

**RELIC**

**From:** Wilson, Donald L  
**Sent:** Thursday, February 23, 2012 12:55 PM  
**To:** 'Jan Cunard'  
**Cc:** RELIC  
**Subject:** RE: For sale: Island in Occoquan Bay with mysterious history | InsideNova

**Attachments:** Smoot Island.tif; Smoot deed.tif; Smoot deed 1968.tif; Coplen to Columbia 1924.tif

Jan - I had not heard about "Holiday Island" before, but we also picked up the news story. We have been able to track ownership of the property back to a 1968 deed which refers to a 1932 surveyor's plat. (See a copy of the plat, attached. I've called it Smoot Island.) 1932 happened to be the same year that Columbia Sand and Gravel Company was being disbanded, being succeeded by Smoot Sand and Gravel. The survey was probably part of that transaction. The plat was actually recorded in 1947, along with a deed (see Smoot deed, attached). No reference has been found as to how Smoot Sand and Gravel obtained the island property. The deed makes vague reference that it was "part of" an island that existed in 1651 which they identify as Doeg Island, but contains no clue as to what happened to it during the intervening 300 years.

("Doeg Island" was the name of a property in Fairfax County patented by Robert Turley in 1651, and regranted to John Matrom in 1654 as 3609 acres. It was not a true island, but really the peninsula jutting out into Occoquan Bay which we now call Mason's Neck. It was owned by the Mason family in the 1700s.)

The deeds that exist do not give us any reason to believe the island existed before the Smoot Company recorded their first deed to the property.

Columbia Granite and Dredging (the predecessor to Columbia Sand and Gravel) bought a nearby tract of land (in Prince William County) on Occoquan Bay in 1924 (see Coplen to Columbia 1924), but the island is not mentioned in the deed. The deed does, however, mention that all rights pertaining to the property are being conveyed, including "riparian rights." A lawyer might take that to mean that anything in the river adjacent to this land was theirs, even newly created land. The owners apparently thought the island fell within Prince William County since the deeds were recorded here, but some recent maps of the area seem to show the island falling within the boundaries of Fairfax County. That may make it tricky for the current owner's claim.

I found the property listed on the county tax rolls in 1971, owned then by Smoot Sand [&] Gravel Corp, Southern Bldg, Washington, DC 2000. 1/4 acre. Tax map 19, subdivision 1, lot 2. Assessed at \$50 (no improvements). It gives a deed book reference of Book 488, p. 558. This document, recorded in 1968, is just a refiling of the document filed in 1947. It does not clarify the history.

Probably the most successful tactic to find earlier history would be to trace the tax assessments on the property as far back as possible, using the annual tax books at the courthouse. I suspect that the property will suddenly appear on the tax rolls at the time the first deed is recorded (1947), without any clear reference to previous owners. Someone would have to check those books, which we do not have access to here. My guess is that the island was created between 1924 (Coplen deed to Columbia Granite) and 1932 (when the survey of the island was made according to the document filed in 1947).

I am inclined to believe the two witnesses in the news story (Vernon Dawson, 83, and Terry Hill, each of whom heard it from his father) that the island was created by the Smoot company, probably in the 1920s. Here is a pertinent section from the article: (InsideNova, 2/20/12, but left out of the print version of the *News and Messenger*).

Vernon Dawson of Occoquan, 83, learned about the island from his father who grew up on Deep Hole Farm, which is now the Occoquan Bay National Wildlife Refuge.

"The story he told me was that someone wanted to put an island out there and they couldn't get permission from the powers that be," he said.

2/23/2012

The Dawson's house overlooked the bay. "They came out one morning and looked out and there was an island," Dawson said.

His father surmised the only person in the region with the capability, the equipment and the materials to do it was Smoot. "Nobody saw it done," he said.

The story is that Smoot took two barges, bolted them together, took them out in the middle of the night and sunk them, Dawson said.

This happened in the mid 1920s, he said.

Terry Hill of Hampton's Landing Marina on Neabsco Creek also heard about the island from his father. J. Carl Hill built the short-lived Freestone Point resort in the 1950s located where Leesylvania State Park is today.

