

House of Representatives U. S.

OFFICIAL BUSINESS—FREE.

10,980a  
Goodwin  
M. C.

Miss Emma Meale

Mt Lebanon

Neg

GEORGE McCLELLAN  
TWENTY-SEVENTH DISTRICT  
NEW YORK

COMMITTEES:  
PUBLIC BUILDINGS AND GROUNDS  
CLAIMS  
ELECTIONS No. 1

*Cat. No.  
10,0800*

House of Representatives U. S.  
Washington, D. C.

Chatham, N.Y. Feb. 9, 1916.

Miss Emma J. Neale,

Mt. Lebanon, N.Y.

My dear Miss Emma:

I am enclosing you herewith deed for Mrs. Bates, also copy for yourself. I am enclosing you also two copies of your Income Tax Report, one for you and Miss Lane to sign and return to me, the other for you to keep. You have already sworn to the report, which was the same as the one you are now signing with the exception that the \$550. income "received from other sources", I have left out. This I understand was from sale of wood, and should not be considered as income. The reason I am sending you a new blank to sign is that I do not care to make alterations on the one I file with the Internal Revenue Bureau.

I trust by this time you are feeling better, Nora told me you were real sick the day she was up. Now take good care of yourself, and don't try to do too much until you are real strong; the grippe leaves one pretty weak.

I am anxious to have the weather settled as I would like to come up and talk matters over with you.

With kindest regards to you and your family, I am,

Very truly yours,

*George McClellan*

*P.S. Miss Neale asked for copy of deed, I only had two copies made, all that she can possibly want it for is to make minutes of it in her minute book. Will you see that she get the information you are to give.*

cat. No.  
10,093

ADOLPH J. KOHLHOFER  
CIVIL AND ELECTRICAL ENGINEER

SANITARY WORK  
GRADING  
SURVEYING, ETC.  
HOUSE WIRING  
EXTERIOR WORK  
ELECTRICAL DEVICES

NEW LEBANON, N. Y., Feb. 11, 1918

Dear friend, Elder William,

Regarding the East line of Mr. Lindon W. Bates on the mountain,  
the course is as follows:- North 42 degrees 00 minutes East, 3391.3ft.

Hoping you are enjoying good health during this stormy weather,

I am,

Sincerely yours,

Adolph J. Kohlhofen

Cat. NO.  
10,078

141 BROADWAY  
ROOM 102  
NEW YORK CITY

CORTLAND 7258. 7259

New York Oct. 21st, 1918

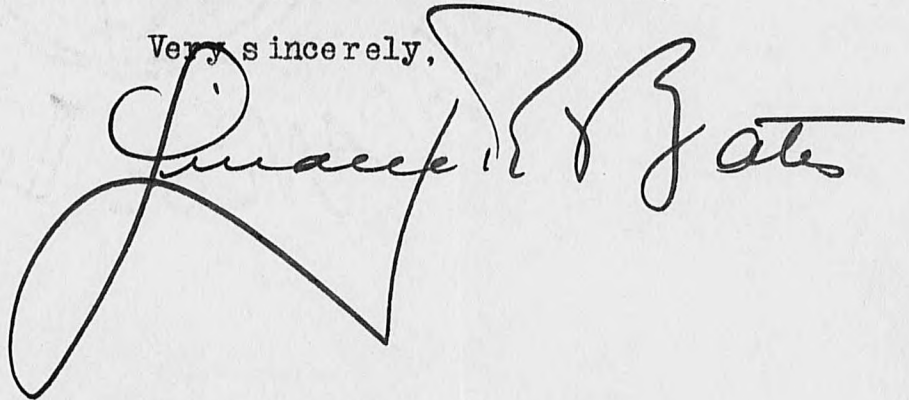
Judge George B. McClellan,  
Chatham,  
Columbia Co., N.Y.

Dear Judge McClellan:

I have not heard from you regarding my letter of August 23rd, 1918, so take the occasion to send you a draft of deed, which will satisfy me if it meets with your approval. I will myself take it to be signed, unless you will be able to find time to do so. I wish there were a more accurate description, but unfortunately, as in the case of all shaker land, this is most vague.

With kindest regards, I am,

Very sincerely,

A large, stylized handwritten signature in cursive script, reading "Isaac R. Bates". The signature is written in dark ink and is positioned below the typed name "Very sincerely,".

THIS INDENTURE, made the \_\_\_\_\_ day of October in the year One Thousand nine hundred and eighteen (1918).

BETWEEN EMMA J. NEALE and SARAH BURGER, as sole surviving trustees of the United Society of Believers, commonly called Shakers, of New Lebanon, Columbia Co., New York, pursuant in all respects to the provisions of the Church Covenant of said Society and Declaration of Trust by us heretofore made, and pursuant to the previous approbation of the Ministry and Elders, thereof, parties of the first part, and Lindell T. Bates of Mt. Lebanon, New York State, party of the second part.

WITNESSETH, that the parties of the first part, in consideration of the sum of eight hundred and fifty dollars, receipt of which is hereby duly acknowledged, and other good and valuable consideration, do hereby grant and release unto the party of the second part, his heirs and assigns.

ALL the tract of land. now belonging to the South Family of Shakers, lying in the State of Massachusetts, Township of Hancock, south of the New Albany Road, bounded and described as follows: Beginning at the corner of Hawkins lot on the new Albany road, thence along said land to the corner of Chapin's lot, a distance southerly of 79 rods, more or less; thence along said land, southerly a distance of 169 rods, more or less, to the Richmond Town line; thence westerly along said line to the northeast corner of Butler's land; thence along said land to the southeast corner of Bates' land in Massachusetts; thence northeasterly along Bates' land, to the northeast corner of Bates' land on the new Albany road; thence along said road to the place of beginning.

WITH ALL THE APPURTENANCES, and all the Estate, Title and Interest therein of the said parties of the first part, The United Society of Believers, commonly called Shakers, further covenant and agree that this conveyance is made pursuant to the authority and approbation of the Ministers and Elders of said Society, and further covenant and agree to and with the party of the second part, his heirs and assigns, that the premises thus conveyed shall remain in the quiet and peaceable possession of the said party of the second part, his heirs and assigns; that there are no easements or encumbrances of any sort upon the estate or any part thereof, and that they will forever warrant and be liable to the party of the second part, his heirs and assigns for all the above covenants, and will defend the party of the second part, his heirs and assigns against any person or persons whomsoever claiming the same or any part thereof, or rights in or upon said estate.

IN WITNESS WHEREOF, the parties of the first part pursuant to said authority of the Ministry and Elders of said Society have as such trustees hereunto placed their hands and seals the day and year first above written.

In presence of :

UNITED SOCIETY OF BELIEVERS  
commonly called Shakers

Trustees of the United Society  
of Believers, commonly called  
Shakers of New Lebanon, N.Y.

STATE OF NEW YORK )  
                                  :    SS:  
County of Columbia )

On this                    day of October, 1918 before  
me personally appeared Joseph Holden, Catherine Allen,  
Harriet Bullard to me known and known to me to be the  
persons named in and who executed the foregoing in-  
strument, and they duly severally acknowledged that  
they executed the same for the uses and purposes there-  
in stated.

NOTARY PUBLIC

We, JOSEPH HOLDEN, CATHERINE ALLEN, HARRIET BULLARD comprising a majority of the Ministry and Elders of the United Society of Believers, commonly called Shakers, of New Lebanon, Columbia County, New York, DO HEREBY CERTIFY AND DECLARE, that we do in all respects, pursuant to the terms and conditions of the Church Covenant of said Society, give our approbation and authority and consent as such Ministry and Elders of the Church of said Society, to the transfer of the property and the execution and delivery of a deed of the same to Lindell T. Bates, his heirs and assigns, which deed bears date the day of October, 1918, and is hereto annexed and made a part thereof. And we do hereby ratify, confirm and give our approbation and consent to the conveyance of the said premises to the said Lindell T. Bates, his heirs and assigns, and we do hereby as such Ministry and Elders and individually, transfer and convey to the said Lindell T. Bates, his heirs and assigns, all our right, title and interest in and to the premises mentioned in said deed, but in all respects subject to the terms and conditions in the said deed contained.

