

HISTORIC SITE FILE: *Belle Air Beverly from Lucy (31p.)*
 PRINCE WILLIAM PUBLIC LIBRARY SYSTEM
 RELIC/Bull Run Reg Lib Manassas, VA

xnadu

From: "Wilson, Donald L" <dlwilson@pwcgov.org>
To: "Lucy Baker-Dickey" <Tamberlaine@comcast.net>
Sent: Monday, June 25, 2007 12:57 PM
Subject: RE: Belle Air

Lucy - I did get to the Prince William County courthouse on Friday and found the deed in question. Here is an exact transcript. It was on p. 596-597 of Deed Book 37. (I found nothing of interest on p. 525.)

"This Deed made and entered into this the 17th day of October 1887 Between Eppa Hunton Jr. of the one part and S. B. Stonnell of the other part. Whereas by a decree of the Circuit Court of Prince William County pronounced on the 10th day of October 1887 in the suit of Stonnells admr. vs. Stonnells Exor. the said Eppa Hunton Jr. was appointed a special commissioner and was directed to convey to the said S. B. Stonnell certain lands hereinafter more particularly described. Now this deed witnesseth that for and in consideration of the premises and of the sum of Five dollars per acre in hand paid the said Eppa Hunton Jr. by the said S. B. Stonnell at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, he the said Eppa Hunton Jr. Commissioner as aforesaid and by virtue of the decree aforesaid has granted bargained and sold and by these does grant, bargain, sell and convey unto the said S. B. Stonnell, his heirs and assigns, forever with Special Warranty all that tract of land called "Belle Air" formerly owned by Z. A. Kanky containing 235 acres be the same more or less adjoining the lands of Wm H. Gaines decd., Wm. Mitzgar, John Nagler and the Egypt Farm now owned by G. W. Tansell and L. A. Clarke. To have and to hold the above granted tract of land together with the appurtenances thereto belong unto him the said S. B. Stonnell his heirs and assigns forever. Witness the following signatures and seal the day and year first above written.
 [signed] Eppa Hunton Jr. (seal)

"Virginia, Fauquier County, Sct: I James V. Childton a Notary Public for Fauquier County in the State of Virginia do certify that Eppa Hunton Jr. whose name is signed to the writing hereto attached bearing date on the 11th day of October 1887 has acknowledged the same before me in my County aforesaid. Given under my hand this 11th day of October 1887.
 [signed] James V. Childton, N.P.

"In the Clerks Office, Prince William County, Oct. 21st 1887. This Deed from Huntons Comm'r to Stonnell was received with certificate annexed and admitted to record. Teste. Edwin Nelson, Clk."

The deed proves what land was conveyed but doesn't explain how it get from Kankey to the Stonnell estate.

I found a number of citations in the Chancery Order Book 4 (1883-1901) that relate to the case cited above. Unfortunately the loose papers associated with the case were not available to me. I presume they were among those papers taken for refilming months ago that have not returned to the county court archives. The orders give the outline of the case, but they don't explain everything. Below are my abstracts (in some cases transcripts).

Page 12. 8 Oct. 1883.

Stonnell admrs. vs. Stonnell exor. In Chy. Came again to be heard. Commissioners to have power to sell the land by private sale as well as public auction. [Signed] James Keith.

Page 89. 12 May 1885.

Stonnells Adm v. Stonnells Executor. Agian heard, read, argued. Order that the surveyor of Prince William County make a survey of the tract of land in the bill and proceedings mentioned called "Belle Air" after first giving notice thereof to the purchaser.

Page 111. 12 Oct. 1885.

Again heard on the papers formally formally read the report of sale of 136 acres to J. S. Conrad and statement of Commissioner Lipscomb ascertaining and distributing the funds in the hands of Comm. Eppa Hunton Jr. and to which report and statement then is an exception ... Surveyor to survey said tranct.

Page 131. 11 Oct. 1886.

Stonnell vs. Stonnells Admr. In Chy. This cause came in again to be heard on papers formerly read and the report of the

whereof the court doth confirm said report and direct Wm. E. Lipscomb a commissioner of this court to distribute forthwith the money in hands of Eppa Hunton Jr. according to his said report and doth direct said Hunto to pay out the said money according to such report.

