

POWER OF ATTORNEY

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KNOW ALL MEN BY THESE PRESENTS that

HELEN B VICKERS  
TO ( POF A  
REGINALD J  
VICKERS JR

I, HELEN BAIRD VICKERS, of The Plains, Virginia, by these presents do make constitute and appoint my son, REGINALD J. VICKERS, JR., my true and lawful attorney for me and in my name, place and stead to do any act or thing with respect to my affairs and my property, real and personal, which I might legally do if personally present without any exception and without limitation.

*Entailed to  
R. J. Vickers  
this 19 May  
RJB ch*

For the further assurance of those who may be called upon to recognize this power of attorney, and without intending to limit in any way the powers of my said attorney as aforesaid, I specifically declare that such powers which I hereby confer upon my attorney include, among others, the power to endorse and sign checks; to sign proxies; to endorse and transfer stocks and bonds; to sign applications for permits, licenses and grants; to purchase and sell for my account any and all stocks, bonds, notes and other securities and personal property of every description; to borrow money and to pledge as security any stocks, bonds or mortgages which I may own; to sell and convey any real estate which I may own and give good and sufficient deeds and warranties therefor; to enter into undertakings of any character; to settle and compromise any and all claims for or against me and to bring and defend any and all actions in my name; to receive and give appropriate receipts for any property to which I may be or become entitled; to have access either alone or in conjunction with any other person to any safe deposit box or vault now or hereafter rented in my name and to remove the contents therefrom and place property therein; to prepare, execute and file or amend any income tax or other return, report, protest or application for correction or refund in connection with any tax imposed or purported to be imposed by any government and to pay any such tax and execute any waivers, consents or agreements in connection therewith; to employ counsel or other agents or representatives; to give any and all instructions and exercise any and all rights and powers reserved to me by trust agreement of May 2, 1922 with the Guaranty Trust Company of New York as trustee; and, generally, to sign all papers and instruments and to do and perform all and every act and thing whatsoever that may be necessary or convenient to be done in the general conduct of my affairs as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of June, 1953.

*Helen Baird Vickers*  
Helen Baird Vickers

State of Virginia )  
County of Fauquier ) ss.:

On this 24 day of June, 1953, before me personally came HELEN BAIRD VICKERS, to me personally known and known to me to be the person described in and who executed the foregoing power of attorney and she acknowledged to me that she executed the same.

Clerk's Office of Fauquier Circuit Court, 24 June, 1953. *Helen Baird Vickers*  
This deed P of A was this day received in said office and with certificate admitted to record at 10:25 A. M. *Maryquite W. Clark*  
Teste: *M. L. Carson* Dep. Clerk My Commission Expires Jan. 30, 1954

MAY L JOHNSON  
&ALS  
TO (B & S  
JOHN & MARTH A  
HANCOCK

*Copied + delivered to  
John Hancock  
this 17 May 1955.  
J.F.L.P.  
slip che*

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THIS DEED made this 21st day of April, 1955, between May L. Johnson, widow, William Perry Johnson and Elizabeth B. Johnson, his wife, Robert S. Johnson and Elizabeth H. Johnson, his wife, and Willard A. Johnson and Theoline H. Johnson, his wife, parties of the first part, and John Hancock and Martha Hancock, husband and wife, as tenants by the entireties, with common-law right of survivorship, parties of the second part, WITNESSETH:

That in consideration of the sum of Twenty-Five Hundred Dollars (\$2,500.00) cash in hand paid to the parties of the first part by the parties of the second 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, with GENERAL WARRANTY OF TITLE, unto the