"I believe it was man made," he said. Hill recalled seeing land records from the 1920s for the island years ago listing Smoot as owner. Those records are not in the county's computerized system.

"It changed hands a couple of times," Hill said. He was likely referring to Columbia Sand and Gravel Company.

"There may have been an island out there at one point but the way I understand it, a barge was floated out there and sunk. And then they either pushed some of the rock off or added to it. And, it was rock from Smoot Sand and Gravel," Hill said. "Back in those days, there were no permits required, no nothing."

"Smoot put the island out there for duck hunting," he said.

That's all I have for you. Hope it helps.

Don

**Donald L. Wilson, Virginia Librarian,**  
Ruth E. Lloyd Information Center  
for Genealogy and Local History (RELIC),  
Prince William Public Library System,  
Bull Run Regional Library,  
8051 Ashton Avenue, Manassas, VA 20110-2892  
703-792-4540  
[www.pwcgov.org/government/dept/library/RELIC](http://www.pwcgov.org/government/dept/library/RELIC)

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**From:** Jan Cunard [mailto:jcunard@verizon.net]  
**Sent:** Tue 2/21/2012 9:08 AM  
**To:** Wilson, Donald L  
**Subject:** For sale: Island in Occoquan Bay with mysterious history | InsideNova

<http://www2.insidenova.com/news/2012/feb/20/sale-island-occoquan-bay-mysterious-history-ar-1702603/>

Don: Do you know anything about the history of this island?

Jan

2/23/2012

<http://www2.insidenova.com/news/2012/feb/20/12/sale-island-occoquan-bay-mysterious-history-ar-1702603/>

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## For sale: Island in Occoquan Bay with mysterious history

By Aileen Streng



Maybe Capt. John Smith visited it in the 1600s.

Maybe Indians hunted on it and later so did J. Edgar Hoover.

Or maybe it was built in the middle of the night.

The only thing that is certain is the little speck of an island – only a quarter-acre with a few scrawny trees and a duck blind – in the middle of the Occoquan Bay is on the market for \$477,000.

“To some folks, including myself, that’s a lot of money to pay for a small little island. However, for some people, it’s not,” said owner Mary Ann Ridge of Lorton.

“If it’s something that they can enjoy – if they are a conservationist or a duck hunter – it would be worth it to them. It’s a ‘beauty in the eye of the beholder’ kind of thing.”

Prince William County’s most recent assessment values it at \$2,500.

*This article has more detail than the newspaper article that was edited for length.*

Ridge and her ex-husband bought it from his grandparents William and May Howard in 2000 for \$10,000. She got it as a result of the divorce and says she is selling it now because she needs the money.

“It’s my hope and my prayer that it will attract somebody who wants to have a unique piece of property that also has some interesting history,” she said. “Who’s to say that somebody just wants to say, ‘I own an island.’ It would be a feather in their cap.”

While it’s tiny, area boaters and fishermen know where it is. It also can be seen from Featherstone Road in Woodbridge.

Locals refer to it as Rock Island, Smoot Island, Spider Island and even Duck Blind Island. The Ridges called it Pap’s Island, after William Howard.

### **Mary Ann’s trip to Gilligan’s Island**

Mark Perry, captain of the Miss Rivershore, a 50-foot commercial pontoon boat, recently took Ridge and her real estate agent out to see it. It was Ridge’s first visit in seven years.

“When the pier was there we used to dock up to it and just hang out, enjoying the peace and quiet,” she said.

As the Miss Rivershore approached the island during the recent trip, Ridge shouted out, “There it is! Gilligan’s Island. Mary Ann is coming!”

“I am so thrilled to see it,” she said. “Thank God it hasn’t been wiped out. It’s a very unique piece of property in a wildlife sanctuary.”

During the ride out from Occoquan to the island and back, Perry pointed out about six bald eagles, osprey, ducks and other waterfowl.

### **Is it the historic Dogue Island?**

While the island has many names, county records call it Holiday Island. The oldest transfer of the island’s deed at the county courthouse is dated in 1947 and states “Holiday Island, being part of the island which in the Colonial Days (about 1651) was known as ‘Dogue’ or ‘Doags Island.’”

