



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
[Permittech@warrentonva.gov](mailto:Permittech@warrentonva.gov)  
(540) 347-2405

### Land Development Application

Type of Development [select type(s) below]

Permit # \_\_\_\_\_

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application \_\_\_\_\_

#### Project Description

Project Name: Error in Zoning Boundary @ 61 Winchester Street

Property Address (if no address, give closest cross street): CENTER LINE OF SMITH STREET

Purpose of Request: THE ZONING BOUNDRY BETWEEN THE CBD & R6 FAILS TO FOLLOW THE PROPER PATH AS NECESSIATED BY Article 3 Zoning District

Zoning District: CBD

Total Acres:

Acres for Proposed Use:

Parcel Identification Number(s): 6984-34-7492-000 AKA 61 Winchester Street & 45-49 Winchester Street

#### Contact Information (Attach separate page if necessary)

##### All Current Owners

Name & Company:

Address:

Phone:

Email:

##### All Current Applicants (if different then owner):

Name & Company: Michael Keith Macdonald

Address: 92 Winchester Street

Phone: 703-869-0096

Email: october121492@icloud.com

##### Representative (if different then owner/applicant):

Name & Company:

Address:

Phone:

Email:

#### OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

#### APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: \_\_\_\_\_

Applicant's Signature & Date: \_\_\_\_\_

Print Owner's Name: \_\_\_\_\_

Print Applicant's Name: \_\_\_\_\_

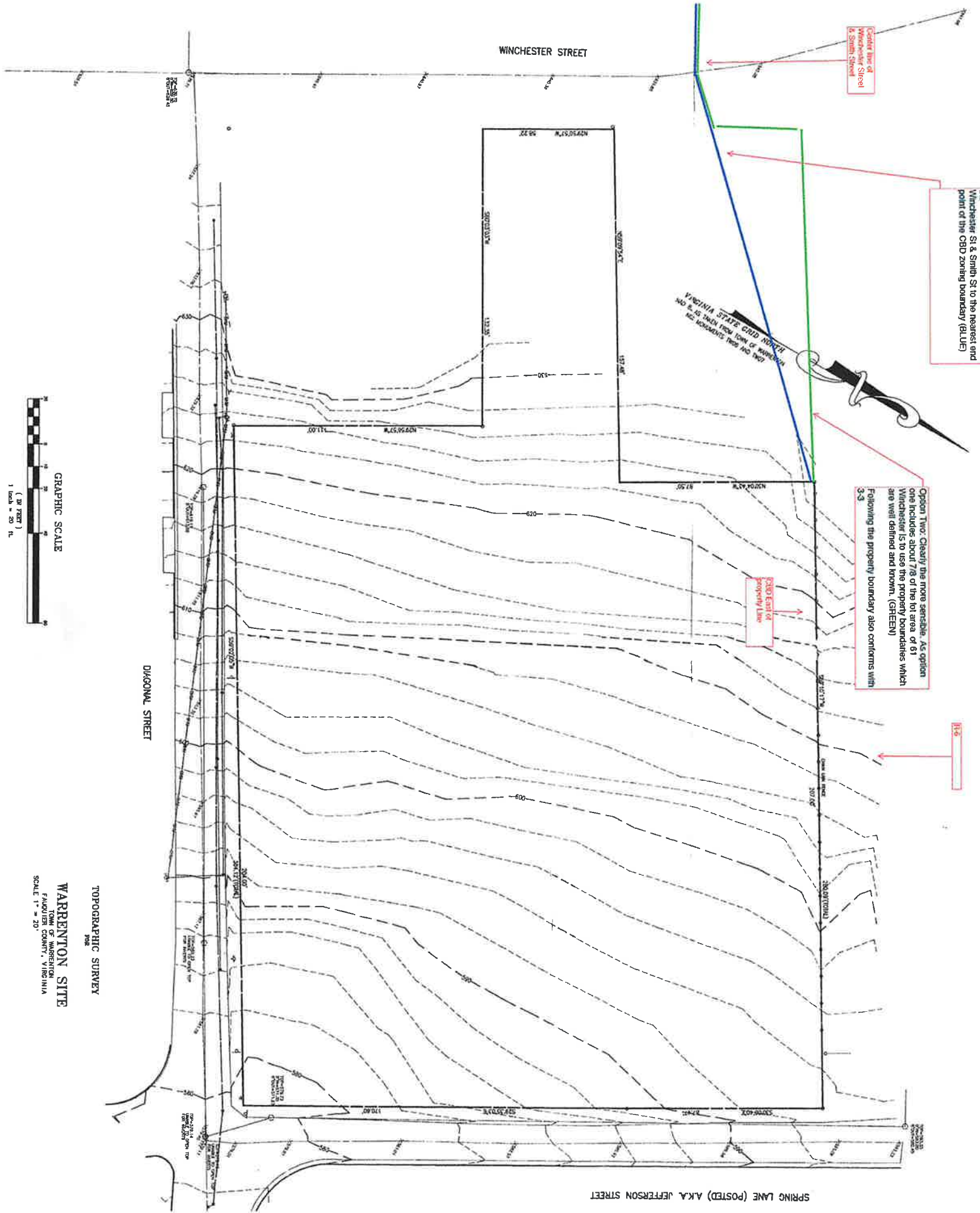
Option One: The boundary line runs from the intersection of the centerlines of Winchester St & Smith St to the nearest and point of the CBD zoning boundary (BLUE)

Center line of Winchester Street & Smith Street

Option Two: Clearly the more sensible. As option one includes about 7/8 of the lot area of 61 Winchester is to use the property boundaries which are well defined and known. (GREEN)  
Following the property boundary also conforms with 3-3

Center line of property line

11-6



GRAPHIC SCALE



TOPOGRAPHIC SURVEY  
WARRENTON SITE  
FANNIN COUNTY, VIRGINIA  
SCALE 1" = 20'

**From:** [Keith Macdonald](#)  
**To:** [Land Development](#)  
**Subject:** Place me on your calinder  
**Date:** Wednesday, September 7, 2022 4:08:32 PM  
**Attachments:** [61\\_Winchester\\_ZD\\_22.8.9\\_Tue\\_Aug\\_9\\_2022\\_12-30-27.pdf](#)  
[Out-Lot Plat Topo - 01 - Showing 61 Winchester Zoning Boundaries.pdf](#)  
[2006.02.04 Proposed Map Changes\[5\].pdf](#)  
[61 Winchester Street - PIN 6984-34-7492-000 - 2016 - CBD Zoning.pdf](#)  
[Argument For CBD Zoning - 01.docx](#)

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Chairperson,

On June 17th I sent the attached application to have my issue reviewed by the Zoning Board. I paid the \$400.00 fee. Instead the nits (Kelly Machen, et al) in the town administration gave me their opinion. Also Attached. I don't need nor care for Kelly's or the towns opinion on the matter I want a decision from the board.

In the towns response to my zoning determination at 61 Winchester Street (Attached) the town fails to and has refused to address any of the elements in Article 3 Zoning District that should apply to the proper zoning boundary at 61 Winchester & 45-49 Winchester. My survey plat which clearly illiterates the lay of the lines and the proper route needed to be taken by the boundary for a corect reading of Article 3 is shown .

That is the issue at hand. I want it resolved without further diddling about by Kelly & town staff.

Please place me on you calendar at the earliest date and email & write to me as to when.  
Thank you.

Regards,  
Keith Macdonald

1. On and before April 28, 2016, the county and town records correctly Identified 61 Winchester PIN 6984-34-7492-000 as CBD Central Business District; this is supported by the screenshot of the record taken on that date. Attached File: 61 Winchester Street - PIN 6984-34-7492-000 – 2016 & 61 Winchester Street - PIN 6984-34-7492-000 - 2016 Full Screen.

#### Parcel Detail for PIN 6984-34-7492-000

Street Address: 61 WINCHESTER ST

Legal Description:

##### Current Assessment Summary

Improvements Value	Land Value	Deferment	Total Taxable Value
\$138,800	\$250,000	\$0	\$388,800

Parcel Improvements Land Transfers

Owners : FRANKLIN, LINDA J

Subdivision :

Map Sheet : 6984.14

Landscape : AVERAGE

Road Type : PAVED

Topography : ON GRADE

ROLLING

Book/Page 1320/1902DEED

& Instrument :

Ancestors :

Mailing Address : 61 WINCHESTER ST

WARRENTON, VA 20186

Neighborhood :

Neighborhood Group : 0006

Tax District : CENTER-WARRENTON

Class : COMMERCIAL AND INDUSTRIAL

Acreage : 0.3193

Utilities : PUBLIC WATER

PUBLIC SEWER

[View > more](#)

Zoning : CENTRAL BUSINESS DISTRICT

Descendents :

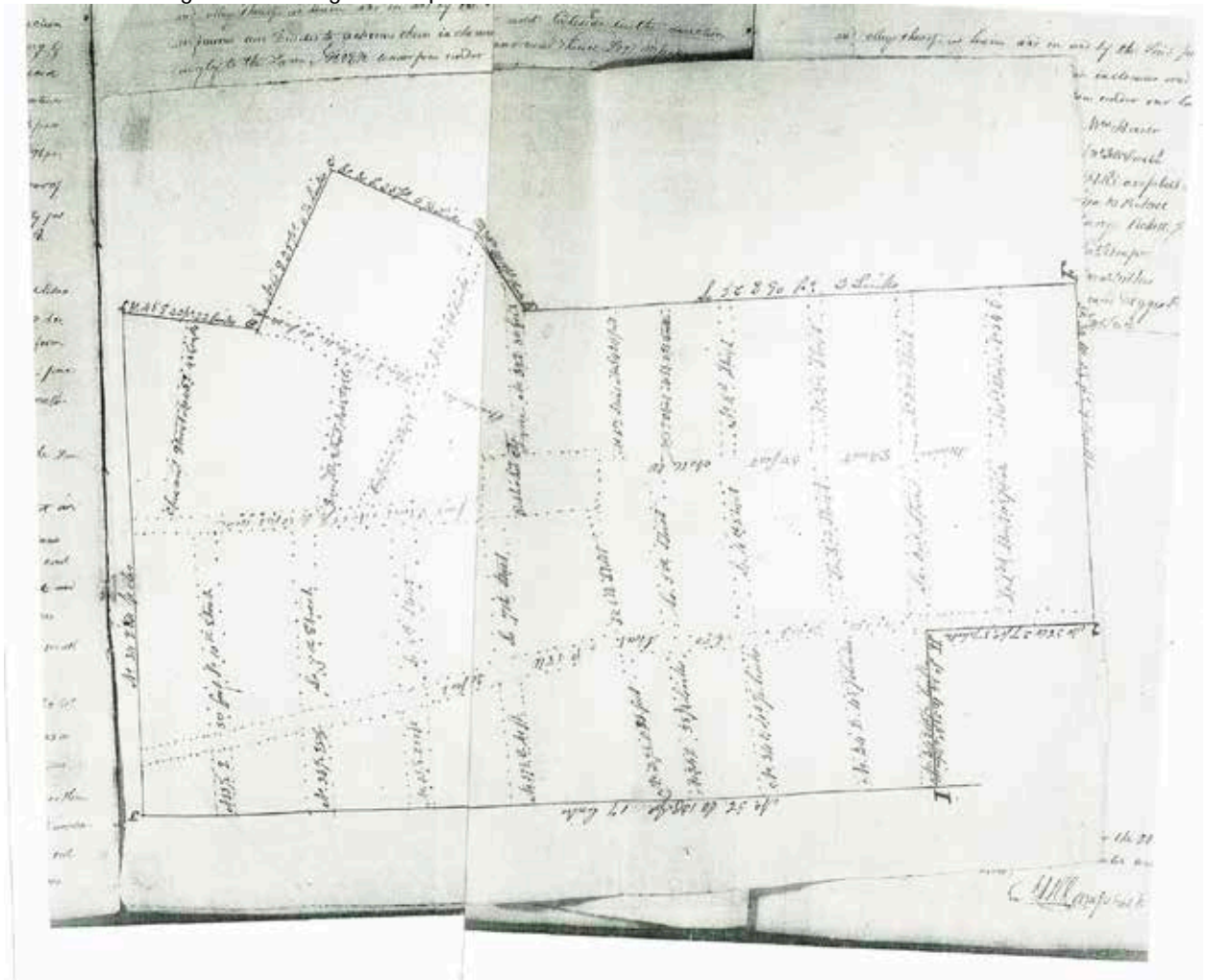
Transfer Notes : 2002-FR RAMEY, SUSAN W - DB 918/461 2010-FR CORRIE, ROBERT B & TAMMY A-DB 1320/1902

