



AVALONIA LAND CONSERVANCY, Inc.

P.O. Box 49,

Old Mystic, CT 06372

Phone 860-884-3500

Send email to [avalonialc@yahoo.com](mailto:avalonialc@yahoo.com)

Website: <http://www.avalonialandconservancy.org>.

# Great Cedar Swamp Preserve

## Property Management Plan

57, 63, 70, 74, 79 82 Cedar Swamp  
Ledyard, New London County, Connecticut  
Map 9 Block 410 Lot 82  
Map 20 Block 410 Lot 57, 63, 74, 79  
Map 21 Block 410 Lot 70  
Lat.: 41°28'25.6" Lon.: 71°57'50.4"

Ledyard Town Committee is responsible  
for stewardship of this property

Plan Prepared by:  
Karen Askins  
November 28, 2015

Approved by Ledyard Town Committee: \_\_\_\_\_

Date \_\_\_\_\_

Approved by Stewardship Committee: \_\_\_\_\_

Date \_\_\_\_\_



AVALONIA LAND CONSERVANCY, Inc.  
P.O. Box 49,  
Old Mystic, CT 06372

## Overview

This preserve consists of 6 small pieces of property in the middle of the Winthrop Swamp in Ledyard, CT. These pieces do not abut each other. Most of the swamp is actually located within the Mashantucket Pequot Reservation which is held in trust by the United States for the Mashantucket Tribal Nation. There is no access by road. None of these properties is easily accessible. The closest road access is from the back of one of the parking lots of Foxwoods Casino or from a dirt track along the western edge of the swamp. In order to get to the properties one would have to cross other private properties, or reservation land. All of the properties are in the middle of a large wetland. The 0.47 acre Perkaski Tract as well as the 1.42 acre Gallup Tract were both donated to Avalonia in 1979. The 14.91 Holdridge Tract was donated in 1982. Richard Norman donated two parcels totaling 10.79 acres in 1992. The 6 acre Weduco Farms Tract was donated in 2015.

## Site Information

### The Property

Appendix I contains copies of the deeds with the legal description of each property.

This preserve is located within Ledyard's Winthrop Swamp, an area unusual for both its ecology and its history. The swamp was originally dominated by Atlantic white cedar (*Chamaecyparis thyoides*), although today, because of the removal of most of the cedars during colonial times, eastern hemlock (*Tsuga canadensis*) and red maple (*Acer rubrum*) are the dominant trees. The understory contains dense stands of rosebay rhododendron (*Rhododendron maximum*).

