

IN THE CIRCUIT COURT OF THE COUNTY OF PRINCE WILLIAM, VIRGINIA

VIRGINIA S. SELECMAN, Widow, OSCEOLA RIND, LILLIAN KRAFFT and E. S. STONNELL;  
WILLIAM M. MAYS and BEULAH NASET MAYS, Husband and Wife;  
C. LACEY COMPTON, Trustee;  
ARTHUR STRED;  
JOHN W. WERTZBERGER and LOIS T. WERTZBERGER, Husband and Wife;

Versus IN CHANCERY BILL OF COMPLAINT

RICHARD L. RUFFNER and L. H. DUDLEY, Trustees;  
LONZIE RHONE (also spelled Roan or Rone), THOMAS RHONE and DEWEY RHONE;  
CHARLES POLLARD;  
VERNON M. LYNCH;  
WALLACE L. DAWSON; and ETHEL LYNN DAWSON  
C. A. SINCLAIR, JR., Trustee;  
EPPA H. DAVIS;  
CARL FREDERICK BARG;  
RICHARD L. ROGERS, JR. and EDNA B. ROGERS;  
HENRY P. THOMAS, Trustee, and JOHN P. STRAUSS, Trustee;  
~~JOHN J. EARLEY AND HELEN G. EARLEY~~;  
~~E. W. RHONE, Trustee;~~  
EGBERT W. THOMPSON;  
E. PAUL CRIDER, Surviving Trustee;  
EDWIN C. BROWN and PEARL W. BROWN;  
ARCHIE R. TAYLOR;  
CHARLES A. MESALEM and JULIA H. MESALEM;  
ALBERT OWENS and WILL W. OWENS;  
P. C. WIGGLESWORTH;  
M. E. WIGGLESWORTH;  
MAURICE R. BOTTS.

Also the heirs, devisees and other successors in title of Zebulon A. Kanky, deceased, and the heirs, devisees or successors in title of any of the above named parties defendant who are now deceased, as defendants by the general description of "Unknown Parties".

FILED *Feb 4* 19*48*

*Clara S. Thomas*  
Clerk  
*By*  
*Clara S. Thomas*

*only pages 1-20  
and last 5 pages copied.  
Chancery suit has  
82 pages total.*

*BV  
9/20/07*

TO Honorable Paul E. Brown, Judge of said Court:

Your Complainants would respectfully show  
as follows:

1. That by Deed dated October 11, 1887 and recorded in Deed Book 37, Page 596 (all of the land records herein set forth are of the County of Prince William unless otherwise designated) Eppa Hunton, Jr., Special Commissioner in the Chancery Cause of Stonnell, Admr., against Stonnell's Executor, conveyed to S. B. Stonnell tract of land therein described as

"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 William H. Gaines, deceased, William Metzger, John Naglee and the Egypt Farm now owned by G. W. Tansill and L. A. Clarke."

2. That said S. B. Stonnell, subsequently to his acquisition set out above, conveyed out portions of above property, as follows:

2A. To William H. Harrison by Deed dated November 10, 1887, recorded in Liber 38, Page 179, a parcel of land therein described and recited to contain 30 Acres. Devolution of title hereto is set forth under Paragraph 16 hereof.

2B. To John W. Taylor by Deed dated November 10, 1887, recorded in Liber 38, Page 397, parcel of ground therein described and recited to contain 29 Acres 2 Roods and 19 poles. Devolution of title hereto is set forth under Paragraph 17 hereof.

2C. To William Rone (sometimes spelled Roan) by Deed dated March 8, 1895, and recorded in Liber 43, Page 493, parcel of ground described and recited to contain 10 Acres. Devolution of title hereto is set forth under Paragraph 18 hereof.

3. That the said S. B. Stonnell, in 1908, apparently realizing that the Belle Air Tract was not properly described as to acreage content in the Deed of acquisition, had a survey of the residue, comprising his then

ownership of the same, made by E. H. Randall, S.S.C., on August 19, 1908, which survey and plat disclosed that the said land owned by said Stonnell actually at that date consisted of 372.097 Acres. A photostat copy of said survey and plat made at that date (1908) by said Randall, Surveyor, is hereto attached and expressly made a part hereof. That in 1913 the assessment of this property in the office of the Commissioner of Revenue in said County was changed from its then record of 165 Acres (which represented the original acquisition of 235 Acres less the aggregate of the out-conveyances to Harrison, Taylor and Rone of 69 Acres 2 Roods and 19 Poles) to 373 Acres, thereby correctly reflecting the survey data then available. The notation on the Assessment Book for that year 1913 under 'Explanations of Alterations' is "208 Acres added."

4. That said S. B. Stonnell, subsequently to said survey set out above then made additional conveyances of portions as follows:

4A. To Mrs. John M. Green by Deed dated August 29, 1930, recorded in Liber 89, Page 258, parcel of land therein described and recited to contain 13.2 Acres (being Lot No. 28 on the later recorded Plat of Potomac Subdivision in Liber 94, Page 320). Devolution of title hereto is set forth under paragraph 14 hereof.

4B. To Charles Pollard by Deed dated April, 1920, recorded in Liber 74, Page 270, parcel of ground therein described and recited to contain 2 Acres, more or less, lying East of the Colchester Road (lying between the East line of the whole property and the east line of Lots 1, 2, 3 and 4 of the later recorded Potomac View Subdivision. Devolution of title hereto is set forth under paragraph 19 hereof.

4C. To Joseph T. Barlow and wife by Deed dated September 15, 1928, recorded in Liber 85, Page 457, parcel of ground therein described recited to contain 4.8 Acres being Lot 3 of the Potomac View Subdivision.

4D. To Fischer's Incorporated, by Deed dated April 19, 1929, recorded in Liber 86, Page 507, two parcels of ground therein described recited to contain respectively 1.20 Acres and 0.92 Acres being Lots

21 and 22 of the Potomac View Subdivision. Devolution of title hereto is set forth under paragraph 12 hereof.

4E. To E. F. Armstrong and others by Deed dated January 1, 1931 recorded in Liber 89, Page 27, parcel of ground therein described, recited to contain 8.2 Acres being Lot 26 of the Potomac View Subdivision. Devolution of title hereto is set forth under paragraph 13 hereof.

5. That said S. B. Stonnell as Sherwood B. Stonnell by Deed dated January 9, 1931, recorded in Liber 89, Page 23 conveyed to E. L. Cockrell and D. M. Smith property as described in said survey made in 1908, recited to contain 372.097 Acres, less and except 13.20 Acres, 4.8 Acres, 1.20 Acres and 0.92 Acres and 1 Acre (evidently meaning the last to represent the out-conveyance to Pollard, and overlooking the recorded out-conveyance to Armstrong): And by Deed of Trust dated January 9, 1931, recorded in Liber 89, Page 24, said Cockrell and Smith and wife conveyed their same acquisition unto Richard L. Ruffner, Trustee, to secure payment of indebtedness therein described, with usual power of sale upon default therein. Said Cockrell and Smith and wife then made certain out-conveyances as follows:

5A. To Ervey F. Cole by Deed dated February 10, 1931, recorded in Liber 89, Page 30, conveying Lots No. 1 and 2 on Plat of Potomac View Subdivision, containing, respectively 4.78 Acres and 4.20 Acres. Devolution of title hereto is set forth under paragraph 10 hereof.