Page 168. 10 Oct 1887

Stonnells Adm. vs. Stonnells Exr. In chancery. The cause came on the day to be again heard on the papers formerly read and were argued by counsel, on consideration whereof the court doth A.O.&D. [sic, Adjudge?, Order and Decree] that Eppa Hunton Jr. who is hereby appointed a special commissioner for the purpose do convey the tract of land called Bell Air to S. B. Stonnell by deed with special warranty at the expense of the funds in this cause and the court doth further order and decree that the cause be refered to commr. Lipscomb to ascertain and report forthwith the funds in the hands of Commr. Hunton and distribute the same among the parties entitled thereto.

Page 216. 8 Oct. 1888.

It appearing to the satisfaction of the court that the land sold in the cause has been insufficient to pay the debts due by Z. A. Kankey, Executor of Richard Stonnell decd it is adjudged that the commr. heretofore appointed do proceed to sell at public auction at court house the tract of land belonging to Z. A. Kankey containing 127 acres after advertising same: 1/4 cash and balance in 2 and 3 years, the purchaser to execute bond security for the defined payments and the title to be withheld as a faith security until the whole purchase is paid...

Page 272. May term 1890.

Stonnell's Admr v. Stonnells Exor. / Stonnell R. F. v. Stonnell Richard. In chancery. Cause came again. Demurers to the petition filed at last term by Lizzie A. Kankey and others. Motion to dismiss said petition made by Stonnells Adms. Jas. E. and R. F. Merchant, Robert F. Stonnell and the purchaseers of the real estate sold in the cause of Stonnells admr v. Stonnells exr. and was argued by counsel on consideration wehreeof and by consent of parties by counsel these causes are submitted to the judge of this court for such decision and decree.

I examined various land tax lists at the courthouse. They show that Z. A. Kankey owned the property from 1867 (when it was 600 acres) until at least 1885, by which time the property had shrunk to 235 acres. At no time during that period are improvements (a building) claimed for that property. Sherwood Stonnell bought the property in 1887. In the 1888 tax list he is charged with a \$200 building. By 1889 its value has grown to \$300. Meanwhile, during the period 1867-1885, the tax lists show that Zebulon Kankey was apparently living on his 127 acres on Neabsco Run, which contained buildings worth \$1500.

1890 Reassessment of lands (Second District):

STONNELL, Sherwood B., res. PWC, 145 1/2 ac., part Bellair, E 18 [miles from courthouse in Brentsville], \$300 improvements, worth \$5 per acre, \$728 total value. Reduced by deed to Taylor.

SIMS, John W., 365 ac., part Bellair, E18, no improvements, \$4 per acre, \$1460 value.

TAYLOR, Jackson, colored, 30 acres, adj. Bellair, E 16, no improvements, \$4 per acre, \$120. By deed from STONNELL.

1889 (Second District)

STONNELL, S. B. 175 ac., part Bellair, E18, \$6 per acre, \$300 impr., \$1050 value, \$3.15 + \$1.15 tax. Deed to HARISON.

SIMS, John W., 365 ac., part Bellair, E18, \$5 per acre, \$50 impr., \$1825 value, \$3.50 + \$1.85 tax.

HARRISON, Wm. H., res. PWC, 30 ac., pt. Bellair, E20, \$5 per acre, no impr., \$150 value, 45c + 15c tax. [By deed from] STONNELL.

1888 (Second District)

SIMMS, J. W. and W. H., res. Georgetown, 365 ac., part Bell Air, E17, \$5 per acre, no impr., \$1825 total value.

STONNELL, Sherwood B., res PWC, 235 ac., part Bell Air, \$6 per acre, \$200 Impr., \$1410 total value.

1885 (Second District)

KANKEY, Z. A., 235 ac., Belle Air, E18, \$5 per acre, no improvements, \$1175 total value.

Same, 127 ac., Neabsco, E18, \$16 per acre, \$1000 improvement, \$2032 total value.

1880 (Second District)

KANKEY, Z. A., 127 ac. on Neabsco Run, E18, \$16 per acre, \$1000 impr., \$2030 total value.

Same, 235 ac., Bell Air, E18, \$5 per acre, no improvements, \$1175 total value.