IN WITNESS WHEREOF, we have hereunto placed our hands and seals this                      day of October, 1918

In the presence of:





cat. No.  
10,065

# ADOLPH J. KOHLHOFER

## CIVIL AND ELECTRICAL ENGINEER

SANITARY WORK  
GRADING  
SURVEYING, ETC.  
HOUSE WIRING  
EXTERIOR WORK  
ELECTRICAL DEVICES

NEW LEBANON, N. Y., Feb. 7, 1919. 191

### DESCRIPTION OF PROPERTY SOLD TO JOSEPHINE BATES BY SOUTH FAMILY SHAKERS.

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All that part and parcel of land lying and being situated in the town of Hancock, county of Berkshire and state of Massachusetts, bounded and described as follows:-beginning at a point in the south line of the State Highway leading from Pittsfield to Albany, said point being opposite the center of a concrete culvert and 467.2 feet east of a Mass. Highway Bound; running from thence South 32 degrees 45 minutes West 1275 feet to a chestnut stump; thence South 12 deg. 00 min. West 377.5 ft. along a rail fence; thence South 26 deg. 30 min. West 356 ft. along said rail fence to a stake and stones; thence South 42 deg. 45 min. West 1677 ft. to an Ash Tree, in the Northeast corner of land now or formerly of one Butler; thence North 45 deg. 30 min. West 751 ft. along said Butler's line to the former East line of land of Grantee; thence following the former East line of said Grantee's land to the South Line of said State Highway; thence on said South Line of said State Highway South 46 deg. 55 min. East 266.1 ft. to the place of beginning, containing 48.50 Acres of land, be the same more or less. Bearings given are by needle of December, 1918.

cat. no.  
10,063

ADOLPH J. KOHLHOFER  
CIVIL AND ELECTRICAL ENGINEER

SANITARY WORK  
GRADING  
SURVEYING, ETC.  
HOUSE WIRING  
EXTERIOR WORK  
ELECTRICAL DEVICES

NEW LEBANON, N. Y., Feb. 8, 1919. 191

Sister Emma Neah,

Mt. Lebanon, N. Y.,

Dear Madam,

I am enclosing the description of property sold to Bates by South Family. Also a copy of same for Elder William and a copy of description of swamp lot sold to Dr. Bacon. The original description of the latter I sent to Dr. Bacon together with map of same, asking him to send you a blue-print of it for your reference. The tracing of map of property sold to Bates I am sending to Mr. Bates asking that he have blue-prints made and send one to you and one to Elder William to keep and one to go with his deed of land. I am also sending Mr. Bates a copy of description so that as soon as he notifies you it is alright, you can have the deed made out. You do not have to have the map to make out the deed, <sup>It is for Mr. Bates to</sup> to file the map when he records the deed if he so desires.

Tell Elder William (or let him read this) that I computed the line between the North and South Families' wood lots and re-ran it coming out just right. We then marked the trees. He had been up there sometime between Dec. 17th and Jan. 22nd and placed red tape on trees where he <sup>thought</sup> the line was but they were too far east and are not on the line. I cannot make an accurate map of the south Family's land there as I only surveyed part of it. I will send him a sketch of it when I return the papers to him in a few days.

Very truly yours,

Adolph J. Kohlhofer

cat. No.  
10,099

TEL. CORTLAND { 7258  
7259

141 BROADWAY  
ROOM 102  
NEW YORK CITY

June 13, 1919.

Eldress Emma J. Neale,  
United Society of Shakers,  
Mt. Lebanon, Col. Co., N.Y.

My dear Eldress Emma:

I returned from a five months trip in South America yesterday and Mr. Bates Sr. has turned over to me the drawing made by Mr. Kohlhofer of the property purchased by me from the Society of Shakers through William Anderson on August 17th, 1918. He deferred accepting for me the drawing or a deed owing to the errors in boundaries.

I regret that I am unable to accept the drawing as correct or a deed based upon it owing to the fact that the lines as run do not conform to the lines agreed.

On August 17th the Elder and I made a small drawing of the boundaries which show that the boundary line from the corner at "A" on the returned map travels 36 rods 31 links South to the Richmond Town Line, then 31 rods 16 links along the Richmond Town Line, in an Easterly direction, and from there goes North Westerly to the Albany Road. When I come to Mt. Lebanon tomorrow I will show you the original drawing O.K.'d by William Anderson and by me.

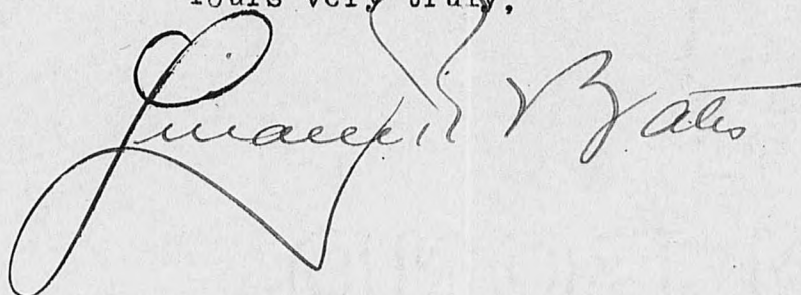
In case the Shakers do not own the land in the area omitted, I will be willing to take a corresponding area in the swamp near the Albany Road from which the Elder has now removed the trees.

I had a most enjoyable trip in South America and brought two little Brazilian deer which I hope you will come over and see.

With kindest regards, I am,

Yours very truly,

LTB HLD



PS  
See notes on Map.

141 Broadway  
Room 102, N.Y.C.



Eldress Emma J. Keale,  
United Society of Shakers  
Mt. Lebanon  
Columbia County  
New York

Est. No.  
10,0790

TEL. CORTLAND { 7258  
7259

141 BROADWAY  
ROOM 102  
NEW YORK CITY

August 28, 1919.

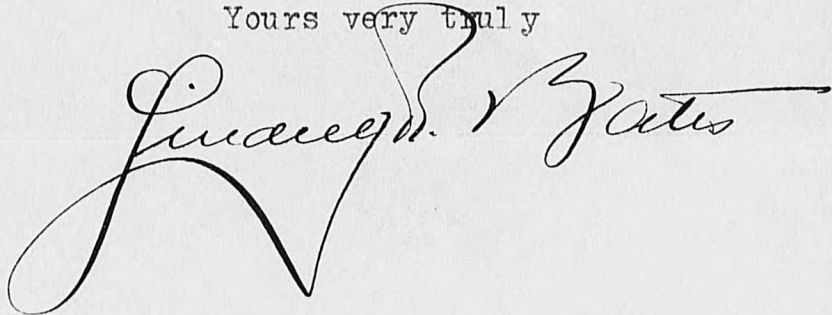
Eldress Emma J. Neale,  
United Society of Shakers,  
Mt. Lebanon, Columbia Co.,  
New York.

Dear Eldress:

In accordance with our conversation I informed Adolph Kohlhofer where the line on the hill should run according to my understanding of the agreement with Elder William. He modified his map accordingly and gave me a new description. I am sending a blue print and corrected description. I have paid his bill for the extra work done, although the survey costs really should be borne by the Vendors. The amount is so small that it is really immaterial, however.

With kindest regards, I am,

Yours very truly



LTB/HID

## R. M. WAGAN &amp; CO.,

MANUFACTURERS OF THE GENUINE

Shaker



Chairs.

Copy

Mount Lebanon, N.Y., Dec 6<sup>th</sup> 1919.

Respected Friend:

L. T. Bates.

There seems to be a misunderstanding in regard to the survey of lands sold to you, on South Mountain, adjoining lands sold to Mr L. W. Bates, in your Mother's Name & Co. When your father got the above there was a great mistake, as we took the measures from Mr Miller's Map also Minutes, showing there were only  $\frac{3}{4}$  of an inch on Butlers line from the South families South west Corner to Butlers N. E. Corner, which would be  $\frac{3}{4}$  of 6. Chains,  $4\frac{1}{2}$  Chains or 297 ft. This was before the land was surveyed. I said to Mr Kohlifa (surveyor) no matter what the distance is, I wish to sell the land from the Starting point to Butlers N. E. Corner.

I did not go up there. so he surveyed the land allowing 297 ft on Butlers line, and run the lines as per what Mr L. W. D. wished, and then asked me to go and see where the line runs. I was wholly astonished, as there was over a nearly 1050 feet on Butlers line, that I wished to sell. Mr K. said, (he was doing the business for Mr Bates) that he thought Mr Bates would not wish to buy so much open land &c. I told him if Mr Bates wished to buy lands, and wanted say 750 feet on the State Road, and only 297 feet on the south end it was not in proportion, as it was biting off the wood lands more than twice as fast as the open lands. I could have objected, but as he had the lines run, Mr Bates agreed to my proposition and advanced in price &c. &c.

In the case of the lands sold to you as per the survey made by Mr K. I was there and it was according to what I intended to sell, as I was cautioned by Trustees not to sell any more wood lands. Some time before, now you have added 14 or more acres, all wood lands and <sup>added</sup> appropriate 100 ft more on the State Road, all of which I objected, and there will not be



TELEGRAPH OFFICE, WEST PITTSFIELD, MASS.

## R. M. WAGAN &amp; CO.,

MANUFACTURERS OF THE GENUINE

Shaker



Chairs.

Mount Lebanon, N. Y., ..... 19

Respected Friend: Any deed signed as per the survey & Map you sent the Trustees. I told them I would return what was paid on the transaction, as there is no one injured, & the land is still there unmolested.

As the Case stands blocked, and all out of Proportion. I will make the following agreement: (providing the Trustees will do the same, and not over rule me.) that is I will accept ~~the~~ the survey of Mr. ~~Miller~~ Kohlifa, but not Miller's survey, as they may be wrong, as heretofore, as per minutes and Map you sent to the office of Trustees, for \$600.00. (Six Hundred Dollars) extra. Including the 100 feet each of Culvert on the state road and the woodlands at the south end, to the south ~~west~~ west corner of the Chapel lot, as per the deed, <sup>on the</sup> ~~Richmond Street~~ <sup>Richmond Street</sup> line.