5B. To Emma C. Price by Deed dated January 10, 1931, recorded in Liber 89, Page 33, parcel of ground therein described recited to contain 1.77 Acres being Lot 19 of Potomac View Subdivision. Devolution of this parcel title is set forth under Paragraph 11 hereof.

Each of the above two out-conveyances were released by the Trust holder in the Ruffner Trust in Liber 89, Page 24 and were expressly excepted from the effect of the foreclosure of same hereinafter.



5C. To Beatrice L. Goff the entire parcel as originally acquired by said Smith and Cockrell less and except the two out-conveyances listed immediately above, by Deed dated October 16, 1933, recorded in Liber 93, Page 99. Default then being made in the payment of the debt secured by said Deed of Trust in Liber 89, Page 24, the same was foreclosed, and by Trustee's Deed dated July 9, 1936, recorded in Liber 97, Page 266, said Richard L. Ruffner, Trustee, conveyed said remaining property unto your Complainant herein, the said Virginia S. Selecman.

6. The said Virginia S. Selecman, Complainant, then made certain conveyances:

6A. By Deed of Trust dated September 10, 1937, recorded in Liber 99, Page 269, unto L. H. Dudley and Richard L. Ruffner, Trustees, parcel of land recited to contain 372.097 Acres, Less and Except the following parcels:

- a. 13.20 Acres acquired by Mrs. John M. Green by Deed recorded in Liber 89, Page 258;
- b. 4.80 Acres acquired by Joseph T. Barlow by Deed in Liber 85, Page 457;
- c. 1.20 Acres and .92 Acre ) acquired by Fischers Inc. by Deed in Liber 86, Page 507;
- d. 8.2 Acres acquired by E. F. Armstrong et als, by Deed in Liber 89, Page 27;
- e. 4.78 Acres and 4.2 Acres ) acquired by Every F. Cole by Deed in Liber 89, Page 30;
- f. 1.77 Acres acquired by Emma C. Price by Deed in Liber 89, Page 33;
- g. 1 Acre (approximately) acquired by Charles Pollard by Deed in Liber 74, Page 270.

h. 3.031 Acres (Lots 24 & 25, Potomac View) conveyed to James K. Roe by Deed in Liber 98, Page 48;

i. 26-2/5 Acres conveyed to Percy Wigglesworth by Deed in Liber 99, Page 79;

In Trust to secure the payment of Note for Three Thousand Dollars and interest to order of Bearer six months after date, with usual trust provisions.

6B. By Deed dated June 1, 1937, recorded in Liber 99, Page 79, Virginia S. Selecman and husband conveyed unto Percy Wigglesworth and Ethel Wigglesworth, his wife, parcel of ground therein described and recited to contain 26-2/5 Acres.

6C. To James K. Roe and Jessie Blair Roe by Deed dated October 10, 1936, recorded in Liber 98, Page 48, Virginia L. Selecman conveyed parcel of ground therein described and recited to contain 3.031 Acres believed to be Lots No. 24, and 25 of Potomac View Subdivision.

6D. By Deed dated June 8, 1938, recorded in Liber 101, Page 22, Virginia S. Selecman and husband granted to Virginia Public Service Company certain easement rights therein set forth on property line between Owner and U. S. Highway No. 1.

6E. By Deed dated February 18, 1938, recorded in Liber 103, Page 113, said Virginia S. Selecman and husband, conveyed to Commonwealth of Virginia, strip of ground therein described recited to contain 1.95 Acres including present right of way of 1.89 Acres.

7. By Contract and Agreement dated June 6, 1944, said Virginia S. Selecman has agreed to convey unto Edwin Lynch, who assigned in writing thereon the same into Vernon M. Lynch parcel of ground (being portion of the acquisition by her set forth hereinabove under paragraph 5C, in Liber 97, Page 266), described according to survey made by James A. McWhorter dated

August 28th, 1944, containing 188.33 Acres, particularly set forth in said Survey copy of which is attached hereto and expressly by this reference made a part hereof.

8. That the said Virginia S. Selecman and her predecessors in title have always and without interruption claimed and held in continuous ownership and exclusive possession the entire parcel of ground as originally surveyed in 1908, under the Deed of original acquisition in 1887, holding same adversely, visibly, notoriously, openly, continuously and exclusively, under said color of title above herein set forth, and completely and in entirety as shown in the 1908 Survey, holding same actually and with hostility to any adverse claim none of which has ever been asserted against her, and she has always asserted and held, owned, possessed and used in every lawful and legal manner the said land so acquired by her in her Deed in 1936, which was a foreclosure of Trust given in 1931, in Liber 89, Page 2<sup>d</sup> above herein set forth and which Deed of Trust described said property by using the 1908 Survey under which all claim of title hereunder is made to the extent of setting up a true and accurate and proper legal description and computation of acreage of the parcel which is the subject hereof; and said Virginia S. Selecman is now continuing to exercise all the legal incidents of ownership thereof thereunder save only as to the equitable rights under said Contract granted to said Vernon M. Lynch, and save as to the out-conveyances above herein set forth, and as to said out-conveyances said Virginia S. Selecman and her predecessors in title have held similar title control and possession and ownership in each case to the property therein described up to the time of such individual conveyance out, all without claim or assertion of claim hostile thereto on the part of anyone and have held and exercised such title, ownership and possession up to the time of each respective conveyance out of parcel thereof under the Deed of original acquisition in 1887, as correctly and accurately surveyed and computed in acreage in the 1908 Survey, holding, using and occupying same under same as color of title, adversely, visibly, notoriously, openly, continuously, exclusively,

completely and in entirety, hostile to the world in the lawful exercise of her and their legal rights thereunder.

9. Your Complainant, Virginia S. Selecman, verily believes and therefore alleges that the 1908 Randall Survey correctly and accurately sets forth and delineates the true boundaries and side lines of the parcel then in possession of her predecessor in title S. B. Stonnell, and as the same is referred to by the Surveyor in the 1908 Plat and description as "I surveyed on May the 20th etc., 1908 for Mr. S. B. Stonnell, his home tract of land, lying- - -" and that said survey and plat showing acreage of 372.097 At that date was the then residue of the original acquisition in 1887 less the three out-conveyances prior to 1908, of, to-wit:

- a. 30 Acres to Harrison, later Taylor, Liber 38, Page 179
- b. 29 Acres 2 Roods 19 Poles to Taylor, Liber 38, Page 397
- c. 10 Acres to Rone, Liber 43, Page 493.