##### Land Conservation Easement Summary

Purchase of Development Rights	County of Fauquier	Open Space Easement	Other



2. 61 Winchester is a sub-divide of the original larger lot of Britton Hall – The Britton Hall lot dates to the first layout of the Town of Warrenton. (File: DB 18 – PG468), The entire Britton Hall lot has had the same Zoning since Zoning was implemented in the Town.



3. I verified the Zoning of the Britton and adjacent properties before I purchased Britton Hall in 1998; at the time, both 61 Winchester Street and the lot to the rear DB262-PG135 were zoned CBD. The Zoning was further confirmed by a conversation with the then Town's Director of Development (name escapes me – now works in Loudoun County)
4. A critical reading 3-3 Zone District Boundaries clearly shows 61 Winchester falls into the CBD and not R6.
  - a. Running a line from the intersecting - center lines of Winchester & Smith to the nearest endpoint of the nearest boundary (CBD) bisects about 7/8 of the 61 Winchester Lot (see: Out-Lot Plat Topo - 01 - Showing 61 Winchester Zoning Boundaries)
  - b. The center of Smith Street is beyond the middle of the 61 Winchester lot



5. Sometime between 1998 and 2006, Mayor Fitch and his henchman McLawhon had the Zoning illegally changed in the Town's Town's & country's country's records to show the portion of the Britton Hall lot that sits behind 61 Winchester Street to R6 Zoning and not the CBD Zoning as it was when purchased in 1998. After raising hell with the zoning board, which denied my appeal /argument at the time, they then ""changed"" it back quietly (to save face). What the map Proposed Zoning Map Revisions February 14, 2006 File: (2006.02.04 Proposed Map Changes) documents is the changing back to the original Zoning and the undoing of the mayor and town's manager illegal actions.





6. Again around 2014, while in a meeting with the Town (Brandie Shafer, Whit Robinson, Robert Hale, others) regarding Hotel street, - while documents were being sourced, I brought up the zoning error in the Towns current zoning map – showing 61 Winchester as R6. As brandy Shafer was telling me I was wrong etc. I directed them to bring the county records up on screen, and there before them - clear as day a record that showed the lot as CBD. See file: 61 Winchester Street - PIN 6984-34-7492-000 - 2016 - CBD Zoning.pdf
  - a. The Town & others noticed the side setback when reviewing my Library 2,0 proposal and then decided to alter the Zoning to change the setbacks. After this ""discovery"" the Town yet again set about to t diminish (steal) my property rights.
  - b. The Town then changed the Zoning on 61 Winchester to reflect R6
  - c. The Town overlooked the county records and after I told them about the issue they then quietly had that changed as well.
  - d. The Town never responded to my repeated request to address the improper zoning change from CBD to R6

### Parcel Detail for PIN 6984-34-7492-000

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Parcel   Improvements   Land   Transfers

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Book/Page 1320/1902DEED

& Instrument :

Ancestors :

Mailing Address : 61 WINCHESTER ST

WARRENTON, VA 20186

Neighborhood :

Neighborhood Group : 0006

Tax District : CENTER-WARRENTON

Class : COMMERCIAL AND INDUSTRIAL

Acreage : 0.3193

Utilities : PUBLIC WATER

PUBLIC SEWER

[View 1 more](#)

Zoning : CENTRAL BUSINESS DISTRICT

Descendents :

Transfer Notes : 2002-FR RAMEY, SUSAN W - DB 918/461 2010-FR CORRIE, ROBERT B & TAMMY A-DB 1320/1902

#### Land Conservation Easement Summary

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7. I now have had so many illegal actions taken against me by the Town that I am looking into the RICO statues as a means of redress.

The lot known as 61 Winchester PIN 6984-34-7492-000 needs to be changed back to CBD and I need compensation for the time & damages caused by the repeated illegal actions of the Town of Warrenton compelling me to waste my time & resources defending what should not need to be defended.

Option One: The boundary line runs from the intersection of the centerlines of Winchester St & Smith St to the nearest end point of the CBD zoning boundary (BLUE)

Option Two: Clearly the more sensible. As option one includes about 7/8 of the lot area of 61 Winchester is to use the property boundaries which are well defined and known. (GREEN)

Following the property boundary also conforms with 3-3

Center line of Winchester Street & Smith Street

CBD East of property Line

R-6

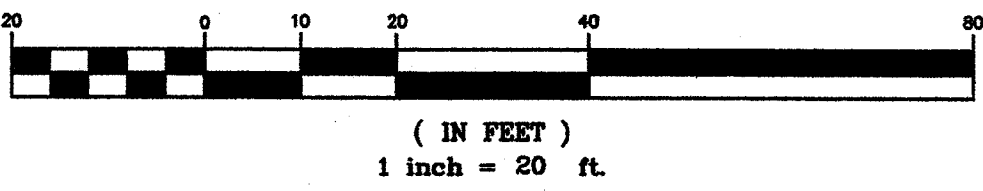
SPRING LANE (POSTED) A.K.A. JEFFERSON STREET

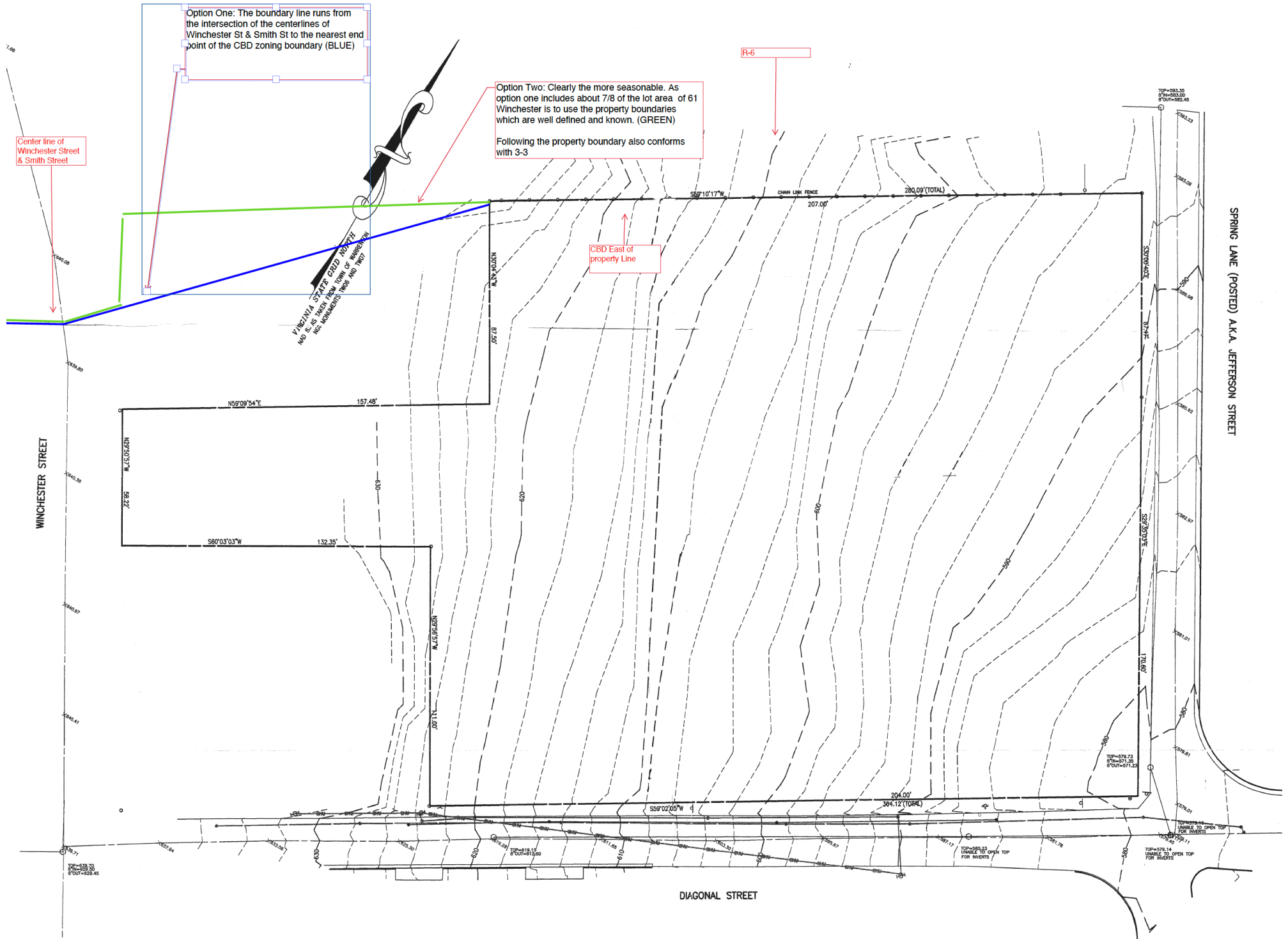
DIAGONAL STREET

TOPOGRAPHIC SURVEY  
FOR

WARRENTON SITE  
TOWN OF WARRENTON  
FAUQUIER COUNTY, VIRGINIA  
SCALE 1" = 20'