If this is not satisfactory Please let me know. So I can make arrangement to return the amt you aid me. also the interest that accrued if you wish. As soon as the Mass State highway ceases for the winter, the Men we employed Cutting wood for us will be released. and will want to go to work Cutting wood. on the strip of wood adjsing<sup>in</sup> your Mothers line. ~~at~~ on the east. &c.

Please let me hear from you as soon as possible. one way or the other. So we can settle the Matter Cordially.

Respectfully Yours

William Anderson.

P.S.

If above is accepted.

Please make Payments to me. and Oblig

CAT. NO.  
10,098

TEL.. BOWLING GREEN 6617  
6618

71 BROADWAY  
ROOM 1316  
NEW YORK CITY

Dec. 17, 1919.

Eldress Emma Neale  
United Society of Shakers,  
Mt. Lebanon, Columbia Co.,  
New York.

Dear Eldress Emma Neale:

I enclose copy of a letter written to me on December 6th, 1919 by Elder William Anderson. In reply to it I beg to enclose to the Trustees, a photostat copy of the memorandum and run of boundaries dictated to me by Elder William himself and signed by him, as you can see. You will note that it is on his own stationery. The check delivered to him was written on one of his own blank checks furnished me and drawn on the Guaranty Trust Co. of New York in his office since he wanted payment at once. I call your attention to the fact that he endorsed this check, deposited it in his bank, his signature was guaranteed by his bankers in Pittsfield and the check was duly honored by my bankers.

You will see that he writes now after sixteen months, "There will not be any deed signed as per the survey and map you sent to the Trustees" referring to the survey and map prepared after an interview with you and at your instance, by Mr. Kohlhofer to accord with the map signed by the Elder and in correction of a survey and map made by him under the directions of Elder William Anderson during my absence in South America.

I have marked in red on the photograph the apparent area he now threatens to deny me. If you will compare the first, or erroneous Kohlhofer survey made during my absence, with the second or correct survey, you will note that the second one conforms with the boundaries and dimensions of the photograph.

I have too much regard for the honesty and high intent of the Trustees of the Shaker Community to harbor the thought that they propose to sustain a course of action by anyone which is actionable in law and may be dealt with as such.

I delivered to you a long time ago a written copy of the memorandum sketch and Elder William had one also when it was first made. Trees have been planted on most of the Albany Road new frontage. I am not willing or able to cancel the sale, but insist upon specific performance by conveyance of complete title to the area embraced within the boundaries marked on the memorandum. You will recall stating to me that the Society did not object to his selling this land and that an agreement of sale between the Elder and myself would be satisfactory. I have offered to you to receive an equal area in South Family swamp land parallel to the Albany Road from which area the trees are cut, if you wish now to retain this far away wood land which is back near Perry's Peak.

In order to avoid in future any more difficulties with Elder William Anderson, I will purchase on deferred terms the balance

-2-

of the South Family holdings or allotment east of my east line as shown on the last Kohlhoffer survey at the same price per acre as this last transaction figures and allow two years for the removal of the large amount of wood already cut and piled thereon.

Elder Anderson now threatens in writing to put wood cutters in upon the land bought by me. Any trespassing or woodcutting on this land will be the occasion of immediate remedial measures.

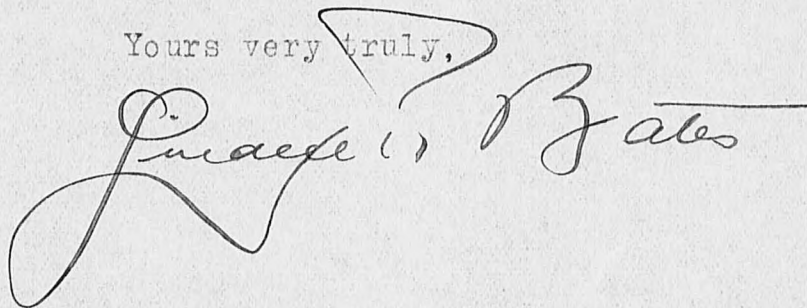
I paid for the land on August 17th, 1918, sixteen months ago, and have waited patiently for my deed. I have complied with all my undertakings. I trust I am not mistaken in expecting that the Trustees will now hand me a proper deed.

With regard to Elder William's recital of some alleged conversations which he had with Mr. Kohlhoffer at the time of Mrs. Bates' last purchase, I know nothing nor do any of my family. That sale and events leading up to it have nothing to do with the present matter.

I enclose for your convenience a duplicate of this letter. You will understand that for obvious reasons I can not be drawn into any exchange of letters with Elder William Anderson on this subject. This duplicate may if you think best be passed to him.

Regretting exceedingly that I must write thus frankly and with my high respect and warm personal regards and good wishes for your Christmas, I am,

Yours very truly,

A handwritten signature in cursive script that reads "Lucretia Bates". The signature is written in dark ink and is positioned to the right of the typed name.

LWB/HLD

eat. NO.  
19,066

C O P Y  
Telegraph Office, West Pittsfield, Mass.  
R. M.. Wagan & Co.,

Manufacturers of the Genuine

Shaker



Chairs

Mount Lebanon, N.Y. Dec. 6th, 1919.

Respected Friend:

L. T. Bates.

There seems to be a misunderstanding in regard to the survey of lands sold to you on South Mountain, adjoining lands sold to Mr. L. W. Bates in your mother's name thro Mr. Kohlhofer, the surveyor. When your father bot the above there was a great mistake as we took the measures from Mr. Millers map also minutes, showing there was only  $3/4$  of an inch on Butlers line from the South families S.W. corner to Butlers N.E. corner, which would be  $3/4$  of 6 chains =  $4\frac{1}{2}$  chains or 297 feet this was before the land was surveyed. I said to Mr. Kohlhofer no matter what the distance is I wish to sell the land from the starting point to Butlers N.E. corner. I did not go up there, so he surveyed the land allowing 297 feet on Butlers line and run the lines as per what Mr. L.W.B. wished and then asked me to go and see where the line run &c. I was wholly astonished as there were nearly or over 1050 feet on Butlers line that I wished to sell. Mr. Kohlhofer said he thot Mr. Bates would not wish to buy so much open land &c. I told him if Mr. Bates wishes to buy lands and wanted 750 feet on the state road and only 297 ft. on the south end it was out of proportion as it was biting off the wood lands more than twice as fast as the open lands. I could have objected but as he had the lines run Mr. Bates agreed to my proposition and advanced the price set &c &c.

In the case of the lands sold to you, as per the survey made by Mr. K. I was there and it was according to which I intend-  
ed to sell as I was cautioned by trustees not to sell any more

-2-

wood lands some time before. Now you have added 14 or more acres all wood lands and added 100 feet more on the State Road all of which I object and there will not be any deed signed as per the survey & map you sent to the Trustees. I told them I would return what was paid on the transaction as there is no one injured and the land is still there unmolested.

As the case stands blocked and all out of proportion, I will make the following agreement (Providing the Trustees will do the same and not over rule me) that is I will accept the survey of Mr. Kohlhofer (but not Millers survey or minutes as they may be wrong, as heretofore) as per minuted and map you sent to the office of Trustees (if they were not copied from Millers survey) for \$600. (Six Hundred Dollars) extra. Including the 100 Ft. east of Culvert on State Rd. and the wood lands at the South end from Butlers S.E. corner to the S.W. cor. of our Chapin lot as per deed on the Richmond town line.

If the above is not satisfactory, please let me know so I can make arrangements to return the amt. you paid me also the Int. accrued. As soon as the Mass. State Highway ceases for the winter the men we employ cutting wood for us will be released and will want to go to work cutting wood on the strip of wood adjoining your mothers line on the east &c.

Please let me hear from you as soon as possible one way or the other so we can settle the matter. Cordially

Respectfully yours,

William Anderson

P.S.

If above is accepted  
please make paument to me  
and obliged.

cat. NO.  
10,085

6043

36R.16 Links

Richardson Town Line

36R312

6145

Butter

Bate corner

Talcott lots.

Sold to J. Bate  
August 17<sup>th</sup> 1918

Paris  
William Anderson  
Aug 17/18

\$850.<sup>00</sup>

Bate corner

79 Feb 1

Hawkins corner

180 R. 16  
Davenport lot

Corner of Davenport

TELEGRAPH OFFICE, WEST PITTSFIELD, MASS.

# R. M. WAGAN & CO.,

MANUFACTURERS OF THE GENUINE

Shaker



Chairs.

Mount Lebanon, N. Y., ..... 19

Respected Friend:



CAT. NO.  
10,082

R. M. WAGAN & CO.

MOUNT LEBANON, N. Y.

New York August 17 1918  
~~Pittsfield, Mass.~~ No. ~~5333~~ X

Guaranty Trust Company of New York  
~~First National Bank~~

Pay to the order of William Anderson \$850.<sup>00</sup>/<sub>100</sub>

Eight hundred and fifty dollars Dollars  
(In sale of land, Talcott lot)

Luqee & Bates

William Anderson,

2369

TRUST CO.  
OF PITTSFIELD.  
53-230  
H. COLVIN FORT Treas.

Pay to Any Bank, Banker, or Treasurer

OR ORDER

Endorsements Guaranteed

ALB 2 1901

NATIONAL BANK

OF PITTSFIELD

MASS.