parties of the second part, as tenants by the entireties, with common-law right of survivorship, subject to the right of way hereafter reserved, 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, in Fauquier County, Virginia, and being the same identical property designated as Lot C on a plat and survey made by R. M. Bartenstein, C.L.S. No. 549, dated December 14, 1954, which plat and survey are attached hereto and made a part of this deed, said Lot C hereby conveyed containing 4548 square feet according to said plat and survey, said Lot C hereby conveyed being a portion of the property which was conveyed to R. Aubrey Johnson and his first wife, Mary R. Johnson, with right of survivorship, by deed of J. C. Holmes, dated October 30, 1907, recorded November 1, 1907 in Deed Book 100, Page 279 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia. The said Mary R. Johnson departed this life many years ago and by virtue of the aforesaid right of survivorship the fee simple title to said real estate became vested in the said R. Aubrey Johnson. Thereafter, to-wit, on February 23, 1953, the said R. Aubrey Johnson departed this life intestate leaving surviving him his widow and second wife, the said May L. Johnson, and three sons, to-wit, the said William Perry Johnson, Robert S. Johnson and Willard A. Johnson as his sole heirs-at-law. The parties of the first part reserve unto themselves, their heirs and assigns, as an easement appurtenant to Lots A and B on the attached plat and survey and the property of the parties of the first part lying to the east of the lots shown on said plat and survey, the right to the use of the 15 foot right of way shown on said plat as a means of ingress and egress to and from Haiti Street, and the parties of the first part convey unto the parties of the second part, their heirs and assigns, as an easement appurtenant to said Lot C, the right to the use of said right of way as a means of ingress and egress to and from Haiti Street in common as aforesaid.

TO HAVE AND TO HOLD the above described real estate, together with all rights, ways, easements and appurtenances thereunto belonging, unto the parties of the second part, as tenants by the entireties, with common-law right of survivorship, in fee simple.

WITNESS the following signatures and seals.

May L. Johnson (SEAL)  
May L. Johnson

William Perry Johnson (SEAL)  
William Perry Johnson

Elizabeth B. Johnson (SEAL)  
Elizabeth B. Johnson

Robert S. Johnson (SEAL)  
Robert S. Johnson

Elizabeth H. Johnson (SEAL)  
Elizabeth H. Johnson

Willard A. Johnson (SEAL)  
Willard A. Johnson

Theoline H. Johnson (SEAL)  
Theoline H. Johnson



STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to-wit:

I, Adel R. Eason, a Notary Public in and for the County of Fauquier, State of Virginia, whose commission expires the 12th day of January, 1958, do hereby certify that May L. Johnson, whose name is signed to the foregoing deed dated the 21st day of April, 1955, has acknowledged the same before me in my County and State aforesaid.

Given under my hand this 29th day of April, 1955.

Adel R. Eason  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF Watauga, to-wit:

I, J. S. Andrews, a Notary Public in and for the County of Watauga, State of North Carolina, do hereby certify

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THAT WILLIAM PERRY JOHNSON AND ELIZABETH B. JOHNSON, whose names are signed

to the foregoing deed dated the 21st day of April, 1955, have each acknowledged the same before me in my County and State aforesaid.

Given under my hand and notarial seal this 27 day of April, 1955.



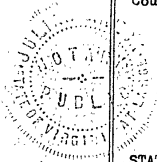
J. R. Andrews  
Notary Public

My commission expires the 23 day of March, 1956

STATE OF VIRGINIA  
COUNTY OF ARLINGTON, to-wit:

I, Julian E. Keck, a Notary Public in and for the County of Arlington, State of Virginia, whose commission expires the 17 day of August, 1958, do hereby certify that Robert S. Johnson and Elizabeth H. Johnson, whose names are signed to the foregoing deed dated the 21st day of April, 1955, have each acknowledged the same before me in my County and State aforesaid.

Given under my hand this 28 day of April, 1955.



Julian E. Keck  
Notary Public

STATE OF VIRGINIA  
COUNTY OF Arlington, to-wit:

I, Sean P. Moore, a Notary Public in and for the County of Arlington, State of Virginia, whose commission expires the 26<sup>th</sup> day of January, 1957 do hereby certify that Willard A. Johnson and Theoline H. Johnson, whose names are signed to the foregoing deed dated the 21st day of April, 1955, have each acknowledged the same before me in my County and State aforesaid.

Given under my hand this 30<sup>th</sup> day of April, 1955.



