake and stones, thence north 8 degrees east 164 rods to a stake and stones, thence west 8 degrees north 50 rods to the beginning.

Witnesses: Moses Ahbat, Henry Tyner.

Recorded: December, 1805.

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P951-L?i=140&cat=23719>

28 May 1816

Deed Book 3, p. 365.

John Phelps of Pownal, Bennington, Vermont sold for \$250 to **Timothy Harvey** of Bennington, Bennington County, Vermont fifty acres of land with a dwelling house in Woodford and part of what is called the Robinson District bounded as follows: Beginning at a stake and stones [on] the north side of the Turnpike at the southeast of the tract thence north 8 degrees west 160 rods to a stake and stones, thence east 8 degrees 8 degrees south 50 rods to a stake and stones, thence south 8 degrees west 160 rods to a stake and stones, thence west 8 degrees north 50 rods to the beginning.

Witnesses: Herman Durrham[Dunham?], Obediah Durrham.

Recorded 23 Jul 1816

<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSVL-P916-7?i=312&cat=23719>

Notes: Although the references to the Weeks property are missing the description of this property is basically the same as the property attached by the Court to pay Roswell Mosely's judgement and bought by John Phelps from Paul Phelps.

Since there are no other land transactions by John Phelps in the Index, it appears that John Phelps of Pownal is very likely the son of Paul Phelps of Woodford.

Process for viewing files:

1. Go to a FamilySearch affiliate library.
2. Connect to the library's network and go to the library's website.

3. Find the link to familysearch.org. (In my library it was under research -> databases)
4. Click on the link to familysearch.org and log in. If you do not have a familysearch account you will have to create one.
5. Copy and paste the following url into your browser:

<https://www.familysearch.org/search/catalog/23719?availability=Family%20History%20Library>

This should open the town records page and it should show the deed books as open (camera icon). If they are still locked there will be a key over the camera icon. The second time I tried this process, the deed books stayed locked. Before I tried the third time, I cleared my browser's history including all cookies, and then the process worked ok.