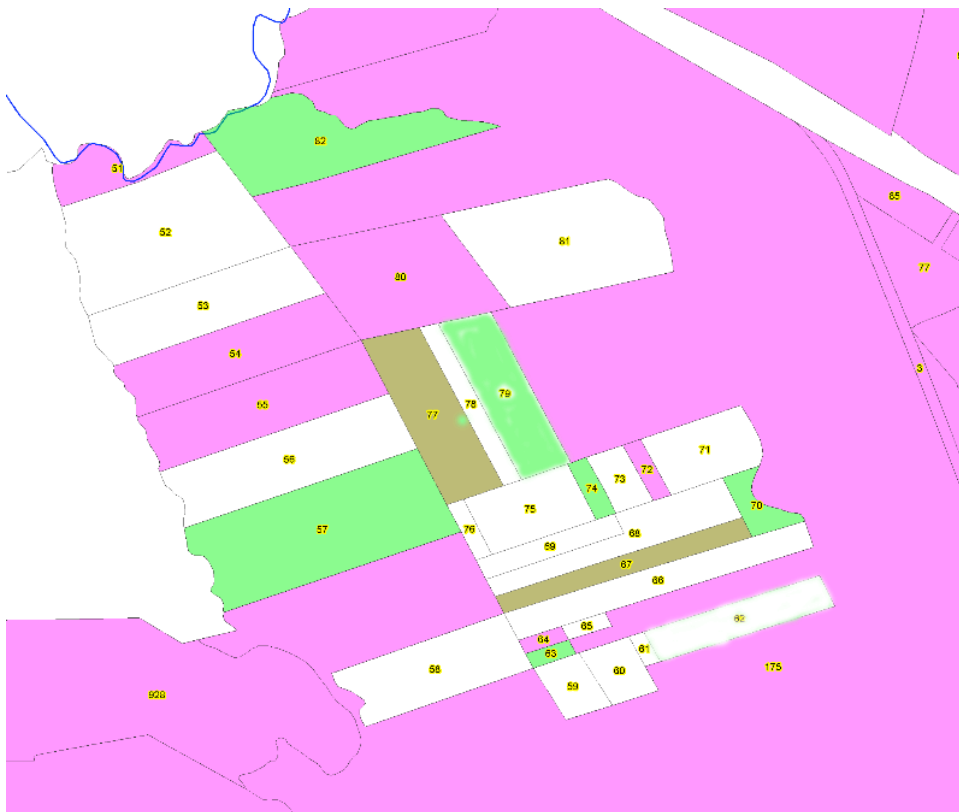
When English settlement of Connecticut began in the early 1600's, the area now called Ledyard was inhabited by the Mashantucket Pequot Indians. At the end of the Pequot War (1636-1638) some of the remaining Pequots were eventually given a reservation of 1,000 acres in the section of Ledyard that includes the Great Cedar Swamp Preserve. This was land that had little promise as farmland for the colonists because of its swampy and rocky nature. Over the next two hundred years most of this original 1,000 acres was sold by the colonial overseers of the reservation, and the number of tribal members on the reservation decreased to a handful. Beginning in the 1970's, remaining members of the tribe began a

movement to achieve legal recognition of the illegal sale of most of the reservation lands and to gain federal recognition as a tribe. Federal recognition was achieved in 1983, which enabled the Tribe to repurchase and place in trust the land covered by the original Settlement Act. Currently the reservation is 1,250 acres.

### Land Use History

Because the Cedar Swamp was not suitable for agriculture, it was divided into many very small woodlots. These lots were used by local farmers as a source of building materials, especially fence posts and shingles. The lots would have been accessible for harvesting during the winter when it was frozen. Many of these lots were acquired by the Mashantucket Pequots when they began rebuilding their reservation. However, many of the lots remain privately owned. Six of these privately owned lots have been donated to Avalonia and two of them are owned by the Town of Ledyard. Because of the nature of the land there are no structures on or any current use of any of these properties.

Unfortunately, the property records of these lots are not straightforward and we believe the Town of Ledyard's records are not accurate. (See attached affidavit by Gerald Stephon.)



Location of Avalonia lots (bright green) according to Town of Ledyard.  
Pink is land owned by US in trust for Mashantucket Pequot Tribe.



USGS map showing Cedar Swamp 1983





Satellite image of lots in the Cedar Swamp according to the Town of Ledyard (2009)

## Conservation Values

Atlantic White Cedar swamps comprise a very distinctive habitat that is restricted to a narrow band along the northeast coast of North America. They were formed in moraine hollows, glacial kettles or old lake beds as the glaciers melted. The poor-drainage soils caused standing water to form and thus many layers of peat were created as vegetation failed to decompose. The resulting acidic, nutrient-poor conditions restrict plant and animal communities to those able to tolerate these extreme conditions. One of the dominant tree species of this assemblage historically was Atlantic white cedar (*Chamaecyparis thyoides*) and this species is essentially restricted to growing under these conditions. Unfortunately, because they grow very straight and tall, beginning in early colonial times they were much sought after as ship masts, and most of the cedars were removed early on. This is the case for the Ledyard's Winthrop Swamp, and only a few Atlantic White Cedars remain. Eastern hemlocks (*Tsuga canadensis*) and red maples (*Acer rubrum*) have since become the most common tree. The understory is in part comprised of rosebay rhododendron (*Rhododendron maximum*). The herbaceous layer of these swamps is dominated by sphagnum moss, liverworts, ferns, insectivorous plants, and orchids.