NOV 1 1901

Cat. NO.  
10,096a

Sister Emma J Heale

— " —

35

4

---

140

180

---

220

Cat. No.  
10,096

UNITED SOCIETY OF SHAKERS  
MOUNT LEBANON, N. Y.

Dear Sister Emma

December 26/79

I have studied the letters of Mr Bates (and Elder William; and the map of the land under dispute. It seems to me Elder William virtually entered into a contract to deed the land as specified on the map.

The map is endorsed, "Sold to J. Bates Aug 17 1918" Payment acknowledged and signed by Elder William. Elder W. may have been under a misapprehension of the full extent of the land covered by this map, still, this is what Mr Bates understood he was buying, and in the absence of any evidence to the contrary I think the contract stands.

Mr Bates seems disposed to carry the case into Court. In that event I fear Elder W. will lose his case.

Personally I do not think the land in dispute is worth fighting over and of engendering illfeeling in Mr Bates.

I should advise delivering a deed according to the Contract.

You will of course consult Judge McChellan and be guided by him, but the above is my opinion from the evidence presented.

Faithfully

Your brother  
Walter Shepherd

North Family Jan'y 22/20

Elder William Anderson

Dear Elder William

Before Sister Emma went to New York this month she told me she would call upon Mr Bates

I wrote her a note saying that she might remind Mr Bates that no sale of land - according to our Covenant - was valid until it was approved by the trustees and the Ministry.

I stated that you denied that you dictated the boundaries of the land you agreed to sell to him, to be as is described in the sketch as per photo-stat copy he has submitted, or that you signed a receipt for the money paid, in the centre of such a sketch.

I said that we would require to see the original paper that you signed.

I said that our side of the case must have an impartial hearing that we were willing to adjust matters in dispute, but that we would not be dictated to.

Sister Emma reports, upon her return, that Mr Bates insists that the photo-stat copy is as you dictated it and that you signed upon it.

Sister Emma has asked me to see if anything can be done to reconcile matters as Mr Bates is getting impatient and demands a deed of the land according to his survey.

The only change he is willing to make, he says, is that he will give up the wood land for the same acreage of Swamp land near the highway.

Sister Emma was here to day to know if I had seen you about the matter again, as she wanted to write Mr Bates and tell him something definite.

I told her I had not seen you again as I did not consider

There was any immediate necessity.

I told her Mr Bates would not get the deed he wanted until he had satisfied you.

I understand that if he is dissatisfied you are prepared to return him the money he paid - and that you prefer to do so rather than give him all the land he claims.

I understand that you claim that Mr Bates has included in his survey  $14\frac{1}{2}$  acres of land, that abutting the Richmond line, which you did not agree to sell to him.

I also understand that you are willing to accept his Survey - provided he pays for this extra strip of  $14\frac{1}{2}$  acres at the rate of  $\$25.00$  per acre.

If you are sure of your ground in this dispute I will stand by you, and will bear the expense of defending our position against any action Mr Bates may take. I am certain that no Court of Justice will oblige us to give him the deed he wants under the circumstances.

Please let me know if my understanding of the case is correct - and oblige

Your brother  
Walter Shepherd.

I agree to settle the land question  
with Mr Lyndell Theo Bates, in  
regard to lands on South Mountain  
as per his survey & map to the Office,  
if he will pay 25.00 Extra for <sup>each</sup> 14 1/2 acres  
that was not intended to sell.

Jan 26/20

CAS. NO. 10,094

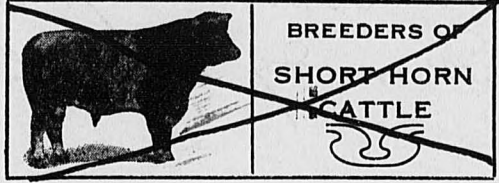
Agreement of Wm Anderson  
Providing the Ministry &  
Office Trustees agree



Cat. No.  
10,090

# UNITED SOCIETY OF SHAKERS

A. L. JOHNS, TRUSTEE



Walter Shepherd,  
Mount Lebanon,  
N. Y.

*PAID*  
Sept 18. 1920  
Oct 2. 150.  
Paper below.  
150.  
300.

~~South Lebanon, Ky.~~  
Elder William Anderson  
South Family  
Dear Elder William

June 15 1920

This is to acquaint you that I have reached a settlement with Mr Bates in behalf of our Society with regard to the Talcot lot.

Under the circumstances I thought it best to compromise the matter, so I wrote Mr Bates re-stating our position and I concluded ~~that~~ with the following proposition, that if he would pay \$150<sup>00</sup> in addition to the \$850<sup>00</sup> already paid that I would undertake to reconcile you to consent to a deed according to the survey to the Richmond line, embracing the 14 1/2 acres in dispute.

I had in mind that you would probably consider that I had yielded too much to Mr Bates so I will add \$150<sup>00</sup> to Mr Bates's 150<sup>00</sup> and hand you the cheques for the \$300<sup>00</sup> which I trust will be satisfactory to you.

Mr Bates told me that as he is going to Europe in a few days he will leave a cheque for his \$150<sup>00</sup>

with his foreman W. Dermody and when we deliver the deed to Dermody he will pass over the cheque.

I would say that it was W. Bates Senior that I did the business with - He called here yesterday morning and we talked the matter over.

I told him that Geo. McClellan was in California but he said that did not matter as McClellan's Stenographer could draw the deed just as well.

I told Sister Emma about this settlement and she said she would write to Miss Mallory about it.

W. Bates spoke of other lands that he would like to purchase - but that is another story for future consideration - I did not commit myself.

Your brother

Walter Shepherd.

P.S. I am going to Shaker Station Connecticut to morrow, on business, and will be away for a couple of days W.S.

Cat. No.  
10,065-A

COPY FOR ELDER WILLIAM

Feb. 7, 1919.

DESCRIPTION OF PROPERTY SOLD TO JOSEPHINE BATES BY SOUTH FAMILY SHAKERS.  
-----

All that part and parcel of land lying and being situated in the town of Hancock, county of Berkshire and state of Massachusetts, bounded and described as follows:-beginning at a point in the south line of the State Highway leading from Pittsfield to Albany, said point being opposite the center of a concrete culvert and 467.2 feet east of a Mass. Highway Bound; running from thence South 32 degrees 45 minutes West 1275 feet to a chestnut stump; thence South 12 deg. 00 min. West 377.5 ft. along a rail fence; thence South 26 deg. 30 min. West 356 ft. along said rail fence to a stake and stones; thence South 42 deg. 45 min. West 1677 ft. to an Ash Tree; in the Northeast corner of land now or formerly of one Butler; thence North 45 deg. 30 min. West 751 ft. along said Butler's line to the former East line of land of Grantee; thence following the former East line of said Grantee's land to the South Line of said State Highway; thence on said South Line of said State Highway South 46 deg. 55 min. East 266.1 ft. to the place of beginning, containing 48.50 Acres of land, be the same more or less. Bearings given are by needle of December, 1918.

P.S. June 26/20

Since the above survey the line on east side of land sold, has been straightened, and 100 feet from the middle of Cutvert east, has been added so as to make a continuous straight line to the south west corner of the Chapman lot, on the north line of the town of Richmond Mass. Making in all 63 acres.

for an extra Consideration.

These Minutes of Survey are on  
lands on South Mountain commencing  
at North west Corner of Black Alder  
Swamp on South side of State Road. bounded  
on the East by lands of South Family Shakers,  
on South by lands of a family Butler's,  
on West by lands of Mrs Josephine Bates  
of Lebanon Lodge. On the North by State  
Road, these lands are known as Talcott  
lands. (Israel Talcott.) all in the town  
of Hancock. Berk Co. Mass. Containing

48.50 acres.

Paid for. Aug 17<sup>th</sup> 1918.

By Lyddell Bates.

to Wm Anderson. (Pres)

South family Shakers.

Mount Lebanon N.Y.

More or less

Surveyed  
Dec 1918.  
by Adolph J. Kellhofer

over

TELEPHONE AND TELEGRAPH OFFICE—WEST LEBANON, N. Y.

cat. no.  
10,088

R. M. WAGAN & CO.

Manufacturers of the Genuine

SHAKER



CHAIRS

Copy

Mount Lebanon, N. Y.

Respected Friend:

June 30<sup>th</sup>/20.

A. J. Kohlhofer.

I call at your office yesterday but you were out. So I left a paper with the stenographer for you.

There seems to be a vast difference in the survey of the last piece of land sold to Liddell & Bates. I had the impression to see what Mr D. Miller's Minutes also his Map Measures were on the Richmond Town line south end of the piece of land.

You have drawn up a Blue Print Survey which gives this piece of land as 36 R. 16 L. or 522 feet about. This is wrong as Mr Miller's Minutes call for 20 Chains on this line from S. W. Corner of Chapin lot to S. E. Corner of Butlers land. 80 Rods (more or less) in place of 36 R. & 16 links. This would make a difference of about 707 ft.

on this Piece, from Chapen Corner to Butler's corner.

Mr Millers Minutes on the Richmond line, is as  
fol<sup>o</sup>. Commencing on North Families east line, of  
wood land adjoining ours, is 31.60 Chains. N. 85° 30' W.  
to Stake & Stones at S. W. Corner of Chapin lot: thence  
N. 74° W. 20 chains, to Butler's S. E. Corner.