Dogue Island is where it is believed that Smith encountered the Indian town of Tauxenent.

Occoquan Mayor Earnie Porta wrote a book on the history of the town and the Occoquan River. He studied the work done by Fairfax County archeologist Michael Johnson on Smith’s exploration of the area.

“Smith makes no mention of any islands that are likely to be Holiday Island. I’ve always known it as Smoot or Rock Island,” Porta said.

“Michael Johnson’s research, which I find pretty convincing, indicates that the original Dogue Island, which at some point was probably a peninsula and the location where Smith encountered the Indian town of Tauxenent, probably is now submerged underneath the waters of Belmont Bay near the coastline of Mason Neck between Sandy Point and Kane’s Creek – in other words, in a different bay than Holiday Island.

“So, Holiday Island is almost certainly not the Dogue Island mentioned in the 1650s,” Porta said.

### **If not Dogue, is it man-made?**

“Local lore is that [a lawyer or judge] hired a barge and went out there and started dumping rock, got the

rock up to the level it was out of the water and then brought another barge out there with a cement mixer and started pouring a little jetty on the south side of it," Perry said during the recent trip to the island.

"I understand that it was once a government perk and J. Edgar Hoover used to duck hunt on it," Ridge said.

"Another rumor is that Teddy Roosevelt was part of the reason the island was constructed," Perry said. "It had to be somebody in the government to get away with simply taking a barge out there and dumping rock. I have always understood and believed, it was passed back and forth through the legal community."

Land records show the Howards bought the island in 1973 from Ann Smoot, president of Smoot Sand and Gravel Company of Alexandria. Ann Smoot became president after her husband Lewis Egerton "L.E." Smoot died in 1962.

L.E. Smoot was president of the company when it bought the island in 1947 from Columbia Sand and Gravel for \$1. However, L.E. Smoot also owned Columbia Sand and Gravel so he bought and sold it to himself.

Others familiar with the waterways offer more details.

"I own an island north of there called Craney Island," said Paul Ebert, a longtime waterman and Prince William County Commonwealth's Attorney. "I heard that both these islands were built by a fellow named Smoot."

Ebert said Smoot dredged the waterways in the area for material for his business. When he came across rocks that were too big to use, he deposited them in various places, such as what is now Craney and Holiday islands.

Vernon Dawson of Occoquan, 83, learned about the island from his father who grew up on Deep Hole Farm, which is now the Occoquan Bay National Wildlife Refuge.

"The story he told me was that someone wanted to put an island out there and they couldn't get permission from the powers that be," he said.

The Dawson's house overlooked the bay. "They came out one morning and looked out and there was an island," Dawson said.

His father surmised the only person in the region with the capability, the equipment and the materials to do it was Smoot. "Nobody saw it done," he said.

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"It changed hands a couple of times," Hill said. He was likely referring to Columbia Sand and Gravel Company.

“There may have been an island out there at one point but the way I understand it, a barge was floated out there and sunk. And then they either pushed some of the rock off or added to it. And, it was rock from Smoot Sand and Gravel,” Hill said. “Back in those days, there were no permits required, no nothing.”

“Smoot put the island out there for duck hunting,” he said.

Hill said the waterways of Prince William County, sparsely populated and heavily wooded back then, made for prime hunting.

“There were thousands and thousands and tens of thousands of ducks,” Hill said. “There’s been a little bit of work done to the island on and off, but there has always been a duck blind out there.”

### **What about the Hoover and Roosevelt connection?**

Hill said he never heard Hoover’s name connected to hunting in the county.

“However, there is an island down river called St. Catherine’s Island that was a hunting and fishing camp,” Hill said. “I remember hearing as a kid that big politicians and high officials would go there.”

It is now known as Jefferson Islands Club on St. Catherine’s Island which is located south of Colonial Beach. It was founded by Congress in 1931. While President Teddy Roosevelt died before the club was established, President Franklin Roosevelt once hosted members of Congress, Cabinet members and members of the Supreme Court there. Harry Truman, John F. Kennedy and Lyndon Johnson were members of the club.