and your Complainant Virginia S. Selecman further verily believes and alleges that it is a matter of comparative ease from a surveying and platting standpoint to show the exact location, with relation to this 1908 Survey, of each of the three out-conveyances mentioned just above, and thereby give a complete and true picture of the boundaries and description of the original entire parcel acquired in the 1887 Deed; and your complainant, Virginia S. Selecman, further verily believes and alleges that as a result of certain Title Examinations which she has caused to have had made among the said Prince William County land records the sidelines of each and every parcel of ground and property bounding and abutting upon the outline and perimeter of said original 1887 Stonnell acquisition of 'Belle Air', is, by course and distance and by reference a common line in each individual case with the sideline in the proper location of said Belle Air Tract as the same is ascertained by adding to the 1908 Randall Survey in the proper geographical location and place the three out-conveyances to Harrison and Taylor and Rone set forth above herein, and in support of this allegation sets up the following facts gathered from such Title Examinations: Reference being here made to the Map or Composite Plat attached

hereto showing the Randall surveyed property of 372.097 Acres, and the three out-parcels to Harrison, Taylor and Rone; showing also the approximate, and believed correct, location of each and every property contiguous thereto and bounding completely around the perimeter thereof, of said Randall Surveyed Flat and three out-parcel conveyances; and to the designations of said properties, separately, by Roman Numerals, corresponding to the following paragraphs hereof:

- I. Deed into present owner Wallace L. Dawson is dated May 31, 1928, recorded in Liber 85, Page 166, from Arthur L. Gardner and wife and conveys parcel of ground fronting 242.6 feet on Highway with North (northeast) side line a depth of 215 feet, which side line is common line with 1908 Survey of 372.097 Acre Parcel or Tract.  
By Trust dated October 11, 1933, recorded in Liber 93, Page 352 said Wallace Dawson and Ethel L. Dawson, his wife, conveyed same parcel to C. A. Sinclair, Jr., Trustee, securing two notes for \$800.00 and \$895.00 plus interest.  
By Grant recorded in Liber 101, Page 12, dated May 12, 1938, said Dawson conveyed Easement rights to Virginia Public Service Company.  
By Grant recorded in Liber 103, Page 112 said Dawson and wife conveyed to Commonwealth of Virginia strip for widening No. One Highway upon which said parcel fronts. Former Highway Grants are in Liber 82, Page 398, and Liber 91, Page 383.
- II. Deed into present owner, Eppa H. Davis, is dated August 5, 1935, recorded in Liber 95, Page 415, from Arthur R. Reeves and wife and conveys parcel of ground recited to contain One Acre, fronting on the Southern line of the Richmond-Washington Highway (No. 1), the Eastern (northeastern) line of which parcel is common line with 1908 Survey of 372.097 Acre Parcel or Tract.



III. Deed into present owner, Carl Frederick Barg is dated March 30, 1946 recorded in Liber 119, Page 14 from E. H. Davis, Widower, and conveys parcel of ground recited to contain 10.67 Acres lying in rear of parcel immediately above and running down to Colchester Road and having for its North (Northeastern side line the common line with 1908 Survey of 372.097 Acre Parcel or Tract, a total frontage thereon of approximately 1229 feet.

By Grant in Liber 123, Page 106, Easement rights were conveyed by said Barg to Virginia Electric and Power Company.

IV. Deed into present owners, Richard L. Rogers, Jr. and Edna B. Rogers, husband and wife, is dated November 6, 1946, recorded in Liber 122, Page 387, and conveys parcel of ground recited to contain 15 Acres, the North (Northeast) line of which parcel is common line with 1908 survey of 372.097 Acre Parcel or Tract, running a course and distance of South 38 deg. East 1051 feet, grantees taking title as tenants by the entireties with right of survivorship. By Trust dated November 24, 1944, recorded in Liber 114, Page 246, R. E. Thomand Lillian G. Thomp, husband and wife, grantors in the Deed set out above into Rogers and wife, had conveyed said parcel of 15 Acres to Henry P. Thomas and John P. Strauss, Trustees, to secure the payment of Three Thousand Dollars and interest, to order of Bearer, being payable at Alexandria National Bank of Alexandria, Virginia. By Trust dated November 6th, 1924, and recorded in Liber 122, Page 388, said Rogers, Jr. and wife conveyed said parcel unto Henry P. Thomas and John P. Strauss, Trustees, to secure the payment of \$3,250.00 and interest, payable at Alexandria National Bank of Alexandria, Virginia.

V. Deed into present owners John J. Earley and Helen C. Earley .. husband and wife, joint tenants with right of survivorship, dated May 22, 1947, recorded in Liber 128, Page 399, is from Oscar E.

Andrezen and wife, and conveys parcel of ground recited to contain 11.4508 Acres, the North (northeast) line of which parcel is common line of 1908 Survey of 372.097 Acre Parcel or Tract, running in a course of South 36° 35' 13" East.

By Grant of record in Liber 120, Page 368, said Andrezen and wife conveyed certain Easement rights to Virginia Electric and Power Company.

VI. Deed into ancestor of present owners was dated January 25, 1922, recorded in Liber 76, Page 310, from Frank R. Chambers, Jr. and wife, unto S. B. Stonnell, conveyed property therein described and recited to contain 8.2 Acres, more or less, and the Northwest line of this parcel runs in a course and distance of North 15 deg. 30' (East) for a distance of 1847 feet is a common line with 1908 Survey of 372.097 Acre Parcel or Tract. Said S. B. Stonnell died testate a Widower, and left as his only children and the persons alone entitled to this property under his Will, Virginia S. Selecman, Lillian Krafft, Osceola Rind and E. S. Stonnell.

VII. Deed into present owner was dated January 11, 1924, recorded in Liber 79, Page 196, from Harry C. Metzger and Hattie A. Metzger, his wife, unto Egbert W. Thompson, and conveys a tract recited to contain 428 Acres, more or less, the Northwesterly line of which is common line with 1908 Survey of 372.097 Acre Parcel or Tract, running North 14 deg. 30' East 3465 feet, See Liber 96, Page 494. By Trust dated February 4, 1936, recorded in Liber 96, Page 494, said Thompson and wife conveyed said land to E. Paul Crider and Thomas H. Lion, Trustees, to secure indebtedness therein described to the order of The Federal Land Bank of Baltimore.

- VIII. Deed into present owners Edwin C. Brown and Pearl W. Brown with common law right of survivorship, is dated July 18, 1946, and recorded in Liber 122, Page 135, from Louis Bonaparte and Florence Bonaparte, his wife, and conveyed a parcel of ground recited to contain 8 Acres, the Southerly line of which is a common line with 1908 Survey of 372.097 Acre Parcel or Tract having courses East 393.2 feet, South  $78\frac{1}{2}$  Deg. East 200 feet and South  $74\frac{1}{2}$  deg. East 64 feet.
- IX. Acquisition by present owner Archie R. Taylor is by Decree of the Circuit Court of Prince William County, Virginia, dated June 2, 1931, Copies of plats are attached hereto and made a part of this recorded in Liber 89, Page 148, allotting to him Lot 4 containing 2.58 Acres the southern and westerly lines of which are common lines with 1908 Survey of 372.097 Acre Parcel or Tract, the Southerly lines being West  $111\frac{1}{2}$  feet and North 77 deg. West 234 feet.
- X. Deed into present owners Charles A. Mesalem and Julia H. Mesalem his wife, with common law right of survivorship, is dated October 12, 1946, recorded in Liber 122, Page 143, is from Virginia Galloway, Single, and conveys a parcel of land therein described, the Westerly line of which is common line with 1908 Survey of 372.097 Acre Parcel or Tract.
- XI. Deed into present owners Albert Owens and Will W. Owens is dated (blank) and recorded in Liber 117, Page 367, is from Cora Taite, unmarried, and conveys Lot 5 of the Taylor Division (Plat in Liber 89, Page 148) containing 3.64 Acres less land conveyed to Louis Bonaparte (by Deed in Liber 94, Page 264) and parcel conveyed to Commonwealth for Highway purposes (by Deed in Liber 101, Page 160) the parcel hereby conveyed having as its westerly line line common with 1908 Survey of 372.097 Acre Parcel or Tract.
- XII. Deed into present owner P. C. Wigglesworth is dated July 10, 1931, recorded in Liber 91, Page 196, is from Ernest Taylor and wife and conveys a tract of land recited to contain 18.394 Acres together