Because of the difficulty in accessing these parcels, they have not been monitored by Avalonia. However, Atlantic white cedars are known to be the exclusive food source of one butterfly, Hessel's Hairstreak (*Callophrys hesseli*), a state endangered butterfly. Furthermore, a number of studies have shown this habitat to be an important nesting habitat for a number of birds.

## Restrictions

There are no restrictions on any of the parcels.

## Potential Threats to Conservation Values

The largest threat to this preserve is the proximity of Foxwoods Casino, owned by the Mashantucket Pequot Tribal Nation. The parcels are surrounded by land held in trust for the tribe, and one of the world's largest casinos and its associated hotels are a stone's throw away. Fortunately the tribe opted to build a tertiary sewage treatment system for its facilities, but the water used by these facilities is from the aquifer under the cedar swamp. Although this system has been successfully in place for more than 20 years, with thousands of people daily using water and creating wastewater essentially next door, there is always a possibility that the swamp will be affected.

Although the inaccessibility of these parcels and the difficulty with boundaries made it clear this would not be a typical Avalonia preserve, we accepted these donations in order to have a voice of dissent in the event that the Tribe were to try to expand Foxwoods into the swamp, or to build something like a zip line.

## Public Use Resources

The preserve is not open to the public.

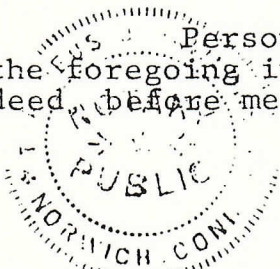
## Overall Management Objectives

The primary management objective is to maintain the property as it exists today. The property is being left in its natural state and no efforts to enhance wildlife habitat, control invasive species, or control erosion are planned. Harvesting trees from the property is not planned and would be impractical. The property should be left as is after a large natural disaster.



STATE OF CONNECTICUT ) ss 113 921 27th March 1979  
COUNTY OF NEW LONDON )

Personally appeared John Shea, Jr., signer and sealer of the foregoing instrument and acknowledged same to be his free act and deed, before me,



*Middle J. Lawrence*  
Notary Public  
~~Commissioner of the Superior Court~~

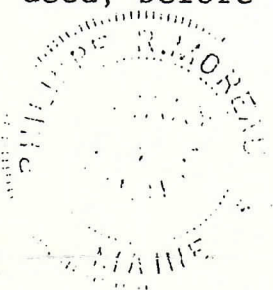
STATE OF CONNECTICUT ) ss Preston 3 April 1979  
COUNTY OF NEW LONDON )

Personally appeared Marguerite M. Walz, signer and sealer of the foregoing instrument and acknowledged same to be her free act and deed, before me,

*Joyce Stefferson*  
*Marguerite M. Walz*  
Notary Public  
Commissioner of the Superior Court

STATE OF MAINE ) ss 1979  
COUNTY OF CUMBERLAND )

Personally appeared Harold L. Mills, signer and sealer of the foregoing instrument and acknowledged same to be his free act and deed, before me,



*My Commission Expires 7/1/80*

*Philippe R. Luceau*  
Notary Public  
Commissioner of the Superior Court

RECEIVED FOR RECORD AT LEDYARD, CONN.  
ON 5-4-79 AT 10:05 A M  
ATTEST: Hazel J. Gunuekey, Town Clerk

Quit Claim Deed

GRACE I. CALLUP; JOHN SHEA, JR.;  
MARGUERITE M. WALZ and HAROLD  
L. MILLS

TO

THE MASHANTUCKET LAND TRUST, INC.

Dated 1979

Received May 4, 1979

At 10:05 A M

Recorded in Ledyard

LAND RECORDS

Vol. 113 Page 919

*Hazel J. Gunuekey*  
Town Clerk

LAW OFFICES  
BROWN, JACOBSON, JEWETT AND LAUDONE, P. C.