GRAPHIC SCALE





TOPOGRAPHIC SURVEY  
FOR

WARRENTON SITE  
TOWN OF WARRENTON  
FAUQUIER COUNTY, VIRGINIA  
SCALE 1" = 20'



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**Legal Description:**

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**Parcel**   **Improvements**   **Land**   **Transfers**

**Owners :** FRANKLIN, LINDA J

**Subdivision :**

**Map Sheet :** 6984.14

**Landscape :** AVERAGE

**Road Type :** PAVED

**Topography :** ON GRADE  
ROLLING

**Book/Page** 1320/1902DEED

**& Instrument :**

**Ancestors :**

**Mailing Address :** 61 WINCHESTER ST  
WARRENTON, VA 20186

**Neighborhood :**

**Neighborhood Group :** 0006

**Tax District :** CENTER-WARRENTON

**Class :** COMMERCIAL AND INDUSTRIAL

**Acreage :** 0.3193

**Utilities :** PUBLIC WATER  
PUBLIC SEWER

[View 1 more](#)

**Zoning :** CENTRAL BUSINESS DISTRICT

**Descendents :**

**Transfer Notes :** 2002-FR RAMEY, SUSAN W - DB 918/461 2010-FR CORRIE, ROBERT B & TAMMY A-DB 1320/1902

### Land Conservation Easement Summary

Purchase of Development Rights	County of Fauquier	Open Space Easement	Other



## Parcel Detail for PIN 6984-34-7492-000

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WARRENTON, VA 20186

**Neighborhood :**

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PUBLIC SEWER [View 1 more](#)

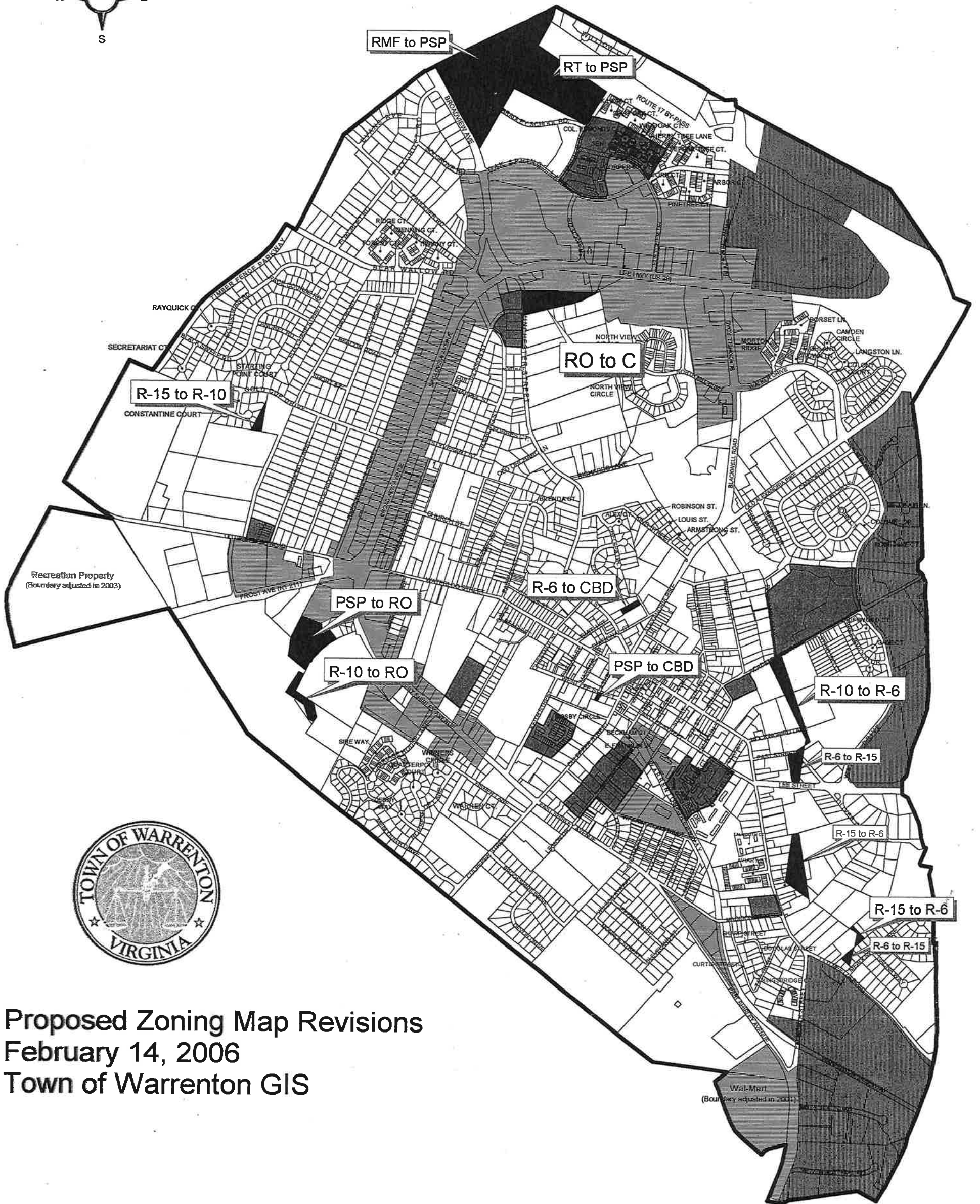
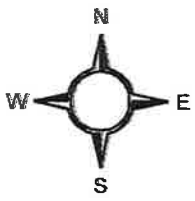
**Zoning :** CENTRAL BUSINESS DISTRICT

**Descendents :**

**Transfer Notes :** 2002-FR RAMEY, SUSAN W - DB 918/461 2010-FR CORRIE, ROBERT B & TAMMY A-DB 1320/1902

### Land Conservation Easement Summary

Purchase of Development Rights	County of Fauquier	Open Space Easement	Other



- Politicalbdy.shp
- Parcels
- Residential Multi-Family District (RMF)
- Proposed Commercial District (C)
- Proposed Industrial District (I)
- Proposed Zone Changes

## Notes on the Deed Chain for 61 Winchester / Britton Family property

### Deed DB262-135 – (1970)

Shows the original 61 Winchester Street lot being divided into two parcels. The parcel fronting onto Jefferson Street was conjoined back into the original Britton Hall parcel by sale. In 1970 the two parcels enjoyed the same zoning which was CBD.

### Deed DB188-PG227 - (1954)

Shows that the 61 Winchester Street plat was draw from the larger Britton Hall property of 6  $\frac{3}{4}$  acers

### Deed DB60-PG336 – (1867)

Shows that the Horner property (later known as Britton Hall) as being 6  $\frac{3}{4}$  acers and includes the area that later became 61 Winchester Street

Assessed Value 449,000.00  
 Consideration: \$535,000.00  
 Grantees address: 01 Winchester St.  
 Warrenton VA 97146  
 Tax Map #6984-34-7492-000

Doc ID: 005514770002 Type: DEE  
 Recorded: 06/09/2009 at 09:27:49 AM  
 Fee Amt: \$2,351.33 Page 1 of 2  
 Fauquier County, VA  
 Gail H Barb Clerk of Circuit Court  
 File# 2009-00005394  
 BK 1320 Pg 1902-1903

**DEED**

THIS DEED, made this 5th day of June, 2009, by and between  
**ROBERT B. CORRIE and TAMMY A. CORRIE**, husband and wife, GRANTORS, and,  
**LINDA J. FRANKLIN**, GRANTEE.

WITNESSETH: That in consideration of the sum of TEN DOLLARS (\$10.00)  
 cash and other valuable consideration moving from the Grantee to the Grantors, receipt  
 of all of which at the sealing and delivery of this deed is hereby acknowledged, the  
 Grantors do hereby bargain, sell, grant and convey unto, **LINDA J. FRANKLIN**, the  
 Grantee, all of the following described real estate, to-wit:

ALL THAT certain lot or parcel of land lying and being situate in the  
 Town of Warrenton, County of Fauquier, Virginia, and fronting on  
 Winchester Street, and containing 39,395 square feet, more or less,  
 according to plat and survey of R. M. Bartenstein, C. C. E., CLS,  
 dated August 30, 1954, attached to Deed recorded in Deed Book  
 188, Page 227, in the Clerk's Office of the Circuit Court of Fauquier  
 County, Virginia.

Less and except 0.5021 acre conveyed to Vincent O. Jacobs and P.  
 Nelson Brittle as recorded in Deed Book 262, Page 135, in the  
 aforesaid Clerk's Office.

And being the same property conveyed to Robert B. Corrie and  
 Tammy A. Corrie, husband and wife, as tenants by the entirety with  
 the common law right of survivorship, by Deed from Susan W. Ramey,  
 divorced and not remarried, dated October 1, 2001, recorded  
 October 1, 2001 in Deed Book 918 at Page 461 among the land  
 records of Fauquier  
 County, Virginia.

Reference may be had to the foregoing plat and deed and references  
 therein contained for a further and more particular description of the real  
 property herewith conveyed.

EXCEPT as to covenants, easements and restrictions of record, if any, the  
 Grantors covenant that they will WARRANT GENERALLY the property hereby  
 conveyed, that they have the right to convey the said land to the Grantee, that the  
 Grantee shall have quiet possession of said land, free from all encumbrances, and that  
 they, the Grantors, will execute such further assurances of the said land as may be  
 requisite.

GULICK, CARSON  
 & THORPE, P.C.  
 Attorneys at Law  
 70 Main Street  
 Warrenton, Virginia  
 20186  
 Phone: Area Code 540  
 347-3022

Return To: Stonewall Title & Escrows Inc  
 9500 Grant Avenue, Suite 102  
 Manassas VA 20108  
 Returned to:  
 Grantee and  
 paid



TO HAVE AND TO HOLD the above described real estate, together with all rights, ways, easements and appurtenances thereunto belonging, unto the Grantee, in fee simple.

WITNESS the following signature and seal of the Grantors herein, the day, month and year first hereinabove written.

 (SEAL)  
ROBERT B. CORRIE

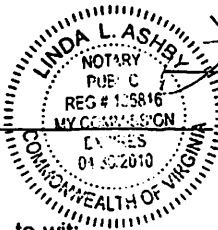
 (SEAL)  
TAMMY A. CORRIE

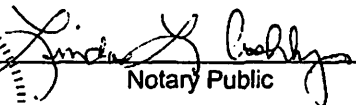
STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to-wit:

I, Linda L. Ashby, a Notary Public in and for the said state and county aforesaid, whose commission expires on the 30<sup>th</sup> day of April, 2010, do hereby certify that ROBERT B. CORRIE, whose name is signed to the foregoing deed bearing date on the 5<sup>th</sup> day of June, 2009 has acknowledged the same before me in my county aforesaid.

GIVEN under my hand this 8<sup>th</sup> day of June, 2209.