Hoover was director of the FBI beginning in the 1930s. So, while it is possible one of the Roosevelts and Hoover could have hunted on Ridge’s Island, it is more likely they were at St. Catherine’s Island.

### **And what about the story about the lawyer or the judge?**

L.E. Smoot was a longtime friend of U.S. Rep. Howard W. Smith of Virginia. When Smoot’s widow built a library in King George and named it after her husband, Smith attended the dedication. A portrait of Smith, along with Smoot, hang in the library’s memorial room.

Smith, who served in Congress for 35 years, was a former judge and often referred to in Congress as “Judge Smith.”

Maybe that was the connection to the island.

### **Still looking for the right buyer**

No matter its origins, Ridge remains anxious to sell the island. In addition to listing it, she plans to place an ad in Ducks Unlimited magazine, possibly putting it on eBay as well as looking for ways to reach potential international buyers.

“Everyday I am thinking of different ways to market it to people who have the money to buy something like this, people who have cash,” she said.

Since the island is priced far above its assessed value, it is unlikely someone could get a loan to buy it.

“It’s going to sell eventually,” she said.

While it’s only been on the market since December, Ridge has gotten two offers on it. The second was

double the amount of the first. Ridge declined to say how much, but she is holding out at this point for her asking price of \$477,000.

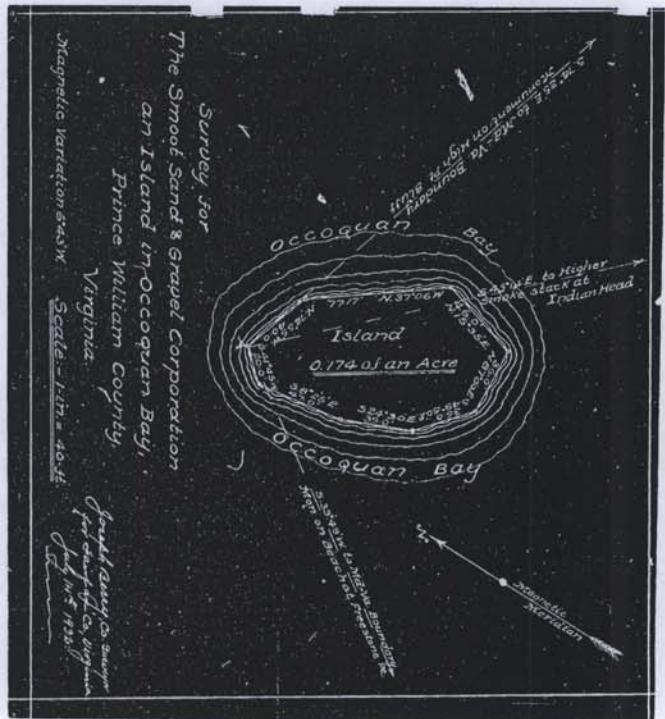
“The reason I priced it at that amount is a matter of faith,” she said. “My ex-husband owes me that amount so that is what it is worth to me. If I get that, it would be wonderful. This really is all about faith.”

For more information about Holiday Island, contact Gail Peterman at [gpeterman@verizon.net](mailto:gpeterman@verizon.net) or 703-978-9400.

*Staff writer Aileen M. Streng can be reached at 703-530-3907.*

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THIS MAP RECORDED IN MAP DRAWER 56  
 THE INSTRUMENT USED WITH THIS MAP IS RECORDED IN DR 37 IN 1937

7-56

Prince William County, Clerk of Circuit Court.



property and to convey the same to the purchaser thereof, who shall not be required to see to the application of the purchase money. Out of the proceeds of such sale the trustee, or trustees, or the one acting, shall pay all costs and expenses thereof, including a trustee's commission of five (5) per centum of the gross amount of sales; and the total amount of principal repaid on said indebtedness, with interest to date, whether the same be due or not, and the balance, if any shall be paid to the parties of the first part or their successors in title, upon delivery of possession of the said land and premises, less the cost, if any, of obtaining possession thereof. Should the property hereby conveyed be advertised for sale as above provided and not sold, the trustee shall be entitled to one half of the commission above provided to be computed upon the amount of the indebtedness hereby secured, plus the expense of such advertisement and reasonable expenses incident thereto, such sums to be a prior lien upon the property herein conveyed.