22 SHETUCKET STREET  
NORWICH, CONNECTICUT 06360







# Know All Men By These Presents

That we, GRACE I. GALLUP of the Town of Norwich, County of New London and State of Connecticut; JOHN SHEA, JR. of Uncasville, in the Town of Montville, County of New London and State of Connecticut; MARGUERITE M. WALZ of the Town of Norwich, County of New London and State of Connecticut; and HAROLD L. MILLS of the Town of Auburn, County of Cumberland and State of Maine;

for divers good causes and considerations thereunto moving, especially for  
One Dollar received to my full satisfaction of

THE MASHANTUCKET LAND TRUST, INC., a Connecticut corporation having its principal office in Old Mystic, Town of Stonington, County of New London and State of Connecticut, (mailing address: P.O. Box 49, Old Mystic, Connecticut 06372)

have remised, released, and forever quit claimed, and do by these Presents, for myself and my successors, heirs, justly and absolutely remise, release and forever QUIT-CLAIM unto the said Releasee, THE MASHANTUCKET LAND TRUST, INC., its

successors

~~here~~ and assigns forever, all such right and title as I the said  
have or ought to have in or to

A certain tract of land situated in the Winthrop Cedar Swamp in the Town of Ledyard, County of New London and State of Connecticut, and containing about one and one-half acres, more or less, being bounded southerly by land now or formerly of John Woodmansee; westerly by land now or formerly of Seth Main; northerly by land now or formerly of S. H. Prentice; and easterly by land now or formerly of George Ayer.

\*No Conveyance Tax collected

Hazel J. Gurnuskey  
Town Clerk of Ledyard





To Have and to Hold the premises unto it the said

THE MASHANTUCKET LAND TRUST, INC.

and to its successors heirs and assigns, to the only use and behoof of the said

THE MASHANTUCKET LAND TRUST, INC., its successors

heirs and assigns forever, so that neither we the said Grantors

nor any other person or persons in our name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every of them shall by these presents be excluded and forever barred.

In Witness Whereof, We  
this day of  
and seventy nine.

have hereunto set our hands and seals  
in the year of our Lord nineteen hundred

Signed, Sealed and Delivered in presence of

Sophie Woodmansee  
Sophie WOODMANSEE

Grace I. Gallup LS

John A. Shea, Jr. 4/1/81

John A. Shea, Jr. LS

Sophie Woodmansee  
Sophie WOODMANSEE

Marguerite M. Walz LS

Philippe R. Innean

Harold L. Mills LS

My Commission  
Expires 4/11/80

State of Connecticut,

County of New London

ss. Preston, 3 April A. D. 1979

Personally Appeared Grace I. Gallup

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her  
free act and deed  
before me.

Joseph H. [Signature]  
Notary Public  
Commissioner of the Superior Court

Latest address of Grantee:

No. and Street P. O. Box 49

City Old Mystic

State Connecticut Zip 06372

# Quit-Claim Deed

RECEIVED FOR RECORD  
AT LEDYARD, CT.

1982 DEC 30 AM 11:57

ATTORNEY: HAZEL J. KUNUSKEY  
TOWN CLERK

MILDRED M. HOLDRIDGE

TO

MASHANTUCKET LAND TRUST, INC.

*Atty J. King Jr.  
22 Shetucket St  
Norwich*

Dated \_\_\_\_\_ 19

Received December 30 1982

At 11:57 A.M.

Recorded in Ledyard

LAND RECORDS

Vol. 127 Page 15

Hazel J. Kunuskey  
Town Clerk

LAW OFFICES  
BROWN, JACOBSON, JEWETT AND LAUDONE, P.C.