Notary Registration #



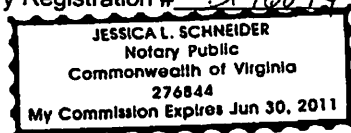
  
Notary Public

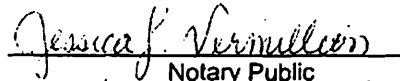
STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to-wit:

I, Jessica F. Vermillion, a Notary Public in and for the said state and county aforesaid, whose commission expires on the 30<sup>th</sup> day of June, 2011, do hereby certify that TAMMY A. CORRIE, whose name is signed to the foregoing deed bearing date on the 5<sup>th</sup> day of June, 2009 has acknowledged the same before me in my county aforesaid.

GIVEN under my hand this 5<sup>th</sup> day of June, 2009.

Notary Registration #



  
Notary Public

(I was commissioned as  
Jessica F. Schneider)

RECORDED IN CLERKS OFFICE OF  
FAUQUIER ON  
June 09, 2009 AT 9:27:49 AM  
\$535.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE § 58.1-802  
STATE: \$287.50 LOCAL: \$287.50  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT

-2-





BK0918PG0461

#325,000.00

Mailing Address of Grantee:  
61 Winchester Street  
Warrenton, VA 20186

## THIS DEED

made and entered into this 1st day of October, <sup>01 12005</sup>2001,  
by and between SUSAN W. RAMEY, divorced and not remarried,  
Grantor; and Robert B. Corrie and Tammy A. Corrie,  
husband and wife, as tenants by the entirety with the common  
law right of survivorship, Grantees;

## WITNESSETH:

that for and in consideration of the sum of Ten Dollars  
(\$10.00), cash in hand paid, and other good and valuable  
consideration, the receipt of which is hereby acknowledged,  
the Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with  
GENERAL WARRANTY OF TITLE, unto the Grantees, as tenants by  
the entirety with the common law right of survivorship  
expressly retained, that is, in case of death of either of the  
Grantees, the property hereby conveyed shall vest in the  
survivor, all the following described property, to-wit:

PIN: 6984-34-7492-000

ALL THAT certain lot or parcel of land lying and  
being situate in the Town of Warrenton, Fauquier  
County, Virginia, and fronting on Winchester  
Street, and containing 39,395 square feet, more or  
less, according to plat and survey of R. M.  
Bartenstein, C.C.E., CLS, dated August 30, 1954,  
attached to Deed recorded in Deed Book 188, page  
227, in the Clerk's Office of the Circuit Court of  
Fauquier County, Virginia.

LESS AND EXCEPT 0.5021 acre conveyed to Vincent O.  
Jacobs and P. Nelson Brittle as recorded in Deed  
Book 262, page 135, in the aforesaid Clerk's  
Office.

AND BEING the same property conveyed to Susan W.  
Ramey, femme sole, as and for her sole and separate  
equitable estate, by Deed from John M. Ramey, Jr.  
and Susan W. Ramey, husband and wife, dated March  
25, 1981, and recorded in Deed book 413, page 318

Examined and  
Returned to:

WALKER, JONES, LAWRENCE,  
DUOGAN & SAVAGE, P.C.  
ATTORNEYS AT LAW  
CARTER HALL  
31 WINCHESTER STREET  
WARRENTON, VIRGINIA 20186

BK0918PG0462

in the Clerk's Office of the Circuit Court of  
Fauquier County, Virginia.

This conveyance is made expressly subject to  
easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD the said land and premises,  
together with all rights, ways, appurtenances and easements  
thereto belonging, or in anywise appertaining unto the said  
Grantees and their successors in fee simple, forever.

The Grantor covenants that she is seised of the  
aforesaid land, that she has the right to convey said land,  
that the Grantees will have quiet possession of the same, free  
from all encumbrances, that the Grantor will execute such  
further assurances as may be deemed requisite, and that she  
has done no act to encumber the said land.

WITNESS the following signature and seal:

Susan W. Ramey (SEAL)  
SUSAN W. RAMEY

STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me  
this 1st day of October, 2001, by Susan W. Ramey,  
divorced and not remarried.

Lincoln Z. Pugh  
Notary Public

My Commission Expires: 4-30-02

Prepared by:  
Walker, Jones, Lawrence, Duggan & Savage, P.C.

C:\Formal\Daily\Ramey.ded

EX0918PG0463

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
FOR THE COUNTY OF FAUQUIER,

**OCT - 1 2001**

This Instrument was this day received in said Office and  
with certificate admitted to record at 5:08 P. m.  
Tax of \$ 375 Imposed by §58.1-802 Paid.  
Consideration: \$ 375,000  
Clerk's Fee: \$18 (1-10 pg), \$31 (11-30 pg.), \$51 (over 31 pg.)  
(Includes \$1.50 Library Fee) \$3.00 Tech Fee  
TOTAL PAID: \$ 1145

TESTE: Gail Harb, CLERK

BOOK 413 PAGE 318

1146

## THIS DEED

made and entered into this 25<sup>th</sup> day of March, 1981,  
by and between JOHN M. RAMEY, JR. and SUSAN W. RAMEY, husband  
and wife, Grantors; and SUSAN W. RAMEY, femme sole, as and for  
her sole and separate equitable estate, Grantee;

Examined and  
Returned To:

## WITNESSETH:

that for and in consideration of the sum of Ten Dollars (\$10.00),  
cash in hand paid, and other good and valuable consideration,  
the receipt of which is hereby acknowledged, the Grantors do  
hereby BARGAIN, SELL, GRANT and CONVEY with GENERAL WARRANTY  
OF TITLE, unto the Grantee as and for her sole and separate  
equitable estate, all their right, title and interest in and

MAILING ADDRESS OF GRANTEE:

61 Winchester Street

Winchester

Virginia 22186

APR 17 1981

John M. Ramey, Jr.  
Susan W. Ramey

Pursuant to Section 58-57 of the  
Code of Virginia, this transfer of  
property is pursuant to a written  
instrument incident to separation  
or divorce.

MARTIN, WALKER, JONES,  
LAWRENCE & LYNN, P.C.  
ATTORNEYS AT LAW  
CARTER HALL  
31 WINCHESTER STREET  
WARRENTON, VA  
22186

to the following described property, to-wit:

ALL THAT certain lot or parcel of land  
containing 0.3193 acres and fronting  
on Winchester Street in the Town of  
Warrenton, Fauquier County, Virginia.

AND BEING the same property conveyed  
to John M. Ramey, Jr. and Susan W. Ramey,  
by deed from Anne H. Moore, widow, and  
Mariana S. Hamilton, unmarried, dated  
March 12, 1976, and recorded March 12,  
1976, in Deed Book 326 at page 162 in  
the Office of the Clerk of the Circuit  
Court, Fauquier County, Virginia.

This conveyance is made expressly subject to easements,  
restrictions and rights-of-way of record or visible upon the  
premises constituting constructive notice.

It is distinctly understood that this conveyance is  
made to said Susan W. Ramey as her sole and separate estate,  
free and clear from the debts and controls or marital rights,  
including curtesy, of any present or future husband that she may  
have; she may encumber said property or convey same by her sole  
act without union of her husband in any deed that she may make

BOOK 413 PAGE 319

with reference thereto; and she will in all respects hold or dispose of said property just as though she were a femme sole.

This property is conveyed subject to a deed of trust against same made by John M. Ramey, Jr. and Susan W. Ramey, the Grantors herein, dated March 12, 1976, to W. N. Tiffany, Jr. and Daniel M. O'Connell, Jr., Trustees, to secure Anne H. Moore and Mariana S. Hamilton the sum of \$35,000.00 with a current unpaid principal balance of approximately \$28,865.65, recorded in Deed Book 326 at page 166. The Grantee agrees to assume and pay the same as part of the consideration of this conveyance as evidenced by her signature hereto.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances and easements thereto belonging, or in anywise appertaining unto the said Grantee and her successors in fee simple, forever.

The Grantors covenant that they have the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, except as aforesaid, and that they, the Grantors, will execute such further assurances as may be deemed requisite.

WITNESS the following signatures and seals:

 (SEAL)  
JOHN M. RAMEY, JR., Grantor

 (SEAL)  
SUSAN W. RAMEY, Grantor

 (SEAL)  
SUSAN W. RAMEY, Grantee



BOOK 413 PAGE 320

STATE OF VIRGINIA

COUNTY OF Fauquier, to-wit:

The foregoing instrument was acknowledged before me  
this 25th day of March, 1981, by JOHN M. RAMEY, Jr.

  
NOTARY PUBLIC

My Commission Expires:

2/26/84

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me  
this 25th day of March, 1981, by SUSAN W. RAMEY.

  
NOTARY PUBLIC

My Commission Expires:

2/26/84

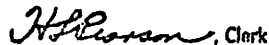
Virginia in the Clerk's Office of Fauquier Circuit Court APR 7 1981

This instrument was this day received in said Office and with  
certificate admitted to record at 1:46 P.M.

Tax of \$        Imposed by Section 58-54(b) Paid

State Tax 0.50 County Tax        Transfer fee 1.00

Clerk's fee 10.00 Total 11.50 Teste:

, Clerk

Deed Book 262 Page 135

D E E D

1043

THIS DEED made this 3rd day of September, 1970, by and between LAVINIA D. HAMILTON, party of the first part, and VINCENT O. JACOBS and P. NELSON BRITTLE, as tenants in common, share and share alike, parties of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the parties of the second part, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, at and before the signing, sealing, and delivery of this deed, the said party of the first part does hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE unto the said VINCENT O. JACOBS and P. NELSON BRITTLE, as tenants in common, share and share alike, parties of the second part, the following described real estate, to-wit:

All that certain lot or parcel of land, lying and being situate in the Town of Warrenton, Fauquier County, Virginia, and containing, according to plat and survey of James G. Butler, Jr., Certified Land Surveyor, 0.5021 of an acre, which is hereto attached and hereby made a part of this deed; and the same being a portion of a larger tract of land which was conveyed to the grantor herein by deed of William R. Robins, Jr. and Lucille Robins, his wife, dated 1 September, 1954 and recorded in the Clerk's Office of the Circuit Court of Fauquier County, Virginia on 18 September, 1954 in Deed Book 188 at Page 229. Reference may be had to aforesaid deed, plat and survey and references therein contained for a further and more particular description of the real property herein conveyed.

TO HAVE AND TO HOLD the above granted lands and premises, together with all rights, ways, easements and appurtenances thereunto belonging, or in anywise appertaining, unto the said VINCENT O. JACOBS and P. NELSON BRITTLE, as tenants in common, share and share alike, parties of the second part, in fee simple forever.

WITNESS the following signature and seal, the day, month and year first hereinabove written.

Lavinia D. Hamilton (SEAL)  
LAVINIA D. HAMILTON

Exd. a Mailed  
To:  
Peoples Nat'l Bank  
Warrenton, Va.  
Attn: P.N. Brittle  
This 18 Sept 1970.  
Marjorie Beem  
D-C.