with a 20 foot right of way which said tract has as its westerly line a line common with 1908 Survey of 372.097 Acre Parcel or Tract, said common line being "to J" a post in Stonnell's line and the Southwest corner of Lot No. 3, thence with Stonnell South 25 deg. 48' East 16.41 chains to the point of beginning."

XIII. Deed into present owner M. E. Wigglesworth is dated July 9, 1923, is recorded in Liber 79, Page 26, is from T. Powell Davis and others and conveys a tract of land containing 18.352 Acres which tract has common lines with 1908 Survey of 372.097 Acre Parcel or Tract, said lines being "to C, a post driven at the Northwest corner of Lot No. 1 and 43 feet West of the Prize Oak Stump, thence South 88 deg. 52' West 18.27 chains to D, a post corner to Stonnell's; thence with ~~said~~ South 25 deg. 48' \_\_\_ 11.75 chains to the point of beginning."

XIV. Deed into present owner Maurice R. Botts is dated August 28, 1930, is recorded in Liber 88, Page 235, is from John Leary and wife and conveys tract of land therein referred to and described as containing 110 Acres but which is supposed to contain 150 Acres, the South line of which Parcel (originally known as the Foster Tract) is the common line with 1908 Survey of 372.097 Acre Parcel or Tract, between points ~~K~~ and M, on the 1908 Randall Survey. The predecessor in title to Leary, grantor herein, was Mary A. Pease and others, children of John A. Marshall, deceased.

XV. This area is properly presented in two sections:

a. The area along the Northwest line of the 10 Acre Roan parcel (acquired from Stonnell) which common line runs in a course of North 35 deg. East. and the Deed descriptions in the old Deeds in the title chain to which, reference being made to Liber 26, Page 515 and Liber 56, Page 305, conveying 365 Acres, and Liber 58, Page 32, all run along the same common line with original Belle Air as shown on the Randall Map, for their Southeast line, and neither encroaches upon the other but on the contrary in several Deeds each

recognizes the other as adjacent property. This particular section of the original perimeter is now separated from 1908 Survey of 372.097 Acre Parcel or Tract, by the out-conveyance of ten acres to Roan from Stonnell in 1895, Liber 43, Page 493, (see paragraph 2C hereinabove).

b. Deed into present owners' Ancestors is dated June 28, 1907, is recorded in Liber 58, Page 32, is from J. L. Dawson and wife and others, and conveys unto Wm. Roan and Fannie Roan a tract of land recited to contain 43.13 Acres, the southeasterly lines of which are common with 1908 Survey of 372.097 Acre Parcel or Tract, said line being "a gum tree corner to S. B. Stonnell, Jas. Fisher and Wm. Roan's home place, thence South 32 deg. West 36.39 Poles to B, a stake where stones are to be planted, thence South 44 deg. 30' West 39.75 poles to C, a stake where ~~poles~~ <sup>Stakes</sup> are to be planted, thence South 50 deg. West 30.21 poles to D, a corner to Stonnell and Clarke." This land is now owned by Lonsie Rhone (same as Roan or Rone) Thomas Rhone and Dewey Rhone as the sole surviving heirs at law of Wm. and Fannie Roan, who died intestate.

XVI. Deed into present owner Vernon M. Lynch is dated May 11, 1942, is recorded in Liber 109, Page 23, is from John Leary and wife, and conveys a tract herein described, recited to contain 220.449 Acres, the north-easterly line of which is common line with 1908 Survey of 372.097 Acre Parcel or Tract, running "thence with the Bel Air tract, South 42½ deg. East 291 poles to a dead red oak marked."

10. Your Complainant Arthur Stred is the present owner in possession of Lots Numbered 1 and 2 of the Potomac View Subdivision, Lot 1 containing 4.78 Acres and Lot 2 containing 4.2 Acres. By Deed dated July 9, 1945, recorded in Liber 116, Page 98, said Virginia S. Selecman conveyed two parcels of land therein described as containing 4.78 Acres and 4.2 Acres and being Lots Numbered 1 and 2 of the Potomac View Subdivision unto Arthur Stred. This same



property has been mentioned hereinabove under paragraph 5A: And he further verily believes and therefore alleges that he and his predecessors in title have always and without interruption claimed and held in continuous ownership and exclusive possession said two lots of ground holding the same adversely, visibly, notoriously, openly, continuously for more than fifteen years, under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, none of which has ever been asserted against them or any of them, and he and his predecessors in title have always asserted and held, owned, possessed and used in every lawful manner the said land, and he is now in complete and lawful possession, ownership and title holding of same.

11. Your Complainants John W. Wertzberger and Lois T. Wertzberger, husband and wife, are the present owners in possession of Lot 19 of the Potomac View Subdivision, containing 1.77 Acres, reference being made to paragraph 5B hereinabove; by Deed dated July 31, 1936, recorded in Liber 97, Page 295, said Emma C. Price unmarried, conveyed said lot to James F. Graham; By Deed dated April 28, 1938, recorded in Liber 100, Page 388, said James F. Graham and wife conveyed said lot back to Emma C. Price; By Deed dated March 22, 1946, recorded in Liber 118, Page 427, said Emma C. Price, Single, conveyed said lot unto Carl R. Burr; by deferred purchase money Deed of Trust dated March 22, 1946, recorded in Liber 118, Page 428, Carl R. Burr conveyed said lot to C. Lacey Compton, Trustee, to secure \$600.00 to order of Emma C. Price, with usual trust provisions; by Deed dated March 26, 1946, recorded in Liber 118, Page 451, said Carl R. Burr and wife conveyed same said lot unto said John W. Wertzberger and Lois T. Wertzberger, husband and wife, joint tenants with right of survivorship; By Deed of Trust dated March 26, 1946, and recorded in Liber 118, Page 452, said John W. Wertzberger and Lois T. Wertzberger conveyed said 1.77 Acres to C. Lacey Compton, Trustee, to secure the payment of Six Hundred Dollars to order Carl R. Burr with usual trust provisions; and said John W. Wertzberger and Lois T. Wertzberger further allege that they and their predecessors

in title have always and without interruption claimed and held in continuous ownership and possession said two lots of ground, holding the same adversely, visibly, notoriously, openly, continuously for more than fifteen years, under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, none of which has ever been asserted against them or any of them, and they and their predecessors in title have always asserted and held, owned, possessed and used in every lawful and legal manner the said land, and they are now in complete and lawful possession, ownership and title holding of the same.