22 SHETUCKET STREET

NORWICH, CONNECTICUT 06360

42

10.00



**To all People to Whom these Presents shall Come, Greeting:**

**Know Ye, That** I, MILDRED M. HOLDRIDGE, of the Town of Ledyard,  
County of New London and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for ONE DOLLAR (\$1.00) and other valuable considerations received to my full satisfaction of

MASHANTUCKET LAND TRUST, INC., a Connecticut non-profit corporation,

have remised, released, and forever quitclaimed, and do by these Presents, for myself and my successors and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said Releasee the

MASHANTUCKET LAND TRUST, INC.

and the survivor of them, and the heirs and assigns of the survivor of them forever all such right and title as I the said

MILDRED M. HOLDRIDGE

have or ought to have in or to a certain tract of land located in said Ledyard, described as follows:

Being Lot No. 8 and part of No. 9 in Cedar Swamp, so-called, on the easterly side of Shewville Road in said Town and described in Volume 5, Page 386 of the Ledyard Land Records. Also referred to in Volume 15, Page 177 of same records.

Said tract being referred to in Volume 15, Page 601 of the Ledyard Land Records.

\$ 1.10 Conveyance Tax received

Hazel G. Gurniskey  
Town Clerk of Ledyard



MASHANTUCKET LAND TRUST, INC.,

and unto their survivor, and unto such survivor's heirs and assigns, to the only use and behoof of the said Releasee,

and the survivor of them, and the heirs and assigns of the survivor of them forever that neither the said MILDRED M. HOLDRIDGE

nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every of them shall by these presents be excluded and forever barred.

**In Witness Whereof,** I have hereunto set my hand and seal  
this 30<sup>th</sup> day of December in the year of our Lord nineteen hundred  
and eighty-two

Signed, Sealed and Delivered in presence of

Deborah H. Vessels  
Deborah H. Vessels

Mildred M. Holdridge  
Mildred M. Holdridge

Susan P. Nylen  
Susan P. Nylen

**State of Connecticut,**

County of New London

On this the 30<sup>th</sup> day of December, 1982, before me,  
Deborah H. Vessels, the undersigned officer, personally appeared  
Mildred M. Holdridge

known to me (or satisfactorily proven) to be the person  
whose name is subscribed to the within instrument and acknowledged that she  
executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal

RECEIVED FOR RECORD AT LEDYARD, CONN.

ON 12-30-82 AT 11:57 A.M.

ATTEST: Hazel J. Gunuskey, Town Clerk

DEBORAH H. VESSELS

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/1/85

**State of Connecticut,**

County of

On this the day of 19, before me,  
the undersigned officer, personally appeared  
who acknowledged himself to be the

of a corporation, and that he as such  
being authorized so to do, executed the foregoing instrument for the purposes therein  
contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

Latest address of Grantee:

No. and Street

City

State

Zip

**To all People to Whom these Presents shall Come, Greeting:**

**Know Ye, That,** RICHARD L. NORMAN of Norwich, New London County, Connecticut,

*for the consideration of* One Dollar and other valuable considerations

*received to my full satisfaction of* THE MASHANTUCKET LAND TRUST, INC.,  
a Connecticut nonprofit organization,

*do give, grant, bargain, sell and confirm unto the said* THE MASHANTUCKET LAND TRUST, INC.

Two lots in the Winthrop Cedar Swamp in the Town of Ledyard, as follows:

First Lot - Lot No. 8 as numbered off from the base line of Lot No. 22.

Beginning at the northwest corner at a post marked No. 7 in the northeasterly line of land now or formerly of George Henry Pratt Main, and running thence E. 10° N. by land now or formerly of Paul Kleeman 8 rods to a post marked No. 8 at other Kleeman land; thence S. 20° E. by said other Kleeman land to a post marked No. 8 and still other Kleeman land; thence W. 10° S. <sup>Eight (8) Rods</sup> by said last mentioned land to a stake marked No. 7 at land now or formerly of Weduco Farms, Inc. ; and thence by the last mentioned land and said Main land to the point of beginning. Containing about 1 acre.

Second Lot - Lot No. 29.