Quid Book 262 Page 136

WINCHESTER STREET

HAMILTON  
RESIDUE

N 19° 33' 10" W

87.45'

KEITH

N 69° 41' 50" E  
280.00'

0.5621 ACRE  
(DB 188 P. 227)

280.00'

S 69° 42' 00" W

JACOBS & BRITTLE

S 19° 33' 20" E

87.47'

JEFFERSON ST.

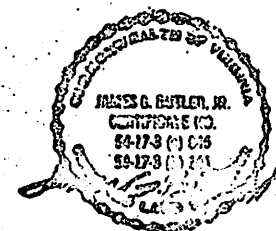
PLAT SHOWING PART OF THE

LAVINIA D. HAMILTON  
PROPERTY  
WARRENTON, VIRGINIA

SCALE: 1" = 50'

SEPTEMBER 1, 1970

JAMES G. BUTLER, JR.  
CERTIFIED LAND SURVEYOR  
WARRENTON, VIRGINIA



Deed Book 262 Page 137

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to-wit:

I, Hancey L. Roberts, a Notary Public in and for the State and County aforesaid, whose commission expires on the 28<sup>th</sup> day of January, 1973, do hereby certify that Lavinia D. Hamilton, whose name is signed to the foregoing deed bearing date on the 3rd day of September, 1970, has acknowledged the same before me in my county aforesaid.

GIVEN under my hand this 4<sup>th</sup> day of September, 1970.

Hancey L. Roberts  
Notary Public

Virginia: In the Clerk's Office of Fauquier Circuit Court, Sept. 4-1970

This instrument was this day received in said Office and with certificate admitted to record at 10:12 AM.

Tax of \$ 2.50 imposed by Section 58-54(b) Paid

Teste: W. H. Henson Clerk

BOOK 326 PAGE 162

679  
DEEDExd + mailed  
to:Tiffany, Tiffany  
+ Lewis  
Culpeper St.  
Warrenton, Vathis March  
30, 1976Mail H. Paul  
D.C.

THIS DEED, made this 12th day of March, 1976, by and between ANNE H. MOORE, widow, and MARIANA S. HAMILTON, unmarried, hereinafter referred to as Grantors, and JOHN M. RAMEY, JR. and SUSAN W. RAMEY, husband and wife, hereinafter referred to as Grantees:

## WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE AND ENGLISH COVENANTS OF TITLE unto the Grantees as tenants by the entirety with common law right of survivorship all of the following described real estate, to-wit:

All of that certain lot or parcel of land containing 0.3193 acres and fronting on Winchester Street in the Town of Warrenton, Fauquier County, Virginia.

And being the same property conveyed to Lavinia D. Hamilton by William R. Robbins, Jr. and Lucille Robbins, his wife, recorded the eighteenth day of September, 1954 in Deed Book 188, Page 227. Lavinia D. Hamilton died intestate on the first day of February, 1971 leaving as her sole heirs a brother, Hugh S. Hamilton and two sisters, Anne H. Moore and Mariana S. Hamilton, each acquiring a 1/3 undivided interest in said property. The 1/3 interest of Hugh S. Hamilton was conveyed to Anne H. Moore and Mariana S. Hamilton, as tenants in common, share and share alike, by deed dated the tenth day of July, 1972 and recorded the seventeenth day of July, 1972 in Deed Book 279, Page 143, among the land records of Fauquier County, Virginia.

IN WITNESS WHEREOF, the said Anne H. Moore, widow, has caused her signature to be signed hereto and her seal to be affixed hereto by TAYLOR S. CHILTON, her Attorney-in-Fact, appointed by that certain power of attorney dated the 8TH day of MARCH, 1976, a counterpart of said power of attorney executed under seal being attached hereto and made a part of this deed, and the said Mariana S. Hamilton has signed her own name and affixed her own seal hereto in her own right.

ANNE H. MOORE, Widow

BY Taylor S. Chilton (SEAL)  
her Attorney-in-FactMariana S. Hamilton (SEAL)  
MARIANA S. HAMILTON

## POWER OF ATTORNEY

BOOK 326 PAGE 163

KNOW ALL MEN BY THESE PRESENTS, that I, Anne H. Moore, of the city of Fredericksburg, Virginia, have made, constituted and appointed, and by these presents do make, constitute, and appoint TAYLOR S. CHILTON, of Remington, Virginia, my true and lawful attorney, for me and in my name, place, and stead, to ask, demand, sue for, recover, and receive, of and from all corporations, associations, and persons whatsoever, all and every sum or sums of money due and owing, or that may become due and owing to me on any and every account, whether due or to become due, and give receipts for the same, or at his discretion, to compound or compromise for the same, and give discharges; to release any deeds of trust securing payment of promissory notes payable to my order; to sign any bond, deed, obligation, contract, or other paper; to endorse, transfer and negotiate any certificates of corporate stock, or corporate bonds or debentures, to sell or transfer said certificates of stock or bonds; to draw upon any bank or banks or corporations, associations or individuals for sum or sums of money that may be to my credit, or which I may be entitled to receive, as I might or could do; to enter any safe deposit box at any bank which may be leased to me; to sell any part or parts of my real or personal estate, or any interests which I may have in any real or personal estate, wheresoever situated to make all necessary deeds and conveyances thereof, with all necessary covenants, warranties and assurances, and to sign, seal, acknowledge, and deliver the same; and to do all such other acts, matters, and things in relation to or any part of or interest in my property, estate, affairs, or business, of any kind or description, in the the state of Virginia, or elsewhere, as I myself might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof.

This power of attorney shall not terminate on disability, either mental or physical, of the undersigned.

Witness the following signature and seal this 9th day of March, 1976.

Anne H. Moore (SEAL)  
Anne H. Moore



BOOK 326 PAGE 154

STATE OF VIRGINIA

CITY OF FREDERICKSBURG, to wit:

I, Elizabeth M. Kendall, a Notary Public of  
and for the state and city aforesaid hereby certify that  
Anne H. Moore, whose name is signed to the writing above,  
bearing date on the 8<sup>th</sup> day of March, 1976, has this day  
acknowledged the same before me in the city aforesaid.

My commission as notary public expires on the 12<sup>th</sup> day of  
October, 1976.

Given under my hand and notarial seal this 8<sup>th</sup> day  
of March, 1976

Elizabeth M. Kendall  
Notary Public

BOOK 326 PAGE 155

STATE OF VIRGINIA,  
COUNTY OF FAUQUIER, to-wit:

I, Landra Dennis Silvey, a Notary Public in and for the  
County of Fauquier, State of Virginia, whose commission expires on the 21<sup>st</sup>  
day of April, 1979, do hereby certify that Taylor S. Chilton  
, whose name is signed as Attorney-in-Fact for Anne H. Moore,  
Widow, to the foregoing Deed bearing date of March 12, 1976, has acknowledged  
the same before me in my County and State aforesaid.

Given under my hand and seal this 12<sup>th</sup> day of March, 1976.

Landra Dennis Silvey  
Notary Public

STATE OF VIRGINIA,  
COUNTY OF FAUQUIER, to-wit:

I, Landra Dennis Silvey, a Notary Public in and for  
the County of Fauquier, State of Virginia, whose commission expires on the 21<sup>st</sup>  
day of April, 1979, do hereby certify that MARIANA S. HAMILTON,  
whose name is signed to the foregoing Deed bearing date of March 12, 1976, has  
acknowledged the same before me in my County and State aforesaid.

Given under my hand and seal this 12<sup>th</sup> day of March, 1976.

Landra Dennis Silvey  
Notary Public

Virginia: In the Clerk's Office of Fauquier Circuit Court, March 12, 1976

This instrument was this day received in said Office  
and with certificate admitted to record at 2:48 p.m.

Tax of \$ 50.00 imposed by Section 58-54(b) Paid

Teste: J. H. Benson Clerk

BOOK 279 PAGE 143

1482

THIS DEED OF GIFT, made this 10th day of July, 1972, between HUGH S. HAMILTON and LOUISE BALL HAMILTON, his wife, GRANTORS, and ANNE H. MOORE and MARIANA S. HAMILTON, as tenants in common, share and share alike, GRANTEEES, WITNESSETH:

WHEREAS, the late Lavinia D. Hamilton died intestate on the first day of February, 1971, owning the lot or parcel of land hereinafter described, and left surviving her as her sole heirs-at-law a brother, the said Hugh S. Hamilton, and two sisters, the said Anne H. Moore and Mariana S. Hamilton, said brother and the said two sisters thereby each inheriting a one-third undivided interest in said lot or parcel of land; and

WHEREAS, the Grantors desire to give and convey unto the Grantees all of the said Hugh S. Hamilton's one-third undivided interest in said lot or parcel of land;

NOW, THEREFORE, in consideration of the premises, the Grantors do hereby give, grant and convey, with SPECIAL WARRANTY OF TITLE, unto the Grantees, as tenants in common, share and share alike, all of the following described real estate, to-wit:

All of the right, title and interest of the said Hugh S. Hamilton, the same being a one-third undivided interest, in and to that certain lot or parcel of land, together with improvements thereon, situate in the Town of Warrenton, in Centre Magisterial District, Fauquier County, Virginia, fronting on Winchester Street, and being a portion of a 38,395 square foot parcel of land which was conveyed to the said late Lavinia D. Hamilton by deed of William R. Robins, Jr., and wife dated September 1, 1954, recorded September 18, 1954, in Deed Book 188, Page 227, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, and being that portion of said 38,395 square foot parcel of land remaining after deducting therefrom that part of said 38,395 square foot parcel of land which was conveyed to Vincent O. Jacobs and P. Nelson Brittle by deed of said Lavinia D. Hamilton dated September 3, 1970, recorded September 4, 1970, in Deed Book 262, Page 135, in said Clerk's Office.

To: Taylor S. Chilton  
Rt 1, Box 75  
Remington, Va 22734

End of Matter  
To:  
Taylor S.  
Chilton  
Rt 1, Box 75  
Remington, Va  
22734  
This 2 Aug. 1972  
Marilyn B. B...  
D. C.

BOOK 279 PAGE 144

TO HAVE AND TO HOLD the above mentioned one-third undivided interest in said parcel of land, together with all rights, ways, easements and appurtenances thereunto belonging, unto the Grantees, as tenants in common, share and share alike, in fee simple.

WITNESS the following signatures and seals.

Witness:

*Beatrice Lee Brooks*  
*Jayford Hamilton*

*Hugh S. Hamilton* (SEAL)  
HUGH S. HAMILTON

Louise Ball Hamilton  
*her X mark* (SEAL)  
LOUISE BALL HAMILTON

STATE OF VIRGINIA

CITY OF FREDERICKSBURG, to-wit:

I, Beatrice Lee Brooks, a Notary Public in and for the City of Fredericksburg, State of Virginia, do certify that Hugh S. Hamilton and Louise Ball Hamilton, whose names are signed to the foregoing deed of gift dated the 10th day of July, 1972, have each acknowledged the same before me in my City and State aforesaid.

