

DB.53 p. 368

HISTORIC SITE FILE: GRAHAM PARK-MANASSAS
PRINCE WILLIAM PUBLIC LIBRARY SYSTEM
RELIC/Bull Run Reg Lib, Manassas, VA

This Deed made this 12th day of Jan. 1905, by and between Mary C., Willcoxin, a widow, Marie Louis Willcoxin, William DeNole Willcoxin, and John Manning Willcoxin, of the City of Washington D. C. parties of the first part and Geo. C. Round trustee of the town of Manassas, County, of Prince William and State of Virginia, party of the second part, and E. Wood Weir of the town, county and State aforesaid, party of the third part, W-I-T-N-E-S-S-E-T-H: That for and in consideration of the sum of \$3250.00, paid by the said second party to said first parties at or before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, the said parties of the first have granted, bargained and sold, and by these presents do grant, bargain, sell and convey, with general warranty, unto the said party of the third part, all that certain tract or parcel of land lying and being about one mile north-west from the said town of Manassas, said county and State and bounded and described by plat and survey made by G. W. Nutt, C. S. E., bearing date of Nov. 15th 1904, as follows: Beginning at 1, a stone on the north side of County road, corner of Cockrell, thence with his line N. 37-3/4° E. 192 poles to 2, a stone in the Stover line, (now owned by the Manassas Real Estate Company), thence with said line N. 52-1/2° W. 101.4 poles, to 3, a stone in place of a white oak; corner of Washington and Burner, thence with Burner N. 73° W. 171.16 poles to 4, a stone, thence S. 16° E. 131.7 poles to 5, a stone in Godfrey's field, (known as "duck pond"), thence S. 65-1/2° E. 105.4 poles to the beginning, containing 200 acres, three rods and fifteen rods, and being the same property conveyed to Julia Fenwick for the said parties of the first part, by Mary E. Sealeman, by deed bearing date of May 20th 1889, and of record in Liber 38 folio 577, of the land records of the County's Clerk's Office for the said County of Prince William, to which said conveyance reference is made for a more particular description of the land hereby conveyed.

This deed doth further witness, that whereas the said Mary E. Sealeman during her life time, by deed bearing date of Aug. 15, 1884, did convey the said real estate to Geo. C. Round, trustee, for Maitland C. Bennett, as fully set forth by said deed recorded in Liber 35 folio 104, of said Clerk's Office, in trust to secure to the said Maitland C. Bennett the payment of the sum of \$1,000.00 with

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interest thereon, and Whereas the said Maitland C. Bennett, by an assignment bearing date of July 27, 1889, of record in said Clerk's Office in Liber 39 folio 40, did assign and convey the said deed of trust to Julia Fenwick, in consideration of the said Fenwick paying to the said Maitland C. Bennett the sum of \$1295.00, the amount of said debt and accrued interest thereon, and Whereas since said assignment the said Julia Fenwick hath departed this life and devised, by her last will and testament, of record in the Probate Court for the District of Columbia, the proceeds of the said debt, secured ^{to} and assigned by the said Maitland C. Bennett, to the said Mary C. Willcoxin, Now, therefore, the said said Geo. C. Round, trustee, and party of the second part, and in consideration of the premises and the further consideration of the sum of \$1.00, to him in hand paid, the receipt whereof is hereby acknowledged, doth convey and release, with special warranty unto the said E. Wood Weir, all of his right, title and interest in and to the said land, by reason of the conveyance executed to him as trustee by the said Mary E. Selecman.

The said parties of the first part covenant that they have the right to convey the said land, to the said party of the third part, that they have done no act to encumber the said land, that the said party of the third part shall have quiet possession of the said land, free from all encumbrances, and that they, the said parties of the first part, will execute such further assurances of the said land as may be requisite, and will pay all taxes and charges against the said land for the year 1904, and the years prior thereto.

Witness the following signature and seals. Wi

Mary C. Willcoxin (Seal).

Marie Louise Willcoxin (Seal).

Wm. DeBeale Willcoxin (Seal).

John Manning Willcoxin (Seal).

Geo C. Round trustee (Seal).

District of Columbia, to-wit:

I, William H. DeShields, a notary public for the District aforesaid, do certify that Mary C. Willcoxin, Marie Louise Willcoxin, William DeNeale Willcoxin, and John Manning Willcoxin whose names are signed to the annexed deed, bearing date of Jan. 12, 1905, have acknowledged the same before me in my District aforesaid, And I further certify that my commission as a notary public for the District aforesaid, expires on the 28 day of June 1906.

Given under my hand and notarial Seal this 16th day of Jan. 1905.