Beginning at a stake No. 2 in the northeasterly line of land now or formerly of Paul Kleeman, and running thence E. 9° N. by other Main land to a brook at a corner of said Main land; thence as the brook runs westerly and northerly by said Main land and land now or formerly of Sidney Hall until it strikes the path which runs through the swamp at other Main land; and thence southerly and easterly by the last mentioned Main land and said Kleeman land to the point of beginning. Containing 12½ acres.

Being the same premises conveyed to me by Certificate of Devise from the Estate of Hibberd R. Norman dated February 23, 1968 and recorded in Ledyard Land Records, Vol. 69, page 54-55.

The grantee assumes and agrees to pay the taxes levied against these premises hereinafter coming due.

\$ NO Conveyance Tax Received

*Patricia Harris*  
Town Clerk of Ledyard

STATE  
\$ NO Conveyance Tax Received

*Patricia Harris*  
Town Clerk of Ledyard

The foregoing conveyance of real property is hereby accepted  
Anne H. Nalwalk, President  
THE MASHANTUCKET LAND TRUST, INC.



To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, its heirs, successors and assigns forever, to its and their own proper use and behoof.

And also, I, the said grantor, do for myself and my heirs, executors and administrators, covenant with the said grantee, its successors, heirs and assigns, that at and until the ensembling of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I, the said grantor, do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 24th day of September in the year of our Lord nineteen hundred and ninety-two.  
Signed, Sealed and Delivered in presence of

Claudette L. Haigh  
Claudette L. Haigh

Richard L. Norman  
Richard L. Norman

Karen L. Rein  
Karen L. Rein

Please execute this document in the presence of two witnesses and a Notary Public who should complete the acknowledgment and affix his or her impression seal and the date upon which his or her commission expires. Under the signatures of the witnesses and the Notary, their names should be either printed or typed in. The Notary may serve as one of the two witnesses if you so desire.

State of Connecticut, } ss. Norwich September 24, A. D. 19 92  
County of New London,

Personally Appeared Richard L. Norman

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

Claudette L. Haigh  
Notary Public

My Commission Expires: 6/30/96  
Title of Officer

Latest address of Grantee:

No. and Street P.O. Box 49  
City Old Mystic,  
State CT Zip 06372

RECEIVED FOR RECORD AT LEDYARD, CT.  
ON 9-29-92 AT 11:45 A.M.  
ATTEST: PATRICIA KARNS, TOWN CLERK

Wintthrop Cedar Swamp

# Marranty Deed

9-285

RECEIVED FOR RECORD  
AT LEDYARD, CT.

92 SEP 29 AM 11:45

RICHARD L. NORMAN

ATTEST: PATRICIA KARRIS  
TOWN CLERK

TO

THE MASHANTUCKET LAND TRUST, INC.

Dated SEPTEMBER 24th, 19 92

Received 9/29 19 92

At 11:45 A.M

Recorded in LEDYARD

LAND RECORDS

Vol. 224 Page 949

*Patricia Karris*  
Town Clerk

RICHARD L. NORMAN  
223 WEST TOWN STREET  
NORWICH, CT 06360

1360



# Quit Claim Deed

EUGENE PEKARSKI

TO

THE MASHANTUCKET LAND TRUST,  
INC.

Dated January 19 79

Received

February 26 19 79

At

12.54

P. M

Recorded in

Deed

LAND RECORDS

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Thayer & Cummings

Town Clerk

LAW OFFICES

BROWN, JACOBSON, JEWETT AND LAUDONE, P. C.