My commission expires the 27th day of January, 1979.

Given under my hand and NOTARIAL SEAL this 12th day of July 1972.

1972.

*Beatrice Lee Brooks*  
NOTARY PUBLIC

Virginia: In the Clerk's Office of Fauquier Circuit Court, 17 July 1972

This instrument was this day received in said Office and with certificate admitted to record at 11:07 AM.

Tax of \$ — imposed by Section 58-54(b) Paid

Teste: *H. L. Pearson* Clerk  
By *Wm D Harris, Dep. Clerk*

ment of insurance premiums or taxes, as hereinafter provided, then, and at any time thereafter, as soon as requested by the holder of the debt or of any part thereof, herein secured, whether the whole of the debt be then due or not, (it being fully understood and agreed that default being made in the payment of any part of said debt, or of any renewal, or part thereof or of the interest, or of the insurance premiums, or taxes, or any part of either, the whole of said debt including insurance premiums and taxes, shall then be taken as due and payable); said part ies of the second part shall proceed to sell the said described land and premises, at public auction, to the highest bidder,—said sale to be in conformity with, and upon the terms as set forth in Sees. 55-59 and 55-60 of the Code of Virginia, 1950, and amendments thereto, provisions of which said sections are hereby referred to and made a part of this said deed of trust, except the commission to the trustee shall be five per cent upon the gross amount of said sale and except that should said property be offered or advertised for sale by the trustee acting under this trust and be withdrawn from sale by reason of any agreement between the parties hereto, or by reason of the compliance of said part ies of the first part or any one for them with the terms of the obligation secured then the trustee so acting shall be entitled to a commission of two per centum upon the total amount of the debt secured hereby for services in that behalf which commission, together with the costs of advertising, shall be paid by the said part ies of the first part.

AND THE SAID PARTIES of the first part do hereby agree at their own costs, during the continuance of this loan, and until the same is full paid and satisfied, to keep all buildings and improvements thereon insured against loss by fire or lightning, for their full insurable value, and to have said insurance endorsed for the benefit of the said party-- of the third part, who shall, at its option in case of loss by fire, apply the money so received, to the payment of the debt herein secured, whether due or not, or in rebuilding upon the same property,—said new buildings to be likewise insured, and also to pay all taxes that may become due or be assessed against said land and buildings, during the continuance of this trust; and that upon any neglect to so insure, or pay taxes, any party secured hereby may have said buildings insured, pay the premiums thereon, and pay said taxes, and the expense so paid shall be added to and be a charge hereby secured and bear interest from the time of said payments.

It is stipulated, covenanted and agreed by and on behalf of the parties hereto that no standing timber shall be cut from said premises nor removed therefrom except for necessary repairs of buildings and fences located on said premises and/or for the use of firewood without the consent in writing of the trustee herein named and that no sod or topsoil shall be sold off of the premises. It is hereby further mutually understood and agreed that any violation of this particular covenant and agreement by the said parties of the first part or agents or employees shall constitute a default on the part of and by the parties of the first part and that upon said default the whole of said debt as hereinabove set out shall then become and be due and payable as of the date of said default and the part ies of the second part shall have the right to proceed to sell the said described land and premises in the manner and under the conditions above mentioned.

SHOULD THERE BE NO DEFAULT HEREUNDER, according to the true tenor and effect hereof, then shall this instrument be null and void and released at the costs of the part ies of the first part, else remain in full force and effect.

WITNESS the following signatures and seals, of the parties of the first part, the day and year first hereinabove written:

Ernest C. Schwab (SEAL)

Mary Ann Schwab (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF VIRGINIA,  
COUNTY OF FAUQUIER, TO-WIT:

I, R. M. Bartenstein a Notary Public  
in and for the county and state aforesaid, whose commission expires on the 17th day  
of September 1954 do hereby certify that Ernest C. Schwab and

Mary Ann Schwab, husband and wife,

whose names are signed to the foregoing DEED OF TRUST, bearing date on the  
17th day of September, 1954, have acknowledged  
the same before me, in my county aforesaid.  
GIVEN UNDER MY HAND, this the

day of September, 1954.

R. M. Bartenstein  
Notary Public.  
My Commission Expires July 3, 1957

Clerk's Office of Fauquier Circuit Court, 17 Sept. 1954

This deed of Trust was this day received in said  
Office and with certificate admitted to record at 11:45 A.M.

Teste: H. L. Pearson Dep. Clerk

The foregoing Deed of Trust has been fully paid and satisfied.

The Peoples National Bank of Warrenton, Va.  
W. Jacob Asst.-Pres. President

Signature attested and Sent

secured herein exhibited to me cancelled, this 16 April 1964

William D. Harris, Deputy Clerk

948

THIS DEED made this 1st day of September, 1954, between William R. Robins, Jr., and Lucille Robins, his wife, parties of the first part, and Lavinia D. Hamilton, party of the second part, WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations moving from the party of the second part to the parties of the first part, receipt of all of which at the sealing and delivery of this deed is hereby acknowledged, the parties of the first part do hereby bargain, sell, grant and convey unto the party of the second part all of the following described real estate, to-wit:

All of that certain lot or parcel of land lying and being situate in the Town of Warrenton, Fauquier County, Virginia, and fronting on Winchester Street, and containing 38,395 square feet according to plat and survey of R. M. Bartenstein,

WM R ROBINS JR  
&UX

TO (B & S

LAVINIA D  
HAMILTON

Exd + mailed To  
Lavinia D.  
Hamilton atty  
Warrenton, Va  
April 8 OCT 1954.

T.E.B. Clark  
By MAH

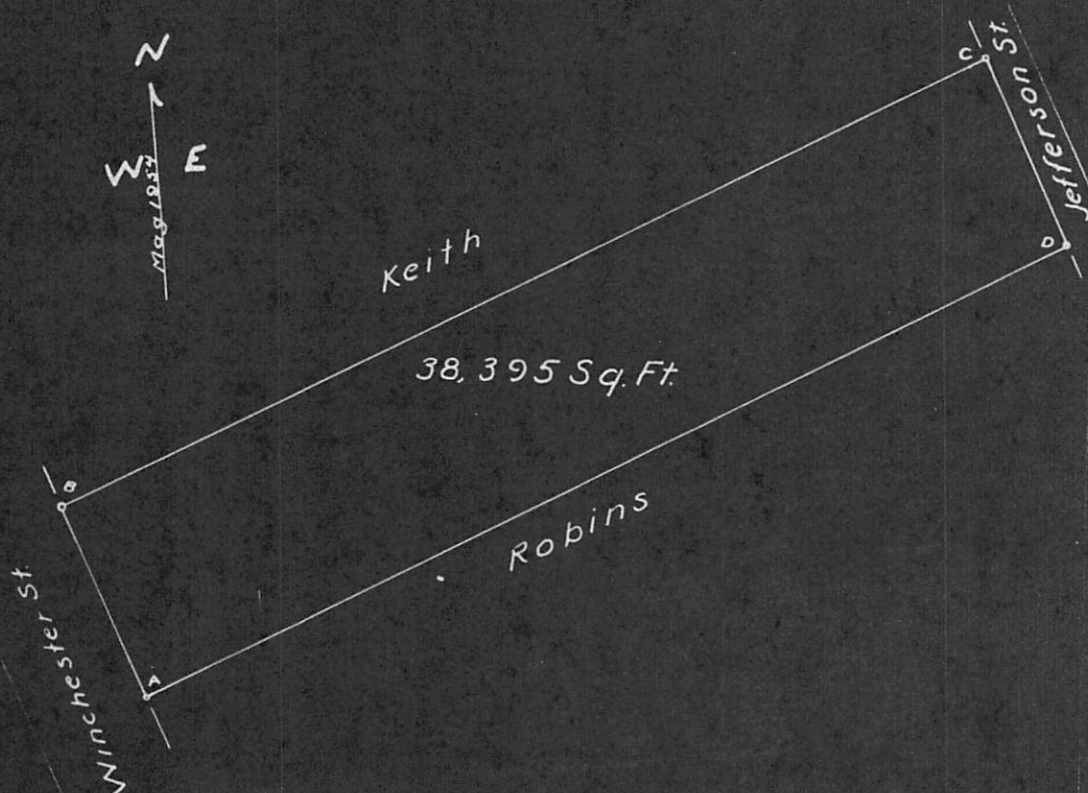


V.C.E., C.L.S., dated August 30, 1954, which plat and survey are attached hereto and made a part of this deed. Said real estate hereby conveyed is a portion of the property which Fanny Baylor Britton, by her last will and testament dated January 5, 1925, probated and recorded May 28, 1929 in Will Book 50, Page 499, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, devised to her "niece Josephine Knox Robins and at her death to her son Willie Randolph Robins" with a provision that testatrix's sister, Natillie Hurxthal, should also have a life estate in said property. The said life estates have terminated by the death of Natillie Hurxthal several years ago and by the death of Josephine Knox Robins on May 19, 1954. The said William R. Robins, Jr., is the same person designated in the aforesaid will as Willie Randolph Robins. The real estate hereby conveyed is a portion of the property which was conveyed to Anne B. Horner, Mary J. Horner, Fanny B. Horner and Natillie Horner by deed of Joseph Horner dated August 16, 1867, of record in Deed Book 60, Page 336, in said Clerk's Office, the interests of Natillie Horner (who intermarried with George Albert Hurxthal) and Mary J. Horner (who intermarried with John A. Harrington) having been acquired by John Blodget Britton (who intermarried with the said Fanny B. Horner) by deeds of record in Deed Book 68, Page 385 and Deed Book 68, Page 502, in said Clerk's Office, the said John Blodget Britton having thereafter, by his will dated November 19, 1898, probated and recorded April 25, 1899, in Will Book 42, Page 350, in said Clerk's Office, having devised his interest in said real estate to his wife, the said Fanny Baylor Britton, and the said Fanny Baylor Britton having thereafter acquired the outstanding interest of the said Anne B. Horner by deed dated May 28, 1910, recorded in Deed Book 104, Page 7, in said Clerk's Office.

## ROBINS PROPERTY

SURVEY BY *R. H. Barlenstein* V.C.C.E., C.L.S. #549  
WARRENTON VA.

DATE August 30, 1954 SCALE 1" = 60' 0"



At the request of Wallace N. Tiffany I made a survey of a portion of the property acquired Will Book 50, page 499, Fauquier County Virginia Records; said survey being based on a description found in Deed Book 60, page 336, Fauquier County Virginia Records. The said tract lying within the town of Warrenton, Virginia is described as follows:

Beginning at (A) an iron pipe corner to Robins and in a fence line bordering Winchester Street, thence generally with said fence, along Winchester Street, N19°46'00"W 87.83 feet to (B) an iron pipe set at the base of a fence post corner to Keith, thence leaving Winchester Street and with Keith, generally with a fence, N69°29'30"E 438.26 feet to (C) an iron pipe corner to Keith and in the fence line on the edge of Jefferson Street, thence along Jefferson Street generally with said fence S19°33'20"E 87.47 feet to (D) an iron pipe corner to Robins, thence leaving Jefferson Street and with Robins, this line not being fenced, S69°26'40"W 437.95 feet to (A) the point of beginning, said tract containing 38,395 Square Feet.