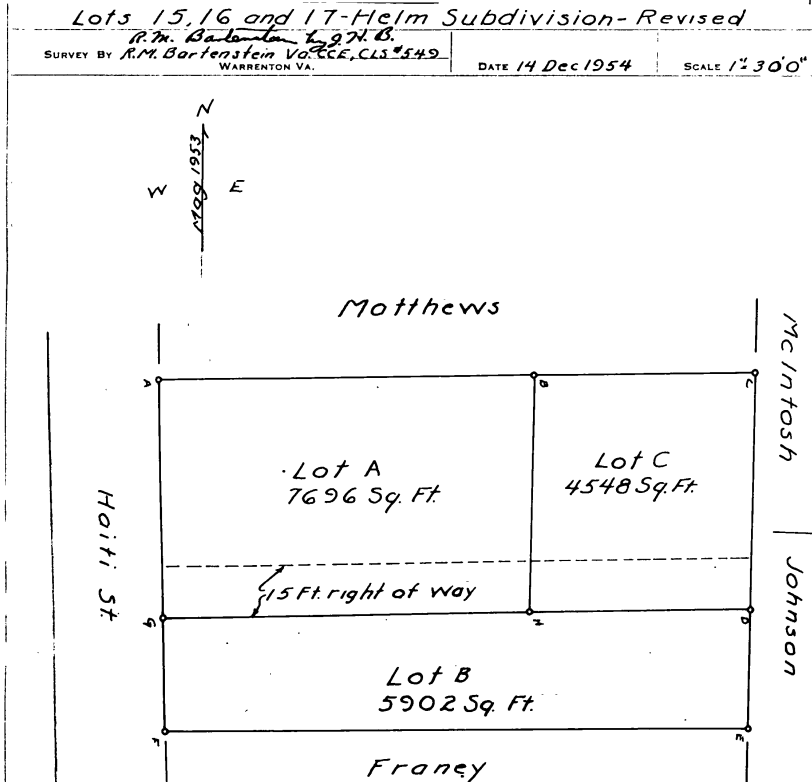
Sean P. Moore  
Notary Public

Lots 15, 16 and 17-Helm Subdivision- Revised

Survey By R.M. Bartenstein V.C.E., C.L.S. #549  
WARRENTON VA.

DATE 14 Dec 1954

SCALE 1"=30'0"



At the request of Mrs. Aubrey Johnson I made a survey of Johnson property consisting of three lots of the Helm Subdivision as recorded Deed Book 64, page 272, Fauquier County, Virginia Records. This property was redivided by me into Lots A, B, and C, as shown on the foregoing plat. They are situated in Warrenton, Virginia on Haiti Street and are described as follows:

Lot A - Beginning at (A) a concrete marker on the east side of Haiti Street corner to Matthews, thence with Matthews N88°25'30"E 111.09 feet to (B) an iron pipe set in Matthews line corner to Lot C, thence with Lot C S0°08'20"W 70.01 feet to (H) an iron pipe set corner to Lot C and in the line of Lot B, thence with Lot B S88°24'50"W 108.81 feet to (G) an iron pipe set corner to Lot B and on the east side of Haiti Street, thence with the east side of said street N1°43'40"W 70.00 feet to (A) the point of beginning, said Lot A containing 7696 Square Feet.

Lot B - Beginning at (G) an iron pipe set on the east side of Haiti

LOTS 15, 16 and 17 HELM SUBDIVISION - REVISED Sheet 2 of 2

Street, corner to Lot A, thence with first Lot A and then Lot C N88°24'50"E 173.81 feet to (D) an iron pipe set corner to Lot C and in Johnson's line, thence with Johnson S0°08'30"W 35.00 feet to (E) an iron pipe set corner to Franey, thence with Franey S89°01'30"W 172.68 feet to (F) an iron pipe corner to Franey and on the east side of Haiti Street, thence with Haiti Street N1°43'40"W 33.15 feet to (G) the point of beginning, said Lot B containing 5902 Square Feet. It is noted that the deed would require the line G-F to be 35.00 feet. The point (F) has been located as the land is presently fenced and used in accordance with the instruction of the owner.

Lot C - Beginning at (B) an iron pipe in Matthews line corner to Lot A thence with Matthews N88°25'30"E 65.00 feet to (C) a concrete marker set in McIntosh's line, thence first with McIntosh and then Johnson S0°08'30"W 70.00 feet to (D) an iron pipe set corner to Lot B, thence with Lot B S88°24'50"W 65.00 feet to (H) an iron pipe corner to Lot A, thence with Lot A N0°08'20"E 70.01 feet to (B) the point of beginning, said Lot C containing 4548 Square Feet.

Notary Public Seal: *Alfred B. Innes*  
 Clerk of Fauquier Circuit Court, 4 May 1955  
 This plat was this day received in said Notary Public  
 and with certificate admitted to record at 11:30 A.M.  
 Teste: *W. L. Pearson* Clerk