22 SHETUCKET STREET

NORWICH, CONNECTICUT 06360







# Know All Men By These Presents

**That** I, EUGENE PEKARSKI of the Town of Norwich, County of New London and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for  
One Dollar received to our full satisfaction of

THE MASHANTUCKET LAND TRUST, INC., a Connecticut corporation having its principal office in Old Mystic, in the Town of Stonington, County of New London and State of Connecticut, (mailing address: P. O. Box 49, Old Mystic, Connecticut 06372)

have remised, released, and forever quit claimed, and do by these Presents, for myself and my successors, heirs, justly and absolutely remise, release and forever QUIT-CLAIM unto the said Releasee, its successors

~~hereby~~ and assigns forever, all such right and title as I the said  
EUGENE PEKARSKI have or ought to have in or to

A certain tract or parcel of land consisting of approximately one-half acre, more or less, located in the Cedar Swamp, so-called, in the Town of Ledyard, County of New London and State of Connecticut, and more particularly described as follows:

Commencing on the base line stake number 11; thence northerly by the base line to a lot now or formerly of Nathaniel B. Geer; thence running easterly by said Geer line to a stake on the northeast corner of said lot; thence south by a lot now or formerly of Charles Hewitt to a stake which is marked; thence west in a straight line to the first mentioned bound; containing one-half acre more or less and being the same premises described in two deeds from William L. Cromwell, Administrator of the Estate of Leeds Main to Irving W. Foote.

Reference is made to the third tract in a Judgment in the matter of Enrico Santoro v. Thomas Piekarski, et al, recorded at Volume 22, page 544 of the Land Records of the Town of Ledyard.

"No Conveyance Tax collected

Hazel J. Lumsden  
Town Clerk of Ledyard





To Have and to Hold the premises unto

VOL 113 PAGE 33  
it

the said

THE MASHANTUCKET LAND TRUST, INC.

and to its heirs and assigns, to the only use and behoof of the said  
THE MASHANTUCKET LAND TRUST, INC., its

heirs and assigns forever, so that neither I the said EUGENE PEKARSKI

nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every of them shall by these presents be excluded and forever barred.

In Witness Whereof, I  
this 11<sup>th</sup> day of January  
and seventy nine.

have hereunto set my hand and seal  
in the year of our Lord nineteen hundred

Signed, Sealed and Delivered in presence of

Louis E. Pelissier

Eugene P. Pekarski  
Eugene Pekarski

Charles J. Herzig

Chris T. Doyle

State of Connecticut,

County of New London

ss.

January 11 A. D. 19 79

Personally Appeared EUGENE PEKARSKI

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his  
free act and deed  
before me.

Robert E. Hazier

Notary Public

Commissioner of the Superior Court

Latest address of Grantee:

No. and Street P. O. Box 49

City Old Mystic

State Connecticut Zip 06372

RECEIVED FOR RECORD AT LADYARD, CONN.  
ON 2-26-79 AT 12:54 P.M.  
Attest: Hazel J. Gussak, Town Clerk

Return to:  
O'Brien Stuart  
Eppinger & Collier, LLC  
9 Masons Island Road  
Mystic, CT 06355

## QUIT CLAIM DEED - STATUTORY

**WEDUCO FARMS, INC.**, acting by **MARY CLARK**, its Secretary, duly authorized, of 3416 Bargaintown Road, Town of Egg Harbor TWP, County of Atlantic and State of New Jersey,

for the consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration,

grants to **AVALONIA LAND CONSERVANCY, INC.**, of the Town of Old Mystic, County of New London and State of Connecticut

with *QUIT-CLAIM COVENANTS*,

The property located in the Town of Ledyard, south of Connecticut Route No. 2 in the Winthrop Cedar Swamp, so-called, consisting of approximately six acres, and being a portion of the First Tract referred to in the deed from Nathan P. Geer, et al to Edward P. Hollowell, dated December 3, 1892, and recorded in Ledyard Land Records, Book 5 Page 739.

Meaning and intending hereby to convey all of the land and only such land as the Grantor now owns in the Town of Ledyard.

Reference is hereby made to Assessors' Map 44, Block 11, Parcels 62 and 79 in the Town of Ledyard.

Reference is hereby made to a certain Certificate of Devise from the Estate of Rebecca Hollowell Fitzgerald to Sophia Hollowell Burdick, dated March 1, 1963, and recorded in Preston Land Records, Volume 47 Page 54, North Stonington Land Records, Volume 3, Page 274, and Ledyard Land Records, Volume 46 at Page 316.