I looked at the Map, and it gives for the above on R. P. D.  
is 5 <sup>1</sup>/<sub>4</sub> inches to Stake & Stones, thence

3 <sup>5</sup>/<sub>16</sub> " " Butler's S. E. Corner. Making a total  
of 8. <sup>9</sup>/<sub>16</sub> " from North Families East line to Butler's  
S. E. Corner, all on Richmond town line, (6<sup>ch</sup> to 1<sup>in</sup>)

I also gave on the paper left yesterday the deed  
Measures of North Families & our Chapin lot.  
but we had no deed of the Talcott lands.

I must hold up the signing of the deed, as it is  
under way, and papers sent to the lawyer to make out  
a deed &c, until an adjustment is made as  
there is something wrong. Can you not run  
out soon, and we go up and straighten out the  
Mystery, as there is considerable more land than  
we are getting Paid for. &c. I can take some one up  
there and run the line, but I prefer to have you see for  
your self &c.

Ever yours  
Respectfully William Anderson

Cat. No.  
18,064

A. J. KOHLHOFER, Successor to

J. P. BARNES

CIVIL ENGINEER

BERKSHIRE LIFE INSURANCE BLDG.

PITTSFIELD, MASS.

July 22, 1920.

Sister Emma Neale,  
Mt. Lebanon, N. Y.

Dear Madam:

I am enclosing herewith the 4 papers Elder Walter left here this morning pertaining to Bates' Deed. I have made a new description which is the same as the other except that one distance reads six hundred (600) feet instead of five hundred twenty-two (522) feet and the area 66 acres instead of 63 acres. I made the corrections in the copy of the deed which I suppose is only for your own reference, the deed itself I did not want to make any changes in. I think probably Mr. McClellan's Secretary can make the changes without re-writing the deed. My typewriter ribbon is purple where hers was black. I note the deed is made out to Josephine Bates her name appearing on the outside and likewise <sup>in</sup> the deed itself. Mr Bates had me change the title on the map I made for him of this parcel, to read Lindell T. Bates. It would be well to call Mr. McClellan's attention to this.

When Mr. Bates sends me the tracing from which the Blue Prints are made, I will make the changes on the tracing and make new Blue Prints and will send you one. That need not interfere with your preparation of the deed and signing of it.

I hope this settles up the matter as I have been to a deal of trouble and expense in getting it straightened out agreeable to all parties. I would suggest any future sales of land be made on the property to be sold and not on paper in the office, in



A. J. KOHLHOFER, Successor to,  
**J. P. BARNES**  
CIVIL ENGINEER  
BERKSHIRE LIFE INSURANCE BLDG.  
PITTSFIELD, MASS.

July 22, 1920.

other words have all the parties concerned go round the piece and agree upon the corners before the deal is put through, preventing a misunderstanding such as has taken place regarding Mr. Bates' last purchase.

With best regards to yourself, I am

Respectfully yours,

*Adolph J. Kohlhofen*



Cat. No.  
10,101

# THE RUMSEY WOOL STOCK COMPANY

MANUFACTURERS OF

## COTTON AND WOOL WASTE

W. RUMSEY, President.  
H. D. RUMSEY, V. Prest. & Gen'l Mngr.  
B. BAISCH, Secy-Treas.  
W. T. RUMSEY, Sales Mngr.  
J. H. RUMSEY, Superintendent.

WIPING AND PACKING WASTE  
FOR  
RAILROADS, STEAMSHIPS, Etc.  
CARDED JUTE  
FOR UPHOLSTERERS, Etc.

115 EAST FORT STREET,

DETROIT, MICH.

Nov. 21, 1910.

Wm. Anderson, Esq.,  
Mount Lebanon, N. Y.

Dear Sir:--

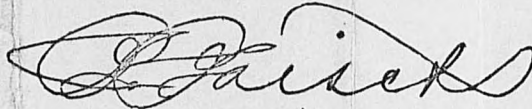
We can quote you

#1 Washed White Wiping Cloths -----	7¢
#1 Washed White Underwear Material -----	7 1/4
#1 Washed Colored Wiping Cloths -----	4 1/2
#2 Washed Colored Wiping Cloths -----	3 1/2

Trusting to be favored with your order, which will  
receive our prompt attention.

Yours very truly,

The Rumsey Wool Stock Company.



Secy.

*Specimen of Canada sold to  
Anderson W. Bates on So. Mountain*

*Canada sold to  
To W. Bates.  
on South Mountain, etc.  
About 2 cases.  
About 4 cases abo,  
adjoining the above,  
Bate taken to  
Mrs. Josephine Bates.*

C.B.T. NO  
10,102

(Road to stump 2008 ft +  
Stake & Stones =

to stump 1275 ft -  
on fence = 377 1/2"  
" " = 356 "

from Stake & Stones to  
Rich's T. line ) 1897 " +

3905 ft

16 1/2 ) 2008 ft -  
33 ) 4016 (121 -

from State Road to  
Richmond Town line

33 ) 71 (to Stake  
66 from St  
56  
33  
23

11 to R<sup>o</sup> 16 1/2 ) 3905 ft -  
33 ) 7810

236 + Rods - State Road to  
R.T. Line.

66  
128  
99  
220  
198  
22

(to

160 Rods. Chapin lot  
77 " to stumps from  
 237+ " to R. T. Lome  
 State Road

160  
33 1275 ft-1  
 2550 (77 Rods)  
 231  
 240 +  
 231

(Stumps)  
 to Road

237+ Rods-

122+ "

115 "

115 Rods  
16 1/2

57  
 690

to R. T. L.  
 on Stake & Stumps = 1897 ft

of Butlers West line

date  
1794

Butlers  
line

150.25  
16 ch.  
1764

Seven Rods West of  
State Monument.

about 4 town

Corners. Canaan. New Lebanon  
(Richmond & Hancock.)

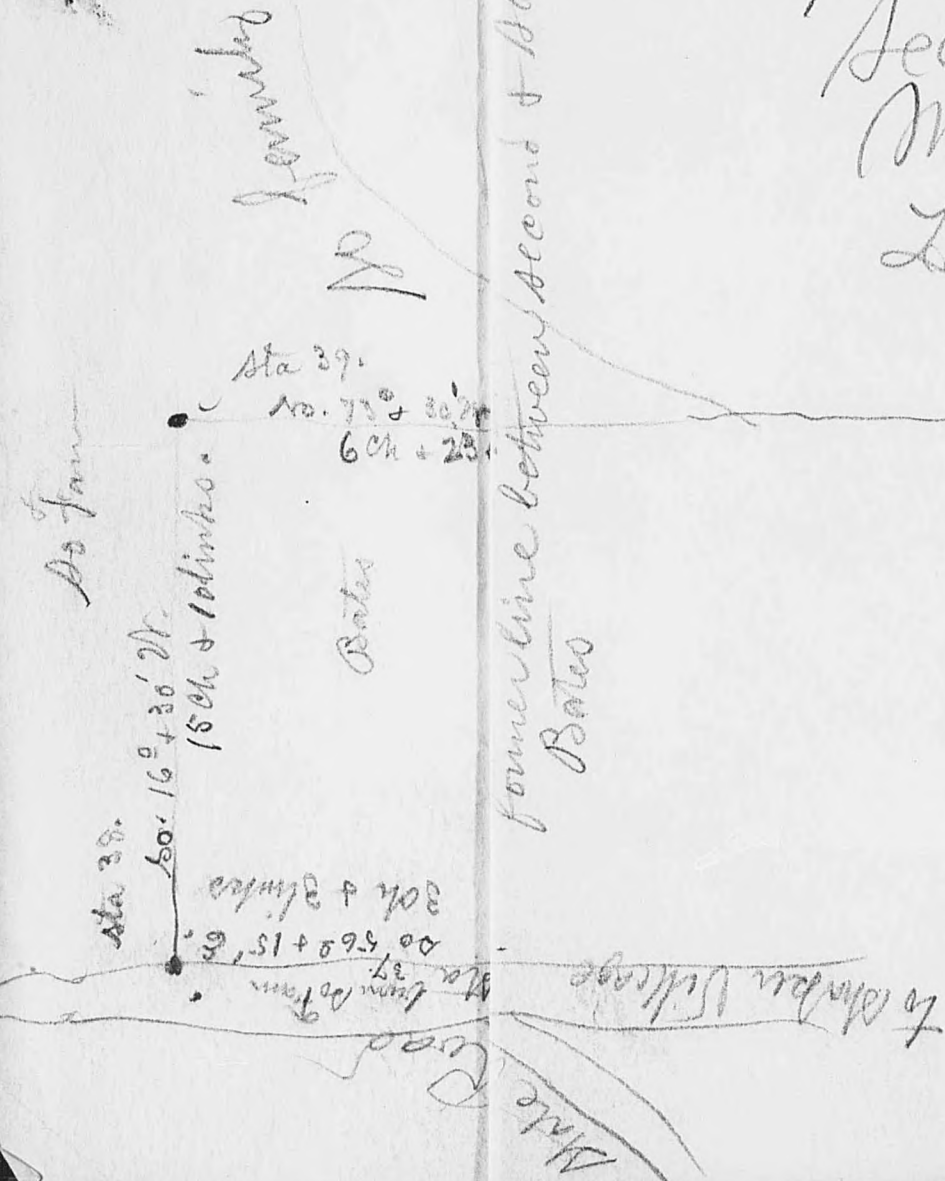
Total

See Tract to Bates first sale  
509 a. + 409 Rods of land.

including what was sold by South family, (28 acres)  
About 100 Acres.