Should the said indebtedness be fully paid, the lien of this trust shall be released at the cost of the grantor.

In this deed of trust the plural shall include the singular and the singular shall include the plural whenever appropriate.

Witness the following signatures and seals.

W. D. Camp (SEAL)  
 W. D. Camp  
 Thelma F. Camp (SEAL)  
 Thelma F. Camp

I, Viola D. Profit, a Notary Public, in and for the County of Prince William, in the State of Virginia, do certify that W. D. Camp and Thelma F. Camp whose names are signed to the foregoing writing, bearing date on the 15th day of February, 1947, have acknowledged the same before me in my County and State aforesaid given under my hand this 15th day of February, 1947.

Viola D. Profit, Notary Public  
 My commission as Notary Public expires on the 10th day of May, 1948.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PRINCE WILLIAM COUNTY, VIRGINIA, Feb. 17, 1947, this Deed of Trust from W. D. & Thelma F. Camp to G. Lacey Compton, Trustee with certificate attached, was this day admitted to record at 9:10 A. M.

By his deputy  
 Worth H. Storke, Clerk  
 Loda S. Thomas

TESTE: *Worth H. Storke*, CLERK.

#242

THIS DEED made this 15th day of January, 1947, between The Smoot Sand & Gravel Corporation, a body corporate organized under the laws of the State of Virginia, party hereto of the first part; and Columbia Sand & Gravel Company, Incorporated, a Delaware Corporation), party hereto of the second part;

WITNESSETH, that for one dollar and other valuable considerations the said party of the first part does Grant with Special Warranty unto the said Columbia Sand & Gravel Company, Incorporated, the following described land, situate, lying and being in Prince William County, in the State of Virginia, consisting of an island, known as "Holiday Island", being a part of the island which in Colonial Days (about 1661) was known as "Dogue" or "Dodge Island", in Occoquan Bay. The following is a more complete description:

An island containing one-fourth (1/4) of an acre more or less, situate, lying

DEED  
 SMOOT SAND & GRAVEL CORP.  
 COLUMBIA SAND & GRAVEL CO.

*Notary and  
 Thomas D. Profit  
 302 O-11  
 700  
 1947  
 Office of  
 Clerk of  
 Court*

and being in approximately the middle of Ocoquan Bay, Prince William County, Virginia, and about one (1) mile inside of the headlands. The exact location and description of the said island, tying it in with fixed boundary stones and permanent land marks, is described in a survey made July 14, 1932 by Joseph Berry, County Surveyor of Fairfax County, Virginia. Said survey description reading as follows:

BEGINNING at "A", see attached plat, a point on the northwest edge of the island, from the said point "A" the Maryland and Virginia boundary monument on the beach at Freestone Point bears S. 33° 49' W., the Maryland and Virginia boundary monument on High Point Bluff bears S. 74° 25' E., and the higher smoke stack at Indian Head bears S. 45° 14' E.; thence from "A", S. 41° 45' W. 20.0 feet, S. 8° 25' E. 47.0 feet, S. 24° 30' E. 39.0 feet, S. 49° 50' E. 35.0 feet, N. 87° 00' E. 36.0 feet, N. 15° 35' E. 46.0 feet, N. 37° 06' W. 77.17 feet, and N. 72° 55' W. 40.0 feet to the beginning. (Magnetic variation 6° 43' W.)

The said party of the first part covenants that it has the right to convey the said land to the grantee; that it has done no act to encumber the said land that the grantee shall have quiet possession of the land, free from all encumbrances, and that it, the said party of the first part will execute such further assurance of the said land as may be requisite.