SURVEYOR'S NOTE: Street lines are subject to revision, due to inadequacy of present town of Warrenton surveys and markings.

DB 188, Pg 228

Except as to public utility company easements and rights of way of record, if any, the parties of the first part covenant that they will WARRANT GENERALLY the aforesaid lot or parcel of land hereby conveyed.

WITNESS the following signatures and seals.



William R. Robins Jr. (SEAL)  
William R. Robins, Jr.

Lucille Robins (SEAL)  
Lucille Robins

STATE OF OKLAHOMA  
COUNTY (~~ANY~~) OF Oklahoma, to-wit:

I, Carolyn Hanson, a Notary Public in and for the County (~~ANY~~) of Oklahoma, State of Oklahoma, whose commission expires the 24 day of April, 1955, do hereby certify that William R. Robins, Jr. and Lucille Robins, his wife, whose names are signed to the foregoing deed dated the 1st day of September, 1954, have each acknowledged the same before me in my County (~~ANY~~) aforesaid.

Given under my hand and notarial seal this 7<sup>th</sup> day of September, 1954.

Carolyn Hanson  
Notary Public

Clerk's Office of Fauquier Circuit Court, 18 Sept 1954

This deed delivered was this day received in said office and with certificate admitted to record at 10:55 A.M.

Test: V. E. R. Williamson Clerk

THIS DEED made and entered into this the 18th day of September, 1954, between Mary Louise Russell, (widow), party of the first part, and Aaron C. Gaskins and Mildred A. Gaskins, husband and wife, as joint tenants, with the common law right of survivorship, and not as tenants in common, parties of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration moving between the parties hereto, and paid by the parties of the second part, to the party of the first part, the receipt whereof, at and before the sealing and delivery of this deed is hereby acknowledged, the said party of the first part has bargained and sold, and by this deed does hereby bargain, sell, grant and convey with GENERAL WARRANTY OF TITLE unto them, the said parties of the second part, as stated, the following described real estate, to-wit:

All of that certain lot or parcel of land, lying and being situate in Marshall Magisterial District, Fauquier County, Virginia, on the Road leading from Markham to Front Royal, and located at or near Petersburg, and containing by plat and survey made by Fred Bartenstein, S. F. C., and hereto attached and made a part of this deed, 2.164 acres; it being a part of Lot No. 2, in the Smith Subdivision, which was conveyed to the said Mary Louise Russell, by R. L. Cutright and Eva Louise Cutright, his wife, by deed dated the 24th day of August, 1938, and recorded in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, in Deed Book 146, at page 323; and to which said deed and plat above referred to reference is hereby had for a more particular description of the property hereby conveyed.

TO HAVE AND TO HOLD the above granted lands and premises, together with all rights, ways, easements and appurtenances thereto belonging or in anywise appertaining, unto them, the said Aaron C. Gaskins and Mildred A. Gaskins, husband and wife, as joint tenants, with the common law right of survivorship, and not as tenants in common, their heirs or assigns, in fee simple forever.

WITNESS the following signature and seal.

Mary Louise Russell (SEAL)

MARY L RUSSELL  
TO (B & S

AARON C GASKINS  
&UX

*Edla + delivered  
to Aaron Gaskins  
R.L.G. Gaskins  
this 24 - October  
1963 - By  
H. J. Hanson  
Clerk -*

*For Plat  
+ Survey  
see Deed  
Book  
491 Pg.  
477*



Deeds. Payne & Virginia his wife of the one part and Henry Williams, Charles Hughes & Saml. Mor-  
rison, Jr., of the other part, all of the County of Fauquier  
State of Virginia. Witnesses that the parties of the first part for and in consideration  
of the sum of Four hundred dollars to them in hand paid the receipt of which is hereby  
acknowledged do by these presents grant bargain and sell alien, release and convey unto  
the parties of the second part a certain lot of land fronting fifty feet on Calhoun Street  
in said town and running back one hundred feet and bounded as follows, commencing  
at a stone fourteen feet from the South eastern corner of Mr. Richardson's lot on Calhoun  
Street & running thence in Southern direction fifty feet along the line of said street to  
another stone, thence by a straight line across, towards South first street at right angles  
with Calhoun Street, a distance of one hundred feet, to a third stone, thence North in  
a line parallel with the line fronting on Calhoun Street, a distance of fifty feet to  
a fourth stone, thence along the Southern boundary line of a fourteen foot alley sepa-  
rating the above granted lot from the lots of Mr. Richardson & Mr. Menifee to the  
beginning corner. To have and to hold the above granted property with all the privileges  
and appurtenances thereto appertaining unto the parties of the second part their  
survivors and successors forever in fee simple. And the said Rice W. Payne for him-  
self & his heirs and for his said wife and her heirs covenants with the parties of the sec-  
ond part that he will warrant generally the premises hereby conveyed. As witness  
the following signatures & seals.

Revenue Stamp 50 cents

Rice W. Payne *Seal*

Virginia Payne *Seal*

Clerk's Office of Fauquier County Court August 12th. 1867

This deed, stamped with fifty cents Internal Revenue Stamps, properly cancelled, was  
acknowledged before me in the said Office by R. W. Payne - and Virginia, wife of said R. W. Payne  
being examined by me in the said Office, privily and apart from her said husband and having  
the deed aforesaid fully explained to her acknowledged the same to be her act, and deed, and  
declared that she had willingly executed the same and wished not to retract it, whereupon the  
said deed was admitted to record.

*Seal*

Mrs. A. Jennings, Clerk.

Deeds. This deed made this 16<sup>th</sup> day of August 1867 between Joseph Horner of the  
first part and Anne B. Horner, Mary J. Horner, Fanny B. Horner and Nattalia Horner  
of the second part. Witnesses, that for and in consideration of the sum of Four Thousand  
Dollars in hand paid by the said Anne, Mary, Fanny & Nattalia Horner to the said  
Joseph Horner the said parties of the first, doth grant - bargain and sell by these presents  
unto the said parties of the second part - all of that lot of land lying within the corporate limits  
of the town of Warrenton, County of Fauquier - State of Virginia, on which the said Joseph  
Horner now resides, and bounded as follows. Beginning at the intersection of Winchester  
and diagonal streets - near the South corner of the Law Office - thence with the last named  
Street 553 feet to the Fauquier and Alexandria Turnpike Road - thence with the said road 562  
feet to a proposed street to be called Boundary Street - thence along the same - about west  
276 ft. to the corner of lot now owned by Mr. Brandt - thence with her line 438 feet to  
an original corner between Edmonds and Horner - thence with the lines of R. Taylor Scott's  
lot, 45 feet on Jefferson Street, and 456 feet to Winchester Street, and thence along



Winchester Street to the beginning, 262 feet; supposed to contain  $6\frac{3}{4}$  acres, be the same more or less - The said Horner grants unto the parties of the second part, the right of conducting the water from the Spring branch near the N. E. corner of said lot, into said corner, for the purpose of using the water whenever the parties of the second part may desire - The said Joseph Horner warrants to the said parties of the second part, generally, the aforesaid bargain premises, except the contingent interest of Mr. Louisa Horner in the two acres on which the Mansion house is situated, and covenants that he will execute such further assurances of the same to their heirs or assigns as may be requisite.

Witness the following signatures and seals

Witness - E. W. Knox

Revenue Stamps \$4.00

Joseph Horner seal

E. B. Horner.

Clerk's Office of Fauquier County Court August 16<sup>th</sup> 1867.

This deed, stamped with Four dollars Internal Revenue Stamps properly cancelled was acknowledged in the said office by Joseph Horner and admitted to record.

test.

Wm. A. Jennings, Clerk

Jno. W. Trust. This Indenture executed this 17<sup>th</sup> day of August 1867 between Jno. W. Hicks of  
the one part, Rice W. Payne trustee of the second part, and Alex. D. Payne guardian of Charley,  
R. W. Robert F. Edward C. Mary B. Eliza and Soughborough Turner, infant children of Edward  
C. Turner & his late wife Sarah, all of the County of Fauquier & State of Virginia. Whereas the  
party of the third part has this day loaned to the party of the first part the sum of seven  
hundred & twenty one Dollars & thirty three cents, evidenced by his note under seal bearing  
even date with this Indenture payable twelve months after date with interest from date paya-  
ble annually; and whereas it is hereby distinctly, and positively understood by and between  
the parties of the first and third part, that the further sum of Six hundred Dollars shall  
be loaned by the party of the third part to the party of the first part within the space of  
six months from the date of this Indenture, upon a credit of eighteen months or two years  
from the date of this Indenture, to be evidenced in like manner as above by the note  
under seal of the party of the first part, and to bear interest and date on the day and year  
of the said second loan, to be recognized by said trustee, and secured as hereinafter provided  
for in respect to the aforesaid loan of seven hundred and twenty one Dollars and thirty  
three cents; that is to say that the said second loan of six hundred dollars, hereafter by  
this agreement to be made by the party of the third to the party of the first part is and  
is hereby provided to be secured in the same and as ample a manner as the first loan  
before described is hereby secured upon the real estate hereinafter described and conveyed for  
these purposes: and whereas it is the wish of the party of the first part to secure alike the  
said loan now made and the second loan aforesaid hereafter to be made, and the interest  
accumulating thereon: Now therefore this Indenture witnesses that for and in consid-  
eration of the premises and for the further consideration of ten dollars to the party of the  
first part by the party of the second part in hand paid, the receipt of which is hereby ac-  
knowledge, he the party of the first part doth hereby grant, bargain & sell, alien, release  
and convey unto the said trustee a certain House & Lot in the said town of Warrenton  
County & State aforesaid, known as the residence of the party of the first part, situated  
on Smith Street & nearly opposite the residence recently purchased by Gen. Eppa Hunton  
from Mr. H. Gaines, it being the same conveyed by deed of bargain & sale from James M.  
McLaren & wife dated August 1<sup>st</sup> 1842, duly recorded in Clerk's Office of Fauquier

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m. names are signed to the writing above bearing date on the tenth day of October 1870, personally appeared before us in the County aforesaid and being examined by us privily and apart from her husband and having the writing aforesaid fully explained to her. She, the said Emma E. - acknowledged the said writing to be her act and declared that she had willingly executed the same and does not wish to retract it. Given under my hand this 10<sup>th</sup> October 1870.

A. J. Parr J. P.  
Jas. C. Thomson J. P.

Clerk's Office of Fauquier County Court - 29<sup>th</sup> June 1877-

This Deed was this day received in said Office and with the certificates thereto ordered to be recorded.