Sheep Pasture  
See Family  
Now  
L. H. Bates.

Sheep Pasture  
gate



CAT. NO.  
10,084

cat. No.  
10,062

PROPERTY OF THE SOUTH FAMILY OF SHAKERS SOLD TO  
LINDELL T. BATES.

All that part and parcel of land lying and being situated in the Town of Hancock, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the northwest corner of property herein to be described and at the northeast corner of property of Josephine Bates purchased from the grantors in 1915 said corner being in the southerly line of the Massachusetts State Highway and south  $46^{\circ} 25'$  east two hundred and one and one-tenth (201.1) feet from a Massachusetts Highway boundary stone; thence along the southerly line of said state highway south  $46^{\circ} 55'$  east three hundred and sixty-six and one-tenth (366.1) feet; thence southerly in a straight line about four thousand one hundred and sixty (4160) feet along other land of grantor to a stake and stones marking the southwest corner of land known as the "Chapin Lot" of the South Family of Shakers, said stake and stones being in the northerly line of the town of Richmond, Mass.; thence westerly along the northerly line of the town of Richmond about six hundred (600) feet to the southeast corner of land now or formerly of one Butler; thence northerly along the easterly line of land of said Butler about six hundred and fourteen and one-half ( $614\frac{1}{2}$ ) feet to an ash tree in the northeasterly corner of said Butler's land; thence north  $45^{\circ} 30'$  west seven hundred and fifty-one (751) feet to the southeast corner of land of said Josephine Bates; thence northerly along the east line of said Bates to the place of beginning, containing more or less, sixty-six (66) acres.



*Copy* PROPERTY OF THE SOUTH FAMILY OF SHAKERS SOLD TO LINDELL T. BATES.

All that part and parcel of land lying and being situated in the Town of Hancock, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the northwest corner of property herein to be described and at the northeast corner of property of Josephine Bates purchased from the Grantors in 1915 said corner being in the southerly line of the Massachusetts State Highway and south  $46^{\circ} 25'$  east two hundred and one and one-tenths (201.1) feet from a Massachusetts Highway boundary stone; thence along the southerly line of said state highway south  $46^{\circ} 55'$  east three hundred and sixty-six and one-tenth (366.1) feet; thence southerly in a straight line about four thousand one hundred sixty (4160) feet along other land of grantor to a stake, and stones marking the southwest corner of the land known as the "Chapin Lot" of the South Family of Shakers; said stake and stones being in the northerly line of the Town of Richmond, Mass.; thence westerly along the northerly line of the Town of Richmond about six hundred (600) feet to the southeast corner of land now or formerly of one Butler; thence northerly along the easterly line of land of said Butler about six hundred and fourteen and one-half ( $614\frac{1}{2}$ ) feet to an ash tree in the northeasterly corner of said Butler's land; thence north to  $45^{\circ} 30'$  west seven hundred and fifty-one (751) feet to the southeast corner of land of said Josephine Bates; thence northerly along the east line of said Bates to the place of beginning, containing more or less sixty-six (66) acres.

CAT. NO.  
10,092



Map & Minutes of land  
Sold to Lindell T. Bates.

cat. NO.  
10,083

Property of the South family of Shakers.

Sold to Lindell T. Bates,

All that part & Parcel of land lying & being  
situated in the town of Hancock, County of Berkshire,  
Commonwealth of Massachusetts, bounded and described as follows.

Beginning at the Northwest corner of Property herein  
to be described, and at the northeast corner of property of  
Josephine Bates purchased from the grantors in 1915, said  
corner being in the southerly line of the Massachusetts State  
Highway and South.  $46^{\circ} 25'$  east. two hundred and one and  
one tenth (201.1) feet from a Massachusetts Highway boundary  
stone, thence along the southerly line of said State highway,  
South  $42^{\circ} 55'$  east, three hundred and sixty six and one tenth  
(366.1) feet, thence southerly in a straight line about  
four thousand one hundred and sixty (4160) feet along other  
land of grantor to a stake and stones, marking the southwest  
corner of land known as the "Chapin Lot" of the South family  
of Shakers, said stake & stones being in the northerly line of the  
town of Richmond Mass, thence westerly along the northerly  
line of the town of Richmond, about <sup>should be 600 ft</sup> five hundred and twenty  
<sup>should be 600 ft</sup> two (522) feet to the southeast corner of land, now or formerly  
of one Butler; thence northerly along the easterly line of land  
of said Butler about six hundred and fourteen and one  
half (614  $\frac{1}{2}$ ) feet, to an ash tree in the northeasterly corner  
of said Butler's land, thence north  $45^{\circ} 30'$  west  
seven hundred and fifty one (751) feet to the <sup>North</sup> <sup>south</sup>  
east corner of land of said Josephine Bates;  
thence northerly along the east line of said Bates,  
to the place of beginning, containing more or less  
Sixty three (63) acres.

State Road to Pittsfield Mass  
201.1 ft  
266.0 ft  
46.2 ft  
11.1 ft  
1.1 ft  
Stone

Estimated 36 acres more or less.

Hankins lot -  
1520 ft. 92 Rods +  $\frac{12}{100}$

1856  
1890  
N 3/4 W

South family of Shakers  
4160 ft

Plan of property of  
Society of Shakers. Mt Lebanon  
N.Y. 1857 to  
Lindell T. Bates.  
Attorney in Town of Hancock.  
Mass.  
Scale 1 inch = 200 ft.  
Aug 1919.  
from office of  
A. J. Kellhofer.

Society of Shakers  
to  
Lindell T. Bates.  
63 acres.  
1919.

N. 42° - E.  
3391.3 ft  
Mrs Josephine Bates  
Land.

Estimated 28 a. + 109 Rods. More or less.

Chapin 160 Rods  
2640 ft  
S. 17 1/2° W.

751 feet  
N. 45° 30' W.  
(marked ash tree.)

Butlers land.

614 1/2 ft

this is wrong. should be  
582 ft  
20 chains.

Richmond Town line

27 1/2 rods  
160 Rods

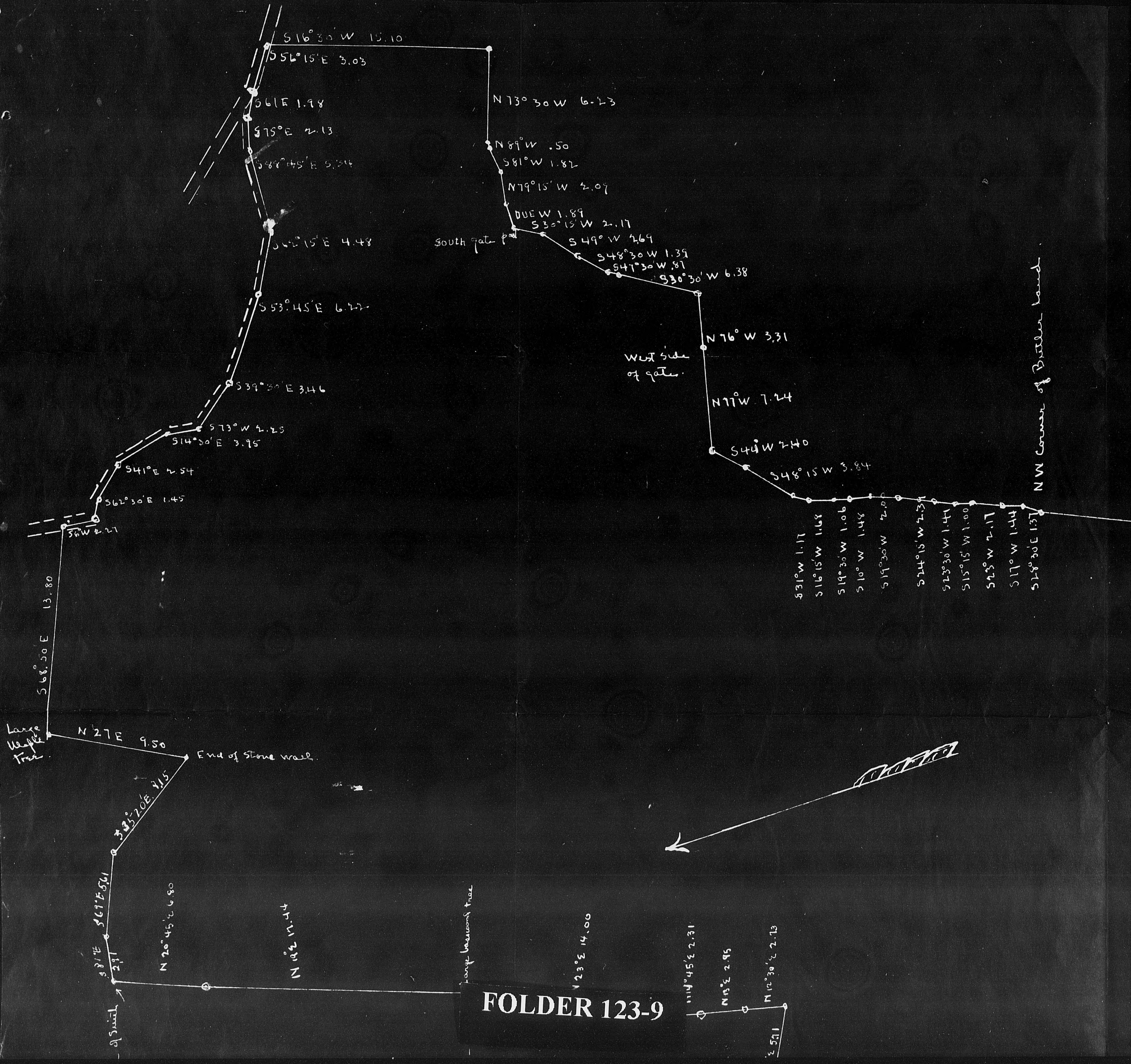
← To Upper Canaan Family



South Family Property  
1912



Map of land sold by Shakers  
to Josephine Bates 1912.