12. Your Complainants, Virginia S. Selecman, Osceola Rind, Lillian Krafft and E. S. Stonnell are the present owners in possession of Lots No. 21 and 22 of the Potomac View Subdivision, containing respectively 1.20 Acres and 0.92 Acres, reference being made back in this Bill to Paragraph 4D. By Deed of Trust in Liber 86, Page 508 Fischer's Incorporated conveyed said lots to secure certain indebtedness therein described and upon default in the payment thereof under the Trust terms said lots were foreclosed in Liber 92, Page 455, to S. B. Stonnell, and upon his death the same became vested in *a certified copy of will of J. B. Stonnell is filed herewith and made a part of this bill* the four above named persons in fee; and they further allege that they and their predecessors in title have always and without interruption claimed and held in continuous ownership and exclusive possession said two lots of ground, holding the same adversely, visibly, notoriously, openly, continuously under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, none of which has ever been asserted against them.

13. Relating to Lot 26 of the Potomac View Subdivision as set forth in Paragraph 4E hereinabove, the said Virginia S. Selecman and Walter Selecman, her husband, Lillian Krafft and Philip P. Krafft, her husband, Osceola Rind, Widow, E. S. Stonnell and Mattie G. Stonnell, his wife, conveyed unto Sidney E. Fulford and Emma Mae Fulford, husband and wife, as joint tenants with right of survivorship, said Lot No. 26 Potomac View Subdivision recited to contain 8.2

more or less, said Deed being of record in Liber 107, Page 105: (See Deed later in Liber 121, Page 285): The said Virginia Selecman, Lillian Krafft, Osceola Rind and E. S. Stonnell, of the Complainants herein further allege that they and their predecessors in title (reference being here expressly made to Deeds in Liber 89, Page 28, Liber 102, Page 55, and the above Deed in Liber 107, Page 105) have always and without interruption claimed and held in continuous ownership and possession said lot of ground, holding the same adversely, visibly, notoriously, openly, continuously, under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, none of which has ever been asserted against them or any of them, and they and their predecessors in title have always asserted and held, owned, possessed and used in every lawful and legal manner the saidland, up to the time of their conveyance of the said lot unto said Fulford and wife, and that they were in complete and lawful possession, ownership and title holding of the same at the time of said conveyance of same to said Fulford and wife.

14. Your Complainants William M. Mays and Beulah Naset Mays, husband and wife, are the present owners in possession of tract of 13.20 Acres being designated as Lot No. 28, of the Potomac View Subdivision, reference being made to paragraph 4A hereinabove. By Deed dated October 17, 1934, recorded in Liber 94, Page 321, Inez M. Green (referring to the acquisition in Liber 89, Page 258) reciting that she is a widow, conveyed same said lot to Ida M. Nicholson and Marguerite L. Nicholson; By Deed dated August 7, 1944, recorded in Liber 113, Page 288, said Ida M. Nicholson, Widow and Marguerite L. Nicholson, Single, conveyed same said lot unto Sidney E. Fulford and Emma M. Fulford, his wife; By Deed dated July 15, 1947, recorded in Liber 126, Page 298, said Fulford and wife conveyed same said lot unto said William M. Mays and Beulah Naset Mays, husband and wife, as joint tenants with right of survivorship: By Deed of Trust dated July 21, 1947, recorded in Liber 126, Page 337, said William M. Mays and Beulah Naset Mays, conveyed said 13.2 Acres to C. Lacey Compton, Trustee, to secure the payment of Sixty Five Hundred Dollars as therein described to the order of Washington Coca-Cola Bottling Works, Incorporated, with usual trust

provisions: and said Complainants herein William M. Mays and Beulah Naset Mays, husband and wife, further allege that they and their predecessors in title have always and without interruption claimed and held in continuous ownership and exclusive possession said lot of ground, holding the same adversely, visibly, notoriously, openly, continuously, under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, none of which has ever been asserted against them or any of them, and that they and their said predecessors in title have always asserted and held, owned, possessed and used in every lawful and legal manner the said lot of ground, and they are now in complete and lawful possession, ownership and title holding of the same, subject only to the lien of the Deed of Trust in Liber 126, Page 337 herein set forth.

15. Your Complainant Virginia S. Selecman, is the present owner in possession of Lots Numbered Four to Eighteen, both inclusive (4 to 18 both inclusive) and Lots Numbered Twenty, Twenty Three, and Twenty Seven (20, 23, and 27) of the Potomac View Subdivision as the same is platted among said land records in Liber 94, Page 320, reference being made to her Deed of acquisition thereto in Liber 97, Page 266 (paragraph 5C hereinabove), subject only to the Deed of Trust in Liber 99, Page 268. None of these enumerated lots are within the area of the proposed conveyance to Vernon M. Lynch set forth under paragraph 7 hereinabove. For purposes of the record it may be noted that Lots Numbered 29, 30 and 31 shown on the Potomac View Plat are within the proposed conveyance to Vernon M. Lynch and are included within the area of the McWhorter survey of the same; and the said Virginia S. Selecman further alleges that she and her predecessors in title have always and without interruption claimed and held in continuous ownership and exclusive possession said Lots Numbered Four to Eighteen (4 to 18) both inclusive, and Lots Numbered Twenty, Twenty-Three, Twenty Seven (20, 23, and 27) of Potomac View Subdivision, holding the same adversely, visibly, notoriously, openly, continuously for more than



fifteen years under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, none of which has ever been asserted against them or any of them, and she, and her predecessors in title have always asserted and held, owned, possessed, and used in every lawful manner the said land, and she is now in complete and lawful possession, exercising all the rights of ownership and title holding of the same.

16. Reference back to Paragraph 2A shows acquisition by William H. Harrison in Liber 38, Page 179 of tract of Thirty Acres. By Special Commissioners Deed dated March 31, 1906, recorded in Liber 55, Page 383, J. B. T. Thornton, Commissioner, conveyed this parcel together with a Tract bounding on its North of 42 Acres 2 Roods 26.4 Poles, unto John W. Taylor. By Partition Decree of record in Liber 89, Page 148 in the year 1931 these two tracts were divided as indicated on Plat and Map sketch attached to this Bill, and certain of the present owners which bound said 1908 Survey of 372.097 Acre Parcel or Tract, are set out under Paragraph 9 hereof.

17. Reference back to Paragraph 2B shows acquisition by John W. Taylor in Liber 38, Page 397, of tract of 29 Acres 2 Roods and 19 Poles. This parcel with adjacent land is Partitioned by the Court in 1931 the division and Plat being of record in Liber 89, Page 148. Certain of the present owners which bound said 1908 Survey of 372.097 Acre Parcel or Tract, are set out under Paragraph 9 hereof.