1876 (Second District)

KANKEY, Z.A., res. PWC, 127 ac. on Neabsco Run, E17, \$13 per acre, \$1000 impr., \$1651.50 total value.
Same, 235 ac., Bellair, E17, \$8 per acre, no improvements, \$1880 total value.

1870 (Occoquan Township)

KANKEY, Z. A., res. PWC, 127 ac. on Neabsco Run, SE16, \$15 per acre, \$1500 impr., \$1905 total value.
Same, 235 ac., on Bellair, E17, \$10 per acre, no improvements, \$2350 total value.

1869 (District of G. C? Michell)

KANKEY, Z. A., res PWC, 127 ac. on Neabsco Run, E16, \$15 per acre, \$1500 impr., \$1905 total value, \$5.71 tax.
89 ac., on Neabsco Run, E16, \$3 per acre, no impr., \$267 total value., 80c tax.
234.3.27 [adjoins?] Bellair, E17, 8 ac., no improvements, \$1079 total value, \$3.24 tax.
33.0.39 ac. and 68 ac., These tracts 33 and 68 acres are included in the tract of 365 acres sold to Wm. H. and S. L. Simms.

1868 (District of John Storke, eastern or lower district)

KANKEY, Z.A., res. PWC, 234.3.27 ac., [adjoins?] Bellair, N17, \$8 per acre, no impr., \$1079.28 total value, \$3.22 tax.
Reduced by deed to W. H. & J. L. Simms.
33.0.39 ac. [adjoins] Atkinson, N17, \$3 per acre, no impr., \$99.75 value, 80c tax.
68 ac. [adjoins] Upton, N17, \$3 per acre, no impr., \$204 value, 61c? tax.
127 ac., on Neabsco Run, SE16, \$15 per acre, \$1500 improvements, \$1905 total value, \$5.71 tx.
89 ac., on Neabsco Run, SE16, \$3 per acre, no improvements, \$267 total value, 80c? tax.

1867 (Second District)

KANKEY, Z. A., 600 ac., Bellair, E17, \$8 per acre, no improvements, \$4800, \$14.40 tax.

Chancery Order Book 2 (1852-1870), p. 64. 15 May 1857.

R. Stonnell Exrs. agst Mary Stonnell and others. In chancery. Plaintiffs filed bill. Orders Seymour Lynn, John C. Weedon, Austin B. Weedon, George F. Carney, Allen Howison and Joshua Taylor appointed commissioners. They to value land devised to Richard Stonnell and Robert Stonnel, Francis Stonnell by the will of their father also value the slaves and divide the same into four equal parts, allot one part to Z. A. Kankey and Ann his wife, one to Mary Merchant, one to Richard Stonnell and fourth to Robert Francis Stonnell. [Sic, Francis is not given a share.]

The preceding court order indicates that Richard Stonnell, who left a will probated in 1857, was the father of Richard, Robert and Francis Stonnell, and daughters Ann (m. Zebulon A. Kankey) and Mary (m. --- Merchant). It is his estate that is being settled as late as 1887. It appears that Kankey was executor of the estate and became personally responsible for its debts. The Bellair land seems to have been sold as a result. Kankey's home place (127 acres on Neabsco) was apparently also sold to pay debts of the estate. (The papers I have seen so far do not make it clear how those lands became vulnerable to the debts of the Stonnell estate.)

A deed in 1867 may have some interest for the question:

Prince William County Deed Book 26, p. 515-516. 20 Mar. 1867.

From Zebulon A. Kanky and Ann W. Kankey his wife of Prince William County to William H. Simms and Joseph L. Simms of Georgetown, D.C., for \$4563.50 paid, a parcel, part of the tract known as Bellair, lying in county of Prince William (gives metes and bounds). 365 acres and 13 poles.

1869 (Second District)

SIMMS, Wm. H. and J. L., 365.0.13 ac., Bellair, E17, \$8 per acre, no improvements, \$2920.58 value, \$8.76 tax.

This is the same portion of Bellair that the Simms family owned in 1890. It contained no improvements during all that time. Note that William and Joseph Simms paid an amount in 1867 that was nearly equal to the value of the total tract. It looks like the Simms men paid 50 percent more than their portion was worth. Then they sat on it without developing it for over 30 years.

This is all I have time to do for you today. Hope it helps.

Don

6/27/2007