Large Maple Tree

S 68° 50' E 13.80

N 27° E 9.50

End of Stone wall

S 35° 20' E 3.15

S 61° E 5.61

N 20° 45' E 6.80

45.12.20.11

Stone boundary tree

N 23° E 14.00

FOLDER 123-9

S 16° 30' W 15.10

S 56° 15' E 3.03

S 61° E 1.98

S 75° E 2.13

S 88° 45' E 5.04

S 62° 15' E 4.48

S 53° 45' E 6.27

S 39° 30' E 3.46

S 73° W 2.25

S 14° 30' E 3.95

S 41° E 2.54

S 62° 30' E 1.45

S 6° W 2.27

N 73° 30' W 6.23

N 89° W .50

S 81° W 1.82

N 79° 15' W 2.09

DUE W 1.89

S 30° 15' W 2.17

S 49° W 2.69

S 48° 30' W 1.39

S 47° 30' W .87

S 30° 30' W 6.38

South gate

West side of gate

N 76° W 3.31

N 77° W 7.24

S 44° W 2.40

S 48° 15' W 3.84

S 31° W 1.17

S 16° 15' W 1.68

S 19° 30' W 1.06

S 10° W 1.48

S 19° 30' W 2.00

S 24° 15' W 2.34

S 23° 30' W 1.41

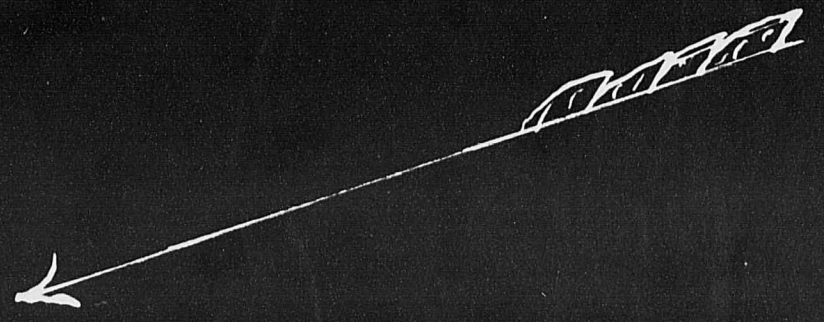
S 15° 15' W 1.00

S 25° W 2.17

S 17° W 1.44

S 18° 30' E 1.37

NW corner of Butler land





SW 6-23

.50  
1.82  
SW 2.07

N 1.89  
S 3° 15' W 2.17  
S 49° W 2.69  
S 48° 30' W 1.39  
S 41° 30' W .87  
S 30° 30' W 6.38

West side  
of gate.

N 76° W 3.31

N 77° W 7.24

S 44° W 2.40

S 48° 15' W 3.84

S 31° W 1.17  
S 16° 15' W 1.68  
S 19° 30' W 1.06  
S 10° W 1.48  
S 19° 30' W 2.00  
S 24° 15' W 2.34  
S 23° 30' W 1.41  
S 15° 15' W 1.00  
S 25° W 2.17  
S 17° W 1.44  
S 28° 30' E 1.37

NW corner of Butler land.

Butler land

S 23° W 16.00

1750 North corner of Richmond & Hancock.

S 17° 30' W 17.00

Ind. Farm

N 52° W 1.76  
N 45° W 2.07

N 48° W 15.09

Langford Land.

