

Joseph C Reading, Aurelia Reading, Elizabeth T. Reading

Ray Vance

8-24-946

153 ac. ±

191 ±
- 22 1/2
148 a

~~_____~~

D1392 - 380

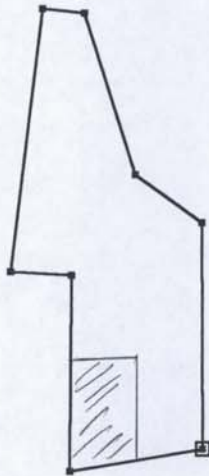
102 - 224

65 - 460

57 - 435

33 - 53

D13 122 p53



Item 76

!

! Abstracting info.

Typ deed

Id

Ref db 122, p53

Dat 8/234/1946

Rec

Frm Joseph, Aurelia and elizabeth reading

To Roy & Dorothy vnce

Con

Re 153a

Adj

Wit

!

! Metes and bounds. "Beginning at..."

Pt thorn bush cedar run

Ln n.25w; 160p;

Pt stake

Ln n54.5w; 58p;

pt stake

ln n17.5w; 119.24p;

pt sm red 3lg oaks

ln n83.5w; 29.4p;

pt stake in howison's line

ln s6.75w; 186.44p;

pt gate post
ln s86.50e; 42.6p;
pt stake
ln s.25w; 139p;
pt 3 sycamores on cedar run
lm ;;
end



THIS DEED, made this 24th day of August, 1946, by and between Joseph C. Reading and Belle Reading, his wife, Philip B. Reading and Marie H. Reading, his wife parties of the first part; Aurelia Reading, widow, party of the second part; Elizabeth T. Reading, single, party of the third part; and Roy Vance and Dorothy Vance, his wife as tenants by the entirety, with the full common law right of survivorship expressly retained, parties of the fourth part:

JOSEPH C. READING,
ET AL
DEED
ROY & DOROTHY VANCE

Verified and
mailed to
Roy Vance
R.F.A.
Wootenville, Va
Nov 19th, 1946
Walter H. Stone
Clerk

W I T N E S S E T H

That in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the parties of the fourth part to the parties of the first part, the party of the second part, and the party of the third part, at and before the signing, sealing and delivery of this deed, the receipt of which is hereby acknowledged, and for other good and valuable consideration, the parties of the first part, the party of the second part, and the party of the third part do hereby bargain, grant, sell, release, convey and set over unto the parties of the fourth part, all their individual right, title or interest, both in law and equity, as tenants by the entirety, with the full common law right of survivorship expressly retained, that is, the fee simple title to the tract or parcel of land hereinafter described, shall upon the death of either of the parties of the fourth part, immediately vest in the survivor, with covenants of general warranty, with all rights, ways, easements and improvements thereunto belonging, or appurtenant there- to all those two certain tracts or parcels of land, lying and being situate in Erents- ville Magisterial District, Prince William County, Virginia, and more particularly de- scribed as follows:

Beginning at a double bodied thorn bush on the north bank of Cedar Run and corner to Allen Howison, and thence running with the land of Howison N 1/4° W 160 poles to a stake at the corner of a fence and near two swamp oak trees; thence N 54 1/2° W 58 poles to another stake near a small white oak and a large red oak; thence N 17 1/2° W 119.24 poles to a small red oak sprout near three large white oaks; thence N 83 1/2° W 29.4 poles to a stake in said Howison's line; thence leaving the lands of the said Allen Howison and running S 6-3/4° W 186.44 poles to a gate post; thence S 86 1/2° E 42.6 poles to a stake by the side of the fence; thence S 1/4° W 139 poles to three sycamores stand- ing on the north bank of Cedar Run; thence down said run and with its various meanders to the place of beginning, containing 171 acres 0 roods and 20 poles, be the same more or less.

LESS AND EXCEPT the following tract or parcel of land: Beginning at a point on the north bank of Cedar Run, corner of the land of Joseph C. Reading and the lands of Mrs. Kiewit at a point formerly designated as a sycamore tree which does not stand as of this date, but at which a stone has been planted; thence in a northerly direction with said Kiewit's land about 1310 feet (as paced) to a planted stone; thence in an easterly direction about 750 feet (as paced) to a planted stone, the northwest corner of a parcel of land which was conveyed to Mabel E. and Alfred V. Partlow (now contained in the tract or parcel of land hereby conveyed); thence in a southerly direction along the line of the land conveyed to the said Mabel E. and Alfred V. Partlow (now contained in the tract or parcel of land hereby conveyed) about 1191 feet to a stone on the north bank of said run and thence in a westerly direction with the meanders of the said run to the point of beginning, containing about 22 1/2 acres.

The tract or parcel of land hereby conveyed contains in the aggregate 153 acres, more or less, and is composed of that certain tract or parcel of land conveyed by C. L. Reading and Aurelia Reading, his wife, to J. C. Reading and P. B. Reading, by deed dated July 18, 1933 and recorded among the land records of Prince William County, Virginia in Deed Book 92, Page 380; and that certain tract or parcel of land which was:

122-53

Joseph Reading et al

to Ray Vance

171 acres less
22 1/2

33-53

DB 92-380
102-224
65-460
57-435

- Mabel (Reading) Partlow - Conf

K 122

conveyed by Mabel E. Cox, widow, et als unto Joseph C. Reading and Philip B. Reading, by deed dated April 14, 1939 and recorded among the land records of Prince William County, Virginia in Deed Book 102, Page 224, said tract being the same tract or parcel of land which was conveyed by C. L. Reading and Aurelia Reading, his wife, to Mabel E. Partlow and Alfred V. Partlow, her husband, by deed dated November 5, 1914, and recorded among the land records of Prince William County, Virginia in Deed Book 85, Page 460. The said two tracts or parcels of land being a part of that certain tract or parcel of land which was conveyed by Mary H. Reading and Miller K. Reading, her husband, to C. L. Reading by deed dated March 12, 1908 and recorded among the land records of Prince William County, Virginia in Deed Book 57, Page 435, and being a part of that certain tract or parcel of land which was conveyed by Gidion Warne and Sarah A. Warne, his wife, unto Mary H. Reading by deed dated May 25, 1881 and recorded among the land records of Prince William County, Virginia in Deed Book 33, Page 53. Reference is made to the said deeds herein referred to for a more complete and accurate description of the tract or parcel of land hereby conveyed and for a derivation to the title of the tract or parcel of land hereby conveyed.

It is agreed by and between the parties to this deed that this is a sale in gross and not by the acre.

The party of the second part, for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid her by the parties of the first part at and before the signing, sealing and delivery of this deed, and for other good and valuable consideration does hereby grant, release, quit claim and discharge unto the parties of the first part from any and all liability, both at law and in equity, which the party of the second part may have against the parties of the first part, and in particular to those certain rights reserved in deed from C. L. Reading and Aurelia Reading, his wife, to J. C. Reading and P. B. Reading, dated July 18, 1933 and recorded among the land records of Prince William County, Virginia on September 2, 1933, in Deed Book 92, Page 380, and the party of the second part covenants to save harmless the parties of the first part, both at law and in equity as to any of the conditions set forth in the said deed from C. L. Reading and Aurelia Reading, his wife, to J. C. Reading and P. B. Reading, dated July 18, 1933 and recorded in Deed Book 92, Page 380.

The party of the third part, for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid her by the parties of the first part at and before the signing, sealing and delivery of this deed, and for other good and valuable consideration does hereby grant, release, quit claim and discharge unto the parties of the first part from any and all liability, both at law and in equity, which the party of the third part may have against the parties of the first part, and in particular to those certain rights reserved in deed from C. L. Reading and Aurelia Reading, his wife, to J. C. Reading and P. B. Reading, dated July 18, 1933 and recorded among the land records of Prince William County, Virginia on September 2, 1933, in Deed Book 92, Page 380, and the party of the third part covenants to save harmless the parties of the first part, both at law and in equity as to any of the conditions set forth in the said deed from C. L. Reading and Aurelia Reading, his wife, to J. C. Reading and P. B. Reading, dated July 18, 1933 and recorded in Deed Book 92, Page 380.

As a part of the consideration for this conveyance the parties of the fourth part covenant and agree to provide and maintain a home for the said Aurelia Reading, party of the second part and Elizabeth T. Reading, party of the third part, for and during their individual natural lives.

It is further covenanted and agreed by and between the parties of the first part and the parties of the fourth part, that the parties of the first part shall have

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the right to enter upon the said premises to harvest all of the 1946 corn crop grown on said premises, with the right to remove said crop from the said premises.

It is further covenanted and agreed by and between the parties of the first part and the parties of the fourth part, that all line fences not now in existence, shall be constructed at the expense of the said parties of the first part and said parties of the fourth part, that is, the parties of the first part agree to pay one-half of said cost and the parties of the fourth part agree to pay one-half of said cost.

It is further covenanted and agreed between the parties to this deed that the taxes for the year 1946 shall be pro rated by and between the parties of the first and fourth parts as of the date of this deed.

The parties of the first part covenant that they have the right to convey the said tract or parcel of land herein described, to the parties of the fourth part; that they have done no act to encumber the said tract or parcel of land herein described, other than herein stated; that they, the parties of the fourth part, shall have quiet and peaceful possession of said tract or parcel of land, free from any and all encumbrances, except as herein stated; and that they, the parties of the first part, will execute such further assurances of and to the title to the said tract or parcel of land herein described, as may be necessary and requisite.

Witness the following signatures and seals:

Joseph C. Reading (SEAL)
Joseph C. Reading

Belle Reading (SEAL)
Belle Reading

Philip B. Reading (SEAL)
Philip B. Reading

Marie H. Reading (SEAL)
Marie H. Reading

Aurelia Reading (SEAL)
Aurelia Reading

Elizabeth T. Reading (SEAL)
Elizabeth T. Reading

Roy Vance (SEAL)
Roy Vance

Dorothy Vance (SEAL)
Dorothy Vance

State of Virginia,
County of Prince William, to-wit:

I, Nina Wade-Dalton, a Notary Public in and for the County of Prince William, in the State of Virginia, do hereby certify that Joseph C. Reading and Belle Reading, his wife, whose names are signed to the foregoing and annexed general warranty deed, bearing date on the 24th day of August, 1946, have and each has this day acknowledged the same before me in my County of Prince William, State of Virginia.

Given under my hand and notarial seal this 30th day of September, 1946.

My commission as a Notary Public expires on the 13th day of August, 1950.

(NOTARY PUBLIC SEAL)

Nina Wade-Dalton
Notary Public

State of Virginia,
County of Prince William, to-wit:

I, Nina Wade-Dalton, a Notary Public in and for the County aforesaid in the State of Virginia, do hereby certify that Philip B. Reading and Marie H. Reading, his wife, whose names are signed to the foregoing and annexed general warranty deed bearing date on the 24th day of August 1946, have and each has this day acknowledged the same before me in my County aforesaid, State of Virginia.

My commission as a Notary Public expires on the 13th day of August, 1950.