18. Reference back to Paragraph 2C shows acquisition by William Rone in Liber 43, Page 493, of tract of ten Acres. This Tract, just about, corners with the other Rone Tract set forth herein under Paragraph 9, sub head XV, a. and b. and like that tract of 43.13 Acres it is now owned by Lonzie Rhone (same as Roan or Rone), Thomas Rhone and Dewey Rhone as the sole surviving heirs at law of William Rone who died intestate.



19. Reference back to Paragraph 4B shows acquisition by Charles Pollard in Liber 74, Page 270, of tract of two acres, more or less. Charles Pollard is now assessed with tract which is believed is identified as this parcel.

20. Your Complainant Virginia S. Selecman is the present owner in possession of the acreage tract of the ground surveyed by McWhorter and which is the subject of her Contract to convey to Vernon M. Lynch, as set forth under Paragraph 7 hereinabove, the same containing 188.33 Acres, and subject to said Lynch' equitable rights therein under said Contract of Purchase; and she further alleges that she and her predecessors in title have always and without interruption claimed and held in continuous ownership and possession said tract of ground, holding the same adversely, visibly, notoriously, openly, continuously, exclusively under color of title as herein set forth, completely and in entirety, holding the same actually and with hostility to any adverse claim, None of which has ever been asserted against them or any of them, and she and her predecessors in title have always asserted and held, owned, possessed and used in every lawful manner the said land and that she is now in complete and lawful possession, exercising all the rights of ownership and title holding of the same.

In consideration whereof, and forasmuch as your Complainants, each in respective capacity, are remediless save in a Court of Chancery where causes of this nature are cognizable, Complainants herein therefore pray as follows:

1. That the heirs, devisees or other successors in title of Zebulon A. Kanky may be made parties Defendant to this Bill by the general description of "Parties Unknown", and that they be summoned to answer this Bill in the manner provided by Statute, Answer under oath being hereby expressly waived.

2. That the Defendants above herein named, to-wit: Richard L. Ruffner and L. H. Dudley, Trustees, Lonzie Rhone (also spelled Roan or Rone), Thomas Rhone and Dewey Rhone, Charles Pollard, Vernon M. Lynch, Wallace L. Dawson, C. A. Sinclair, Jr., Trustee, Eppa H. Davis, Carl Frederick Barg, Richard L. Rogers, Jr. and Edna B. Rogers, Henry P. Thomas, Trustee and John P. Strauss, Trustee,

*Rest of pages  
not copied  
suit is 82  
pages long*

DESCRIPTION  
Virginia S. Selecman Tract

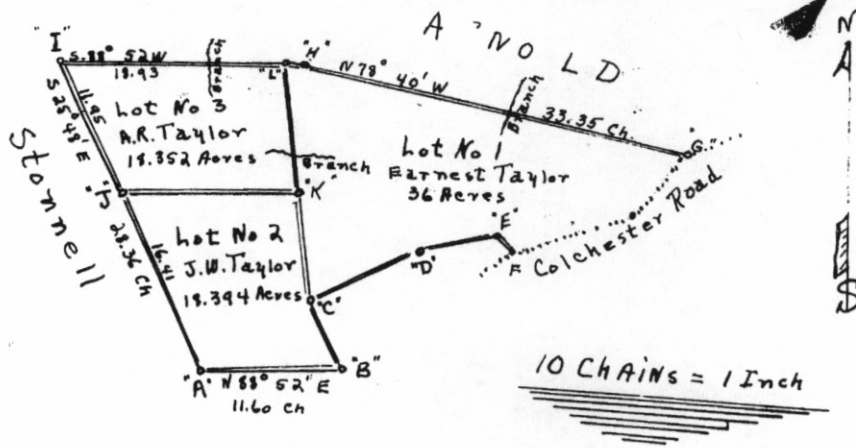
Beginning at a set stone in the southwesterly line of the entire Selecman Tract, a corner of Lynch and the Cockrell Tract; thence with the line of Lynch N 45°11'15" W (true north) 2913.87 feet to an iron pipe at the foot of a 24 inch oak, the corner of Selecman and the Simms Tract in the line of Lynch; thence with the lines of the Simms Tract N 45°21' E 500.93 feet to an iron pipe, N 41°21' E 495 feet to an iron pipe and N 32°38'40" E 616.85 feet to an iron pipe at the foot of a 10 inch black gum, the corner of Selecman and the Ream Tract; thence with the lines of the Ream Tract S 82°28' E 712.81 feet to an iron pipe and N 6°59' E 795.35 feet to a cedar stake in a stone pile, the corner of Selecman and the Ream Tract in the line of the Marshall Tract; thence with the lines of the Marshall Tract S 83°23'50" E 557.44 feet to a set stone and S 66°19'40" E 1052.56 feet to an iron pipe, the corner of Selecman and the Marshall Tract in the line of Wigglesworth; thence with the lines of Wigglesworth S 83°56' 20" W 250 feet to a set stone, S 29°47'20" E 291.81 feet to an iron pipe, S 79°21' W 519.54 feet to an iron pipe, S 46°40'20" W 719.11 feet to an iron pipe, S 41°38' E 259.82 feet to an iron pipe, S 70°21'20" E 1747.82 feet to an iron pipe and S 30°13'20" E 32.10 feet to an iron pipe, the corner of Selecman and Fulford in the line of Wigglesworth; thence with the line of Fulford S 22°03' W 1099.36 feet to an iron pipe in the northerly line of a 30 foot right of way; thence with the line of said right of way N 76°06' W 674.83 feet to an iron pipe; thence S 22°59'45" W (passing thru an iron pipe at 30.38 feet, the corner of Nicholson in the southerly line of said right of way) 1441.38 feet with the line of Nicholson in part to a corner cedar post, the corner of Selecman and Nicholson in the line of the Cockrell Tract; thence with the line of the Cockrell Tract N 43°22'05" W 490.21 feet to the point of beginning, containing 188.33 acres of land.

The above described tract of land shall have access to a right of way 30 feet in width described as follows: beginning at an iron pipe at the northwesterly corner of Nicholson; thence thru the land of Selecman N 22°59'45" E 30.38 feet to an iron pipe and S 76°06' E 674.83 feet to an iron pipe at the corner of Selecman and Fulford; thence with the line of Fulford and others S 76°57' E 810.51 feet to a point in the westerly line of U.S. Route 1; thence with said line of U.S. Route 1 S 22°03' W 30.37 feet to a point; thence with the southerly line of the said 30 foot right of way N 76°57' W 810.51 feet to a point and N 76°06' W 675.30 feet to the point of beginning.

*James A. McWhorter*  
Certified Surveyor

August 28, 1944

JAMES A. MCWHORTER  
Certified Surveyor  
Route #2, FAIRFAX, VA.