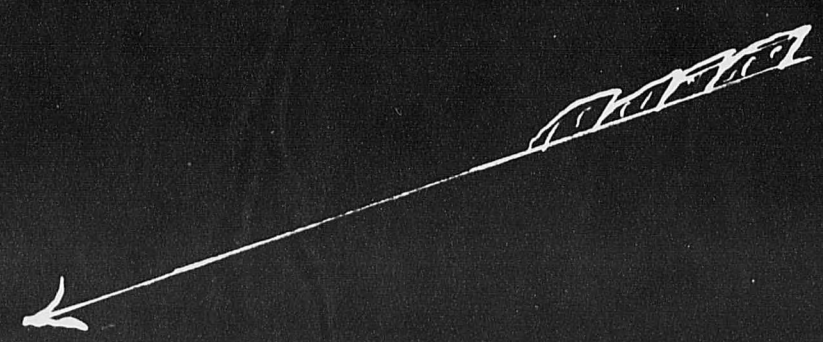
S 49° 30' W 12.12

N 64° 45' W 1.70  
N 81° 30' W 1.21  
S 86° W 1.87  
S 62° W 1.57  
S 48° W 4.24

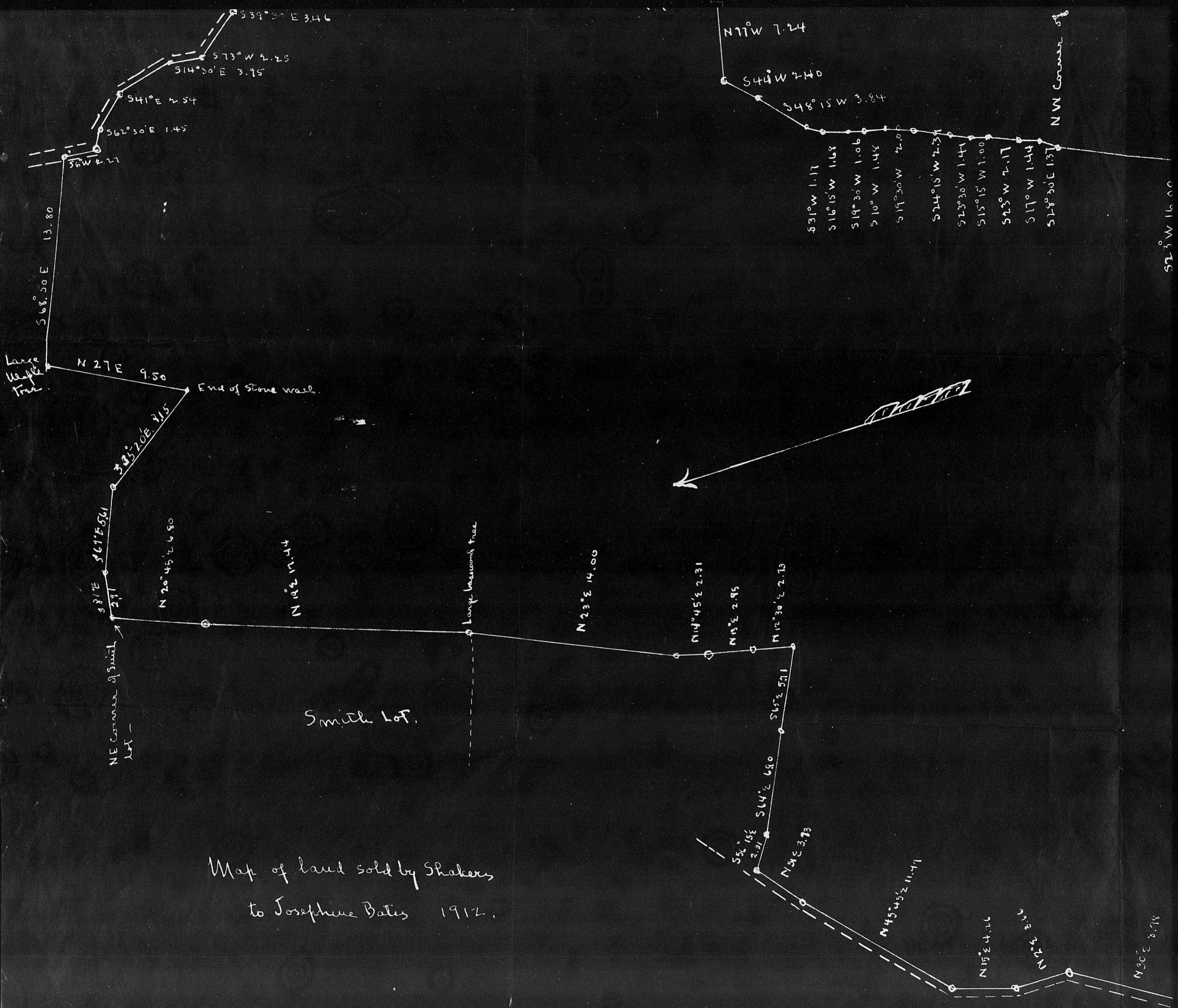
N 59° W 1.23

N 73° W 3.53

N 23° E 14.00  
N 14° 45' E 2.31  
N 13° E 2.95  
N 12° 30' E 2.13  
65° E 5.11

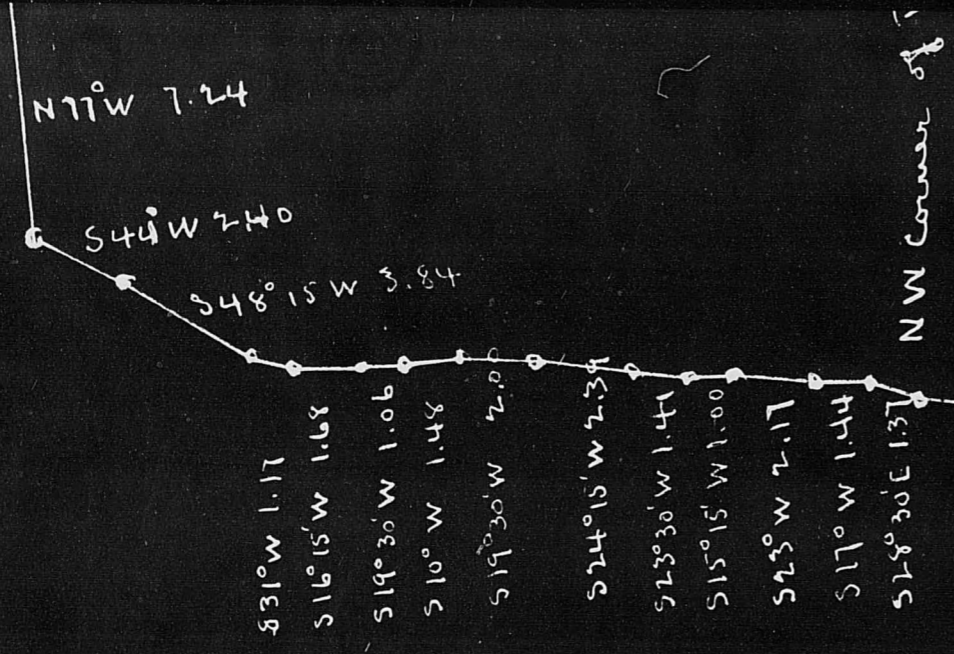


FOLDER 123-9



Map of land sold by Shakers  
to Josephine Bates 1912.

of gate.



NW Corner of

Butler low

6750 Moti Corner of

Ind. Farm

S23°W 16.00

S17°30'W 17.00

N52°W 1.76  
N45°W 2.07

N48°W 15.09

Langford Land.

S49°30'W 12.12

N64°45'W 1.70  
N81°30'W 1.21  
S86°W 1.87  
S62°W 1.57  
S48°W 4.24

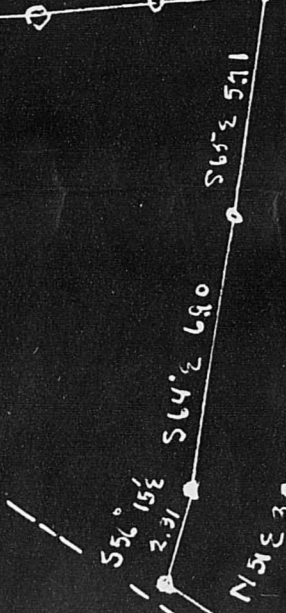
N59°W 1.23  
N73°W 3.53  
N60°15'W 7.0  
N77°30'W 6.00

N67°30'W 2.44  
N21°30'E 7.24  
N69°15'W 1.37  
N56°30'W 1.20  
N74°45'W 1.06  
N29°45'W 0.73  
N47°45'W 0.74  
N69°45'W 1.14  
N40°30'W 1.29  
N30°W 1.20

Small stream

N15°10'E 2.44

N23°E 14.00  
N14°45'E 2.31  
N15°E 2.95  
N12°30'E 2.13



N45°45'E 11.71

N15°E 4.26

N25°E 3.16

N30°E 8.78

N20°30'E 1.63

N6°E 6.71

N24°W 3.68

N5°E 3.67

N11°E 3.41



land sold by Stokes  
to  
Josephine Bates  
1912

13,287

9-9783

(probably South Family, Mt. Lebanon)

SS

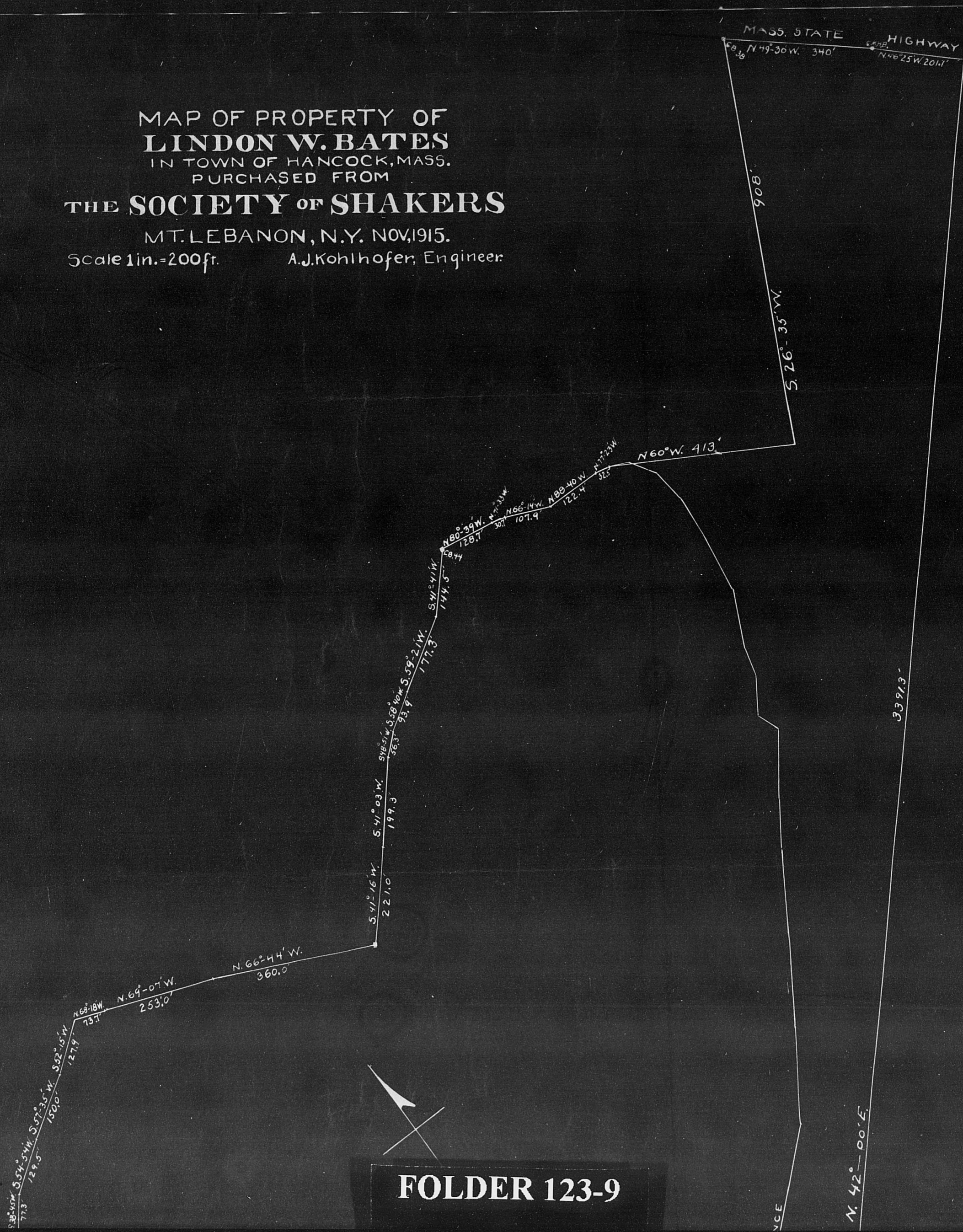
FOLDER 123-9

MAP OF PROPERTY OF  
**LINDON W. BATES**  
 IN TOWN OF HANCOCK, MASS.  
 PURCHASED FROM  
**THE SOCIETY OF SHAKERS**  
 MT. LEBANON, N.Y. NOV, 1915.  
 Scale 1 in. = 200 ft. A.J. Kohlhofer, Engineer.



94.8 Acres.

MAP OF PROPERTY OF  
**LINDON W. BATES**  
 IN TOWN OF HANCOCK, MASS.  
 PURCHASED FROM  
**THE SOCIETY OF SHAKERS**  
 MT. LEBANON, N.Y. NOV, 1915.  
 Scale 1 in. = 200 ft. A.J. Kohlhofer, Engineer.



FOLDER 123-9



BLUE PRINT 1915  
BATES

94 Acres

~~15,044~~ (9783)

Bates



BLUE PRINT 1915  
BATES

94 Acres

15.044 (9783)

FOLDER 123-9

Bates

**FOLDER 123-9**