IN TESTIMONY WHEREOF, the said Party of the First Part, has on the 15th day of January, 1947, caused these presents to be signed by L. E. Smoot, its President, attested by Alvin H. Parker, its Secretary, and its corporate seal to be hereunto affixed; and does hereby appoint L. E. Smoot its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

THE SMOOT SAND & GRAVEL CORPORATION

By L. E. Smoot  
President.

CORPORATION SEAL.

U. S. REVENUE STAMPS \$ .55 CANCELLED.

Attest:

W. M. Parker  
Secretary.

DISTRICT OF COLUMBIA, ss:

I, John M. Derrick, a Notary Public in and for the District aforesaid do hereby certify that L. E. Smoot, who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 15th day of January, 1947, and hereto annexed, personally appeared before me in said District, and as attorney in fact as aforesaid, and by virtue of the authority vested in him by said Deed, acknowledged same to be the act and deed of The Smoot Sand & Gravel Corporation (a Virginia Corporation), the grantor therein.

GIVEN under my hand and seal this 15th day of January, 1947.

John M. Derrick  
Notary Public.

My Commission Expires April 30, 1947.

NOTARY PUBLIC SEAL.

In the Clerk's Office of the Circuit Court of Prince William County, Virginia, Feb. 17, 1947, this Deed from The Smoot Sand & Gravel Corp. to Columbia Sand & Gravel Company, Inc. with certificate attached, was this day admitted to record at 10:55 A. M.

Worth H. Storke, Clerk  
By His Deputy  
Leda S. Thomas

TESTE *Worth H. Storke*, CLERK.

THIS DEED made this 31st day of December, 1968, by and between Columbia Sand & Gravel Company, Incorporated, a body corporate organized under the laws of the State of Delaware, Party hereto of the First Part; and The Smoot Sand & Gravel Corporation (a Delaware Corporation), Party hereto of the Second Part;

WITNESSETH, that for Ten Dollars and other valuable consideration the said Party of the First Part does grant with Special Warranty unto the said The Smoot Sand & Gravel Corporation the following described land, situate, lying and being in Prince William County, in the State of Virginia, consisting of an island, known as "Holiday Island", being a part of the Island which in Colonial Days (about 1651) was known as "Dogue" or "Doags Island", in Occoquan Bay. The following is a more complete description:

An island containing one-fourth (1/4) of an acre more or less, situate, lying and being in approximately the middle of Occoquan Bay, Prince William County, Virginia, and about one (1) mile inside of the headlands. The exact location and description of the said island, tying it in with fixed boundary stones and permanent land marks, is described in a survey made July 14, 1932 by Joseph Berry, County Surveyor of Fairfax County, Virginia. Said survey description reading as follows:

BEGINNING at "A", see attached plat, a point on the northwest edge of the island, from the said point "A" the Maryland and Virginia boundary monument on the beach at Freestone Point bears S. 33° 49' W., the Maryland and Virginia boundary monument on High Point Bluff bears S. 74° 25' E., and the higher smoke stack at Indian Head bears S. 45° 14' E.; thence from "A", S. 41° 45' W. 20.0 feet, S. 8° 25' E. 47.0 feet, S. 24° 30' E. 39.0 feet, S. 49° 50' E. 35.0 feet, N. 87° 00' E. 36.0 feet, N. 15° 35' E. 46.0 feet, N. 37° 06' W. 77.17 feet, and N. 72° 55' W. 40.0 feet to the beginning, (Magnetic variation 6° 43' W.)

The said Party of the First Part covenants that it has the right to convey the said land to the said Party of the Second Part; that it has done no act to encumber the said land; that the said Party of the Second Part shall have quiet possession of the land free from all encumbrances; and that it, the said Party of the First Part, will execute such further assurance of the said land as may be requisite.

IN TESTIMONY WHEREOF, the said Party of the First Part, has on the 31st day of December, 1968, caused these presents

Returned To:  
Hamel, Norman,  
Park and  
Saunders,  
888 17th Street  
N.W., Wash, D.C.  
1/7/69

Consolidation \$250.00  
Add'l Fee \$58.54(B)

to be signed by Ann H. Smoot, its President, attested by Alvin M. Parker, its Secretary, and its corporate seal to be hereunto affixed; and does hereby appoint Ann H. Smoot its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.