Teste: R. H. Downman Clk.

Hurrethall Geo. A. my.

to Deed -

Jno: B. Britton

Exd & delivd to J.

B. Britton this 28<sup>th</sup>

Decr 1877.

R. H. Downman

Clerk.

This Deed of Conveyance made the twenty fifth day of June A.D. 1877 - between George Albert Hurrethall and Nattilia his wife of the town of Warrenton in the County of Fauquier and State of Virginia of the first part and John Blodget Britton of the City of Philadelphia and State of Pennsylvania of the second part Kitsepeth, that for and in consideration of the sum of One Thousand dollars in hand paid by the party of the second part the receipt whereof is hereby acknowledged they the said parties of the first part do by these presents grant, bargain, sell and convey to the said party of the second part his heirs and assigns One undivided fourth part of all of that lot or piece of ground now occupied by Joseph Horner Esqr and lying within the Corporate limits of said town of Warrenton, and described and bounded as follows: Beginning at the intersection of Winchester and diagonal streets near the South corner of the law office of said Horner, thence with the last named street 553 feet to the Fauquier and Alexandria Turnpike road - thence with said road 562 feet to a proposed street to be called Boundary Street, thence along the same about West 296 feet to the corner of a lot now or lately owned by Mrs Brandt, thence with her line 438 feet to an original corner between Edmonds and Horner, thence with the line of R. Taylor Scott's lot 45 feet on Jefferson Street and 456 feet to Winchester Street and thence along Winchester Street to the beginning 262 feet and supposed to contain 6 <sup>3</sup>/<sub>4</sub> acres be the same more or less. Together with the right of conducting the water from the spring branch near the North East corner for the purpose of using the said water whenever the said party of the second part his heirs and assigns may desire - And together with all other rights and privi-



leges thereto belonging or appertaining. The said premises being subject to the contingent interest of Mrs Louisa Horner in the two acres on which the Mansion House is erected. Being the same premises and rights subject as aforesaid, which Joseph Horner by deed dated the 16<sup>th</sup> day of August 1867 and admitted to record on that day in the Clerk's Office of Fauquier County Court in the State of Virginia granted and conveyed in fee unto his four daughters Anne B., Mary J., Fanny B., and the said Nattilia. The said Nattilia having since become the wife of G. A. Hurstthal. And the said parties of the first part covenant that they and each of them will execute such further assurances of the same to the party of the second part his heirs and assigns as may be requisite. In witness whereof they have hereunto set their hands and seals the day and year first above written.

Witnesses present. Note the words "And Nattilia" his wife over 3<sup>d</sup> line from the top interlined before signing. R. H. Downman Clerk.

Geo. A. Hurstthal Seal  
Nattilia Hurstthal Seal

Virginia - Fauquier County - Oct. -

I, R. H. Downman Clerk of the County Court for Fauquier County in the State of Virginia, certify that G. A. Hurstthal whose name is signed to the foregoing writing dated June 25<sup>th</sup> 1877, has acknowledged the same before me in my said County. And I further certify that Nattilia Hurstthal the wife of G. A. Hurstthal, whose names are signed to the foregoing writing dated June 25<sup>th</sup> 1877, this day came personally before me in my said County, and being by me examined privily and apart from her said husband, she the said Nattilia Hurstthal after having said writing fully explained to her, acknowledged the same as her act and deed, and declared she had willingly executed the same, and wished not to retract it. Given under my hand this 25<sup>th</sup> June 1877.

R. H. Downman Clerk

Clerk's Office of Fauquier County Court - 5<sup>th</sup> July 1877 -

This Deed was this day received in said Office and with the certificate thereto admitted to record.

Teste: R. H. Downman Clerk

This Deed made and entered into this 30<sup>th</sup> day of June 1877 - between C. H. A. Keedon and Anna his wife, Parties of the first part and Mrs Virginia D. D. Green of the second part all of the County of Prince William and State of Virginia, Witnesseth that for and in consideration of the sum of One Thousand Dollars cash in hand to them paid the receipt of which is hereby acknowledged the said parties of the first part have bargained, sold, aliened and conveyed and by these presents do bargain, sell, alien and convey to the said Virginia D. D. Green with General warranty a certain lot of land in the County of Fauquier and State of Virginia lying on both sides of the road from Somerset Mills to Markham and in the Village of M. Channsville containing three acres more or less and adjoining the lands of Rev E. Herndon J. P. Thomas and others and being the same land conveyed to the said C. H. A. Keedon by J. P. Thomas, which conveyance is recorded among the land records of Fauquier County Court. Witness the following signatures and seal the day & year first above mentioned.

C. H. A. Keedon Seal  
Anna Keedon Seal

Virginia  
County of Prince William - to wit:-

I, Crawford Bushing a Notary Public for the County aforesaid in the State of Virginia do certify that C. H. A. Keedon, whose name is signed to the deed hereunto annexed bearing date of June 30<sup>th</sup> 1877, has acknowledged the same before me in my County aforesaid. And I further certify that Anna Keedon, wife of C. H. A. Keedon whose names are signed to the deed hereunto annexed bearing date of June 30<sup>th</sup> 1877, has acknowledged the same before me in my County aforesaid.

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as the said Clopton shall designate or the said Payne shall think proper. And from the proceeds of said sale after first paying the costs and expenses of this trust, the said trustees shall pay to said Latham his Exors Adms or assigns, the amt in full of said bond principal & int due and unpaid, and the balance if any, he shall pay to said Clopton his Exors Adms or assigns but if there be no default in the payment of either principal or interest of said bond then this Indenture shall be null and void otherwise of full force and effect - Witness the following signatures & seals -

N. A. Clopton *(Seal)*

A. D. Payne *(Seal)*

Virginia, Fanguin County to wit:

I A. R. Barntenstein Deputy Clerk of Fanguin County Court do certify that N. A. Clopton and A. D. Payne whose names are signed to the foregoing writing dated 23<sup>rd</sup> Octo 1877 have acknowledged the same before me in my said County - Given under my hand this 23<sup>rd</sup> day of Octo 1877 -

A. R. Barntenstein D.C.

Clerks Office of Fanguin County Court Octo 23<sup>rd</sup> 1877 -

This deed of trust was this day received and with certificate thereto admitted to record.

Teste

R. H. Downman Clk.

This deed of conveyance made the third day of July A.D. 1877 - between Jno. A. Harrington and Mary Josephine his wife of the Town of Groesbeek Limestone County, in the State of Texas of the first part and John Bladget Britton of the City of Philadelphia in the State of Pennsylvania of the second part - Witnesseth that for and in consideration of the sum of one thousand dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, they the said parties of the first part do by these presents grant bargain sell and convey to the said party of the second part his heirs and assigns one undivided fourth part of all of that lot or piece of ground now occupied by Joseph Horner Esq and lying within the corporate limits of the town of Warrenton County of Fanguin and State of Virginia and described and bounded as follows Beginning at the intersection of Winchester and Dragonal Streets near the south corner of the law office of said Horner, thence with the last named street 553 feet to the Fanguin & Alexandria turnpike, thence with the said road 562 feet to a proposed street to be called Boundary Street, thence along the same about west 296 feet to the corner of a lot now or lately owned by Mrs Brandt, thence with her line 438 feet to an original corner between Edmonds and Horner thence with the line of R. Taylor Scott lot 45 feet on Jefferson Street and 456 feet to Winchester Street and thence along Winchester Street to the place of beginning 262 feet and supposed to contain 6 3/4 acres be the same more or less - Together with the right of conducting the water from the spring basin near the north east corner of said lot into and within the said corner for the purpose of using the said water, whenever the said party of the second part his heirs or assigns may desire and together with all other rights and privileges thereunto belonging or appertaining - The said premises being subject to the contingent interest of Mrs Louisa Horner in the two acres on which the mansion house is erected - Being the same premises and rights, subject as aforesaid which Joseph Horner by deed dated the 16<sup>th</sup> day of August 1867 and admitted to record on that day in the Clerks Office of Fanguin County Court in the State of Virginia granted and conveyed in fee unto his four daughters Anna B. Mary J. Fanny B. and Kattilia Horner. The said Mary J. having since become the wife of John A. Harrington aforesaid - And the said parties of the first part covenant that they and each of them will execute such further assurances

of the same to the party of the second part his heirs and assigns as may be requisite - In witness whereof they have hereunto set their hands and seals the day and year first above written -

Witnesses present

L. Bennett

J. D. Walker

John A. Harrington (Seal)

Mary J. Harrington (Seal)

County of Limestone }  
State of Texas } S.S.

I M. F. Johnson Clerk of District Court in the County and State aforesaid do hereby certify that John A. Harrington and Mary J. his wife, parties to the foregoing deed dated the third day of July 1877 personally appeared before me in the County aforesaid and severally acknowledged the same to be their act and deed and desired me to certify the said acknowledgments to the Clerk of Tanguier County Court in the State of Virginia - And I do further certify that the said Mary J. being examined by me privily and apart from her husband and after having the deed aforesaid fully explained to her, she the said Mary J. acknowledged the same to be her act and deed and declared that she had willingly signed sealed and delivered the same and she wished not to retract it - Given under my hand and the seal of the Court first above written this third day of July 1877 -

Notarial Seal

M. F. Johnson

Clerk District Court

Limestone County, Texas

Clerks Office of Tanguier County Court Oct 24<sup>th</sup> 1877

This Deed was this day received in said Office and with certificate thereto admitted to records

Peste

R. H. Downman

Clerk

This Deed made the 22<sup>nd</sup> day of October in the year one thousand eight hundred and seventy seven, Between Samuel Grant of Tanguier County and State of Virginia party of the first part and S. O. Claughton of Washington D. C. party of the second part, Witnesseth that the said party of the first part doth grant unto said party of the second part the following property to wit: two lots numbered 11 A and 11 B. containing each ten acres being the same premises conveyed by Commissioners Pollock & Mitchell in the suit of Packet to Fox legatees or devisees of John Fox deceased to Austin Chapman and others. Also lot Number 22 A. containing ten acres which lot is derived in same way as above. Also lot No 21 A. containing ten acres which lot was derived in same manner as above set forth - And also lot No 11 C. containing ten acres said lot being derived through same source as others; all of said lots are situated in the County of Tanguier and State of Virginia on what is known as the "Home Tract" of said John Fox deceased and for more particular description of rules and bounds of said lots reference is hereby made to the deeds of conveyance to said Chapman and others from said Commissioners Pollock & Mitchell of record in the Office of the Clerk of the County Court of Tanguier County - Also a certain lot of land lying and situate in the County of Tanguier and known as lot No 22 B. "Home Tract" being the same premises conveyed to George Jennings by Pollock & Mitchell Commissioners in the suit of Packet to Fox by deed bearing date 2<sup>nd</sup> of December 1875 and of record in the Office of the Clerk of Tanguier County Court said lot contains ten acres of land and for full

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