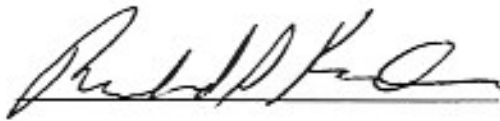
Being all and the same premises conveyed by Sophia Hollowell Burdick to Weduco Farms, Inc. in a deed dated November 15, 1963, and recorded December 31, 1963 in the Town of Ledyard Land Records in Volume 50, Page 48.

**IN WITNESS WHEREOF, WEDUCO FARMS, INC.**, acting by **MARY CLARK**, its


Secretary, duly authorized, has hereunto set her hand and seal this 28<sup>th</sup> day of September, 2015.



Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Hannah Straub

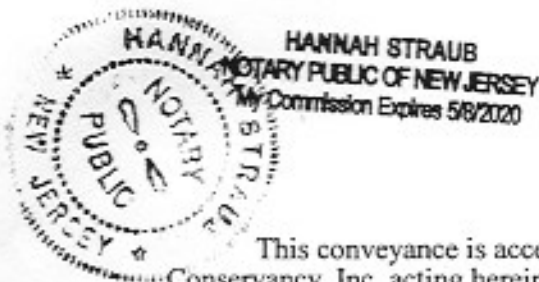
WEDUCO FARMS, INC.

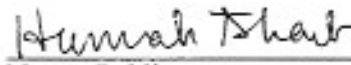
  
\_\_\_\_\_  
MARY CLARK, its Secretary  
duly authorized

STATE OF NEW JERSEY )  
COUNTY OF ATLANTIC ) ss:

September 26, 2015

Personally appeared, MARY CLARK, Secretary, duly authorized, of WEDUCO FARMS, INC., signer and sealer of the foregoing instrument and acknowledged same to be its and her free act and deed, before me,



  
\_\_\_\_\_  
Notary Public  
My commission expires:

This conveyance is accepted this 2nd day of October, 2015, by Avalonia Land Conservancy, Inc. acting herein by MICHELE FITZPATRICK, its President, duly authorized.

  
\_\_\_\_\_  
MICHELE FITZPATRICK, President

[illegible]

March 18, 2016

Personally appeared, Gerald J. Stefon, who being duly sworn does depose and state as follows:

- A. I am over the age of eighteen (18) years, and understand and believe in the obligation of an oath.
- B. I make this affidavit pursuant to Conn. Gen. Stat. §47-12a, as amended, and in support of the following facts which may affect title to, or interest in, real estate which is located in the Town of Ledyard, Connecticut, in an area of town once known as *Winthrop Cedar Swamp*, located southwesterly of Connecticut Route 2.
  1. I am a Licensed Land Surveyor registered in the State of Connecticut since 1994. My professional practice is principally dedicated to historical title searching.
  2. I was hired by Avalonia Land Conservancy, Inc. to research property that it owns within *Winthrop Cedar Swamp*. This research extended back to the mid-1700's and included land record and probate record research in the towns of Ledyard, Groton and North Stonington.
  3. The Avalonia properties are depicted in their approximate locations as represented on the appended sketch SCHEDULE A. This sketch was prepared from record research and other maps and is not to be construed as being the result of a field survey.
- C. The purpose of this affidavit to clarify certain ambiguities and inconsistencies inherent in the deed descriptions relative to the physical location of those properties owned by Avalonia Land Conservancy, Inc.

Dated at Ledyard, Connecticut this 18<sup>th</sup> day of March 2016.

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Gerald J. Stefon L.S.

Subscribed and sworn to before me this 18<sup>th</sup> day of March 2016.

Commissioner of the Superior Court  
Notary Public, My Commission Expires:

SCHEDULE A  
*Avalonia Land Conservancy, Inc.*  
*Properties Located in*  
*Winthrop Cedar Swamp*  
*Ledyard, Ct.*

*Weduco Farms*  
*under*  
*Great Cedar*  
*need to find file*