COLUMBIA SAND & GRAVEL COMPANY, INCORPORATED

By: Ann H. Smoot  
President

Attest: Alvin M. Parker  
Secretary

DISTRICT OF COLUMBIA, ss:

I, *Alice W. Bailey*, a Notary Public in and for the District aforesaid do hereby certify that Ann H. Smoot, who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 31st day of December, 1968, and hereto annexed, personally appeared before me in said District, and as attorney in fact as aforesaid, and by virtue of the authority vested in her by said Deed, acknowledged same to be the act and deed of the Columbia Sand & Gravel Company, Incorporated (a Delaware Corporation), the grantor therein.



GIVEN under my hand and seal this 31<sup>st</sup> day of *December*, 1968

*Alice W. Bailey*  
Notary Public

In the Clerk's Office of the Circuit Court of Prince William County, Virginia *Jan 2* 1969, at *11:26 AM*. This instrument was received and, with the certificate annexed, admitted to record.

Teste:

*Leda S. Thomas*, Clerk

STATE OF VIRGINIA,

County of Prince William to-wit:

I, O.H.C. Johnson, a Notary Public for the County aforesaid, in the State of Virginia, do certify that Ernest W. Reid and Margaret M. Reid, his wife, whose names are signed to the foregoing mortgage bearing date on the First day of April, 1924, have acknowledged the same before me in my County aforesaid.

Given under my hand this 19th day of April, 1924.

O.H.C. Johnson, Notary Public  
My Commission expires April 16, 1925.

VIRGINIA:

In the office of the Clerk of the Circuit Court for the County of Prince William in the State aforesaid, the 19th day of April, 1924,

The foregoing mortgage was this day presented in said office, and together with the certificate of acknowledgement thereto annexed was duly admitted, to record at 3:15 o'clock P.M., and indexed according to law.

Geo. G. Ller, Clerk.  
By his Deputy " L. Ledman,

*Geo. G. Ller* CLERK.

\$154.

WITNESSETH:

THIS DEED made this 16th day of April, 1924, between Milo G. Coplen and Bessie W. Coplen, his wife, of Montgomery County, Maryland, parties of the first part, and the Columbia Granite & Dredging Corporation, a corporation organized and existing under the laws of the State of Virginia, party of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of ten dollars and other good and valuable consideration, receipt whereof is hereby acknowledged and before the sealing and delivery of these presents, do give, grant, bargain, sell and convey

*For mailed to Recorder Prince William County, Va. 5/1/1924 G.S.J.*

unto the said party of the second part, with general warranty, all that tract of land in Occoquan Magisterial District, Prince William County, Virginia, bordering on Occoquan Bay, known as "Fairview", and being bounded and described as follows:-

Lot numbered one on the plat and survey made by Thomas H. Carter, annexed to and made a part of the deed recorded in Deed Book # 44, page 337, of the land records of Prince William County, Virginia, from Richard H. Allen and others to Walter S. Opp.

BEGINNING at "A", at or near low water mark on the southwestern side of Occoquan Bay, a stone set in the bank, corner to the tract and William Metzger's land; thence with the southline of the tract and Metzger's land south 86°55' west 192.63 poles to "I", a stone in said line; thence through the tract north 13° west 57.58 poles to "H", a stone set in the center of an outlet road twenty-five feet wide, to be used in common by all the parties to the above mentioned deed from Richard H. Allen and others to Walter S. Opp, and extending from "G" to "L" at the neighborhood road, which is thirty-two feet wide; thence with the center of said outlet road east 66.38 poles to "G", a stone at the end of said road; thence with a fence north 8°25' west 24.88 poles to "F", a stone; thence north 82° 35' east 82.08 poles to "E" at Occoquan Bay, a stone set in line on the bank of said Bay; thence down the Bay with the meanders thereof south 25° east 7.6 poles south 57° east 10.8 poles south 40½° east 8.4 poles south 55° east 9.4 poles south 34° east 8 poles south 55½° east 10.4 poles south 36½° east 16 poles south 50½° east 17.6 poles south 3½° east 10.4 poles south 27½° east 9.24 poles to the beginning, containing seventy-seven and one third acres, together with all rights and appurtenances to the same belonging or in any wise appertaining, including all riparian rights; it being the same property which was conveyed to the said Milo G. Coplen, party of the first part hereto, by Walter S. Opp and wife, by deed bearing date on the 12th day of April, 1924, and duly recorded among the land records of the County of Prince William, Virginia.