I surveyed on the 23rd day of May 1908 for J. W. Taylor, col. of Prince William Co. Va., a tract of land lying in said Co. and State, and bounded as follows. To wit: Beginning at "A" a post on east side of a gully, corner to Stonnell and rather an angle to Stonnell and a corner to another tract belonging to said J. W. Taylor Thence with the latter N 88° 52' E. 11.60 chains to "B" a plug in a road Thence with same N. 26° 0' W. 6.36 chains to "C" a plug in a valley in South edge of an old road Thence with this old road N. 62° 40' E. 10.00 chains to "D" a cedar post 12 feet back from a poplar. Thence N. 79° 15' E. 6.50 chains to "E" a cedar post driven in an old decayed stump on South side of Belle Air road, corner to a lot purchased by said Taylor of Metzger. Thence with same S. 52° 30' E. 1.75 chains to "F" a plug driven in the Colchester road. Thence with this road 1st. N. 70° 0' E. 10.50 chains -- 2nd N. 38° 15' E. 6.00 chains -- 3rd N. 63° 0' E 76 links to "G" a cedar plug driven on the West edge of said road, corner to Arnold Thence with Arnold N. 78° 40' W. 33.35 chains to "H", the prize Stump, formerly called the prize oak. Thence S. 88° 52' W. 18.93 chains to "I" a post corner to Stonnell. Thence with Stonnell S. 25° 48' E. 28.36 chains to the point of beginning, containing an area of 72.746 acres. Seventy two and seven hundred and forty six thousandths acres.

I then on the 23rd day of July 1908, divided this tract into three Lots -- viz. 1, 2, 3. LOT NO. 1 is belongs to Earnest Taylor and is bounded as follows, To Wit: Beginning at "C" a plug in a valley on the south edge of an old road corner to Lot No. 2 and to J. W. Taylor's home tract. Thence with this old road N. 62° 40' E. 10.00 chains to "D" a cedar post 12 feet back from a poplar. Thence N. 79° 15' E. 6.50 chains to "E" a post driven in an old decayed stump on the south side of the Belle Air road corner to a lot purchased by said J. W. Taylor of Metzger. Thence with same S. 52° 30' E. 1.75 chains to "F" a plug driven in the Colchester road. Thence with the center line of this road 1st N. 70° 0' E. 10.50 chains. -- 2nd N. 38° 15' E. 6.00 chains 3rd N. 63° 0' E. 76 links to "G" a cedar post driven on the West edge of said road, corner to Arnold. Thence with same N. 78° 40' W. 33.35 chains to "H" the prize oak stump. Thence S. 88° 52' W. 66 links to "L" a post the north east corner to Lot No. 1.

Thence with Lots 3 & 2 S. 7° 45' E. 20.08 chains to the point of beginning, containing an area of 36 acres. Thirty six acres of ground. LOT NO. 2 belongs to J. W. Taylor and is bounded as follows. Beginning at "A" a cedar plug driven on the east edge of a gully, at an angle of Stonnell's line corner to another tract of said Taylor. Thence with the latter N. 88° 52' E. 11.60 chains to "B" a plug driven in a road. Thence with same N. 26° 0' W. 6.36 chains to "C" a plug in a valley in south edge of an old road corner to same and the South West corner of Lot No. 1. Thence with Lot No. 1 N. 7° 45' W. 8.85 chains to "K" a post driven in line of Lot No. 1 and the South east corner of Lot No. 3. Thence with the southern line of Lot No. 3 S. 88° 52' W. 14.77 chains to "J" a post in Stonnell's line and the South West corner of Lot No. 3. Thence with Stonnell S. 25° 48' E. 16.41 chains to the point of beginning. Containing an area of 18,394 acres.-- Eighteen and three hundred and ninety four thousandths acres of ground.

LOT NO. 3 belongs to A. R. Taylor and is bounded as follows. To wit: Beginning at "I" a post corner to Stonnell - thence with same S. 25° 48' E 11.95 chains to "J" a post in Stonnell's line, Thence with the North line of Lot No. 2 Thence with the north line of Lot No. 2 N. 88° 52' E, 14.77 chains to "K" a post in line of Lot No. 1 and the north east corner of Lot No. 2. Thence with Lot No. 1, N. 7° 45' W. 11.23 chains to "L" a post, the north west corner of Lot No. 1 and 66 links west of the Prize oak stump at "H" Thence S. 88° 52' W 18.27 chains to the point of beginning. Containing an area of 18.352 acres.--Eighteen and three hundred and fifty two thousandths acres of ground.

Given under my hand this 9th day of Oct. 1908.

E. H. Randall, S. S. C. and  
City Surveyor of Fredericksburg

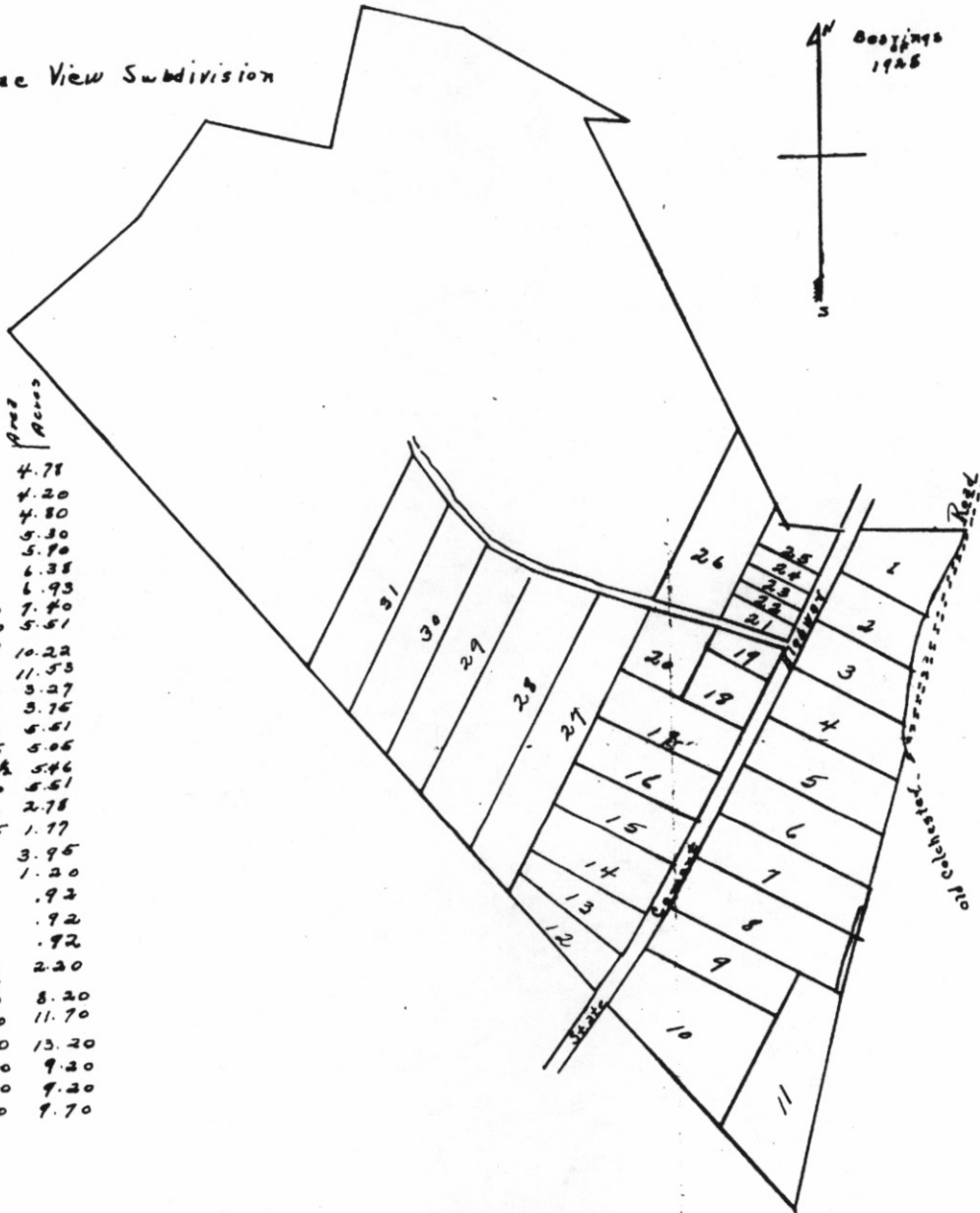
A true copy of the plat recorded in Deed Book 89  
at Page 149.