SOPI  
& E.A  
TO  
C. SA  
Korn  
& Co. So  
R.L. W  
Cass  
5/1/19  
G.S.

BOOK 79

The said parties of the first part covenant that they have the right to convey the said property to the said party of the second part; that they have done no act to encumber the same; that the said party of the second part shall have quiet enjoyment of the same, free from the claims of all persons whatsoever; and that they, the said parties of the first part, will execute such further assurances as may be requisite.

WITNESS the following signatures and seals.

U.S. STAMP \$8.00  
Milo G. Coplen (SEAL)  
Bessie W. Coplen (SEAL)

DISTRICT OF COLUMBIA : TO-WIT:  
I, \_\_\_\_\_, a Notary Public, in and for the District of Columbia aforesaid, do hereby certify that Milo G. Coplen and Bessie W. Coplen, his wife, whose names are signed to the writing foregoing and hereunto annexed, bearing date on the \_\_\_\_\_ day of April, 1924, have acknowledged the same before me in the District of Columbia aforesaid.  
Given under my hand and notarial seal this \_\_\_\_\_ day of April, 1924.  
My commission as Notary expires.

Notary Public.

State of Maryland,  
Montgomery County, to wit:

I hereby certify that on this 16th day of April, A.D. 1924, before the subscriber, a Notary Public, of the State of Maryland, in and for said Montgomery County, personally appeared Milo G. Coplen and Bessie W. Coplen, his wife, and did each acknowledge the foregoing and annexed deed to be their respective act and deed.

Given under my hand and Notarial seal the day, month and year last hereinabove written.

SEAL  
Lola E. Atwood, Notary Public.  
In the Clerk's office of the Circuit Court of Prince William County, Virginia, April 21, 1924, this Deed from Milo G. Coplen et ux to The Columbia Granite Dredging Corp. with certificate attached, was this day admitted to record at 1:15 P.M.

Geo. G. Tyler, Clerk.  
Geo. G. Tyler, CLERK.

TESTE:  
\$155.  
SOPHIA L. ADKINS  
& E. ADKINS  
TO DEED her husband, of Prince William County, Virginia, parties of the first part, and C. Savage, of Farmville, Virginia, party of the second part:

C. SAVAGE  
Witnessed by  
C. Savage  
R. L. Miller  
Clerk, Va.  
5/1/24  
S. J.

WITNESSETH, that for and in consideration of the sum of Fifteen Hundred (\$1500.00) dollars paid and secured to be paid to the said parties of the first part by the said party of the second part (\$1000.00 paid in cash, receipt of which is here acknowledged, and the balance of \$500.00 secured by deed of trust), the said Sophia L. Adkins and E. Adkins, her husband have granted, bargained and sold and by these presents do grant, bargain, sell and convey, with general warranty of title, unto the said C. Savage the following described tract of land, to-wit:- All of that certain tract of land, together with the buildings and improvements thereon lying and being situate on Bluffs Road, in Colles My Interior District, Prince William County, Virginia, and beginning at a stone on the east side of the said road at the corner of a fence, a corner also of John H. Rennoe's purchase of Cannon; and running thence with the said fence and the said Cannon lot, in an easterly direction, in a straight line to an old red oak stump, a corner to Bradfield and the Cockrell land; thence with Bradfield's line, N. 57°39' E. 50 poles; thence N. 30°W. 19 poles; thence N. 82°W., with Bradfield's line to the said road; thence along the said road, and binding therewith, to the place of beginning, and containing THIRTY (30) acres, more or less, and being the same tract of land conveyed to the said Sophia L. Adkins by Minnie Bradfield and husband by deed dated April 30, 1921,