*Walter H. Strobe*, Clerk.  
*By my deputy*  
*Reda S. Thomas*

Potomac View Subdivision



Lot Number	Frontage	Area Acres
1	312 1/2	4.78
2	300	4.20
3	300	4.80
4	300	5.30
5	300	5.90
6	300	6.38
7	300	6.93
8	300	7.40
9	300	5.51
10	377	10.22
11		11.53
12	250	3.27
13	300	3.75
14	300	5.51
15	275	5.05
16	297 1/2	5.46
17	300	5.51
18	300	2.78
19	225	1.77
20		3.95
21	100	1.20
22	100	.92
23	100	.92
24	100	.92
25	299 width	2.20
26	400	8.20
27	300	11.70
28	380	13.20
29	300	9.30
30	300	9.30
31	300	9.70



A True Copy of a Plat recorded in Deed Book 94 at Page 321.

Walter H. Stokes, Clerk.  
 By his deputy  
 Fred S. Thomas



Simms Tract

PIPE N45°21'E 500.93  
PIPE N41°21'E 495  
PIPE N82°38'40"E 676.85  
PIPE BY TO 6000  
S22°59'45"W 1411

Lynch

293.87

186.33 Acres

N 45° 11' 15" W

STONE

N43°22'05"W 490.21  
COR. POST

S22°59'45"W 1411  
28 Nicholson

27

20

18

26 Pufford

U.S.

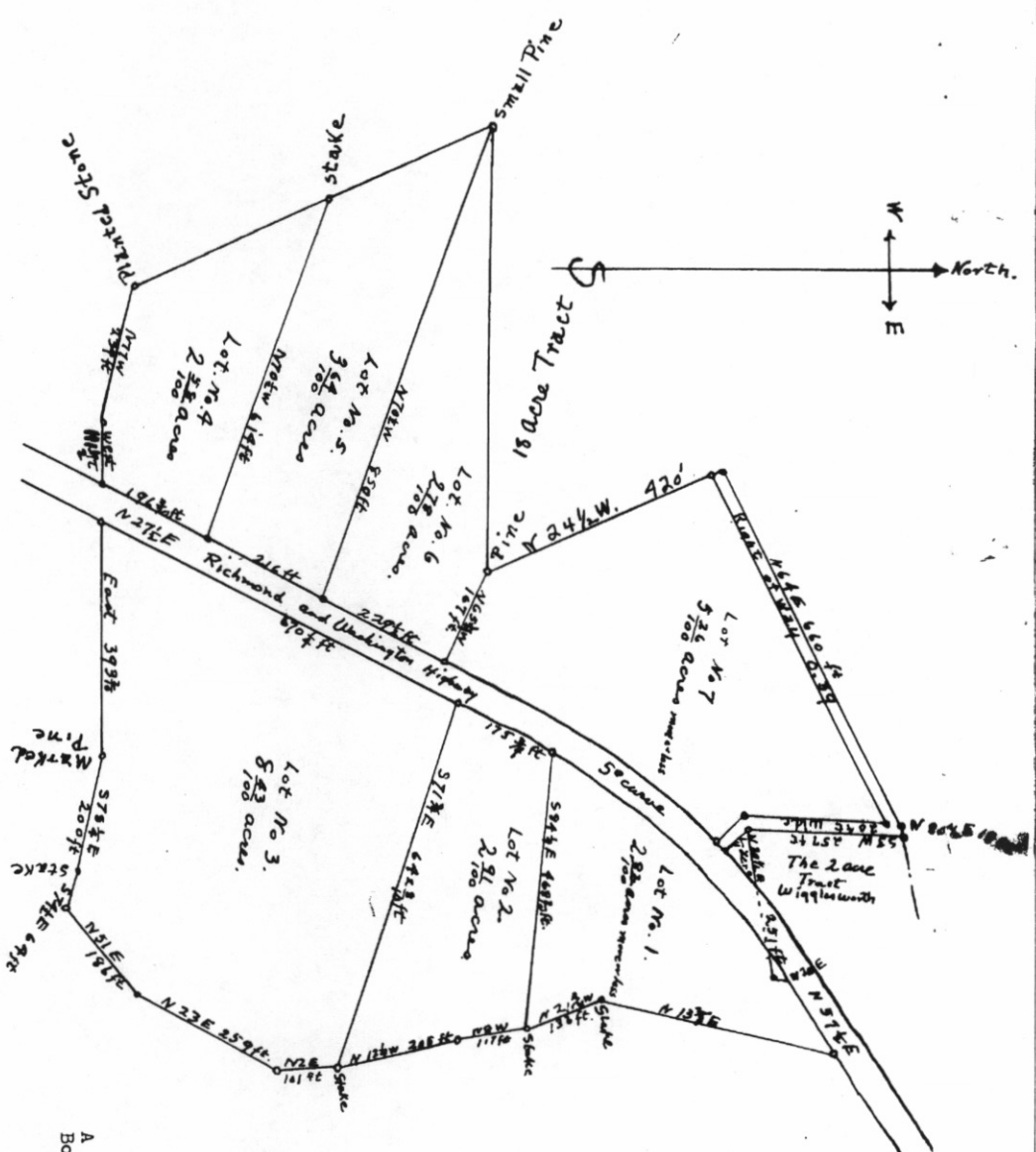
R 22-3E

Survey  
Sullivan pro  
bruce, Prind  
August 28, 19

M. J. [Signature]  
Surveyor

Scale 1" = 400'





The above is a Plat of the part of the Taylor state as divided by the Commissioners.  
 Surveyed May 1931  
 Scale - 1 inch = 200 feet  
 Geo. L. Gordon, S. S. Co.

A True copy of a plat recorded in Deed  
 Book 89 Page 149.  
*Harriet A. Stebbins*, Clerk  
*By your deposit*  
*Wm. A. Stebbins*

Note: The outside lines of lots No. 1 & No. 7 were not run by me, but merely platted in from old surveys, therefore I give their area with more or less added.  
 The eastern lines with length Given, were run up an old road- i.e. the boundary of the 4 acre tract.  
 Geo. L. Gordon