

Ray Vance / Elizabeth T Reading

Harvey Neal

8-18-1958 1330

Less	171 ±
Less	22 1/2
Less	20
	<u>128 1/2 ±</u>

Stinson Ston 96

DR 122 - 5252

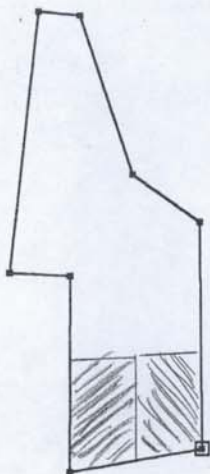
102 - 224

92 - 380

65 - 460

57 - 435

33 - 53



Item 76

!

! Abstracting info.

Typ deed

Id 231 194

Ref db 122, p53

Dat ~~8/234/1946~~ 8-18-1958

Rec

Frm Joseph, Aurelia and elizabeth reading
To Roy & Dorothy vnce

Con

Re 153a = 128.5 ac

Adj

Wit

!

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

Pt thorn bush cedar run

Ln n.25w; 160p;

Pt stake

Ln n54.5w; 58p;

pt stake

ln n17.5w; 119.24p;

pt sm red 3lg oaks

ln n83.5w; 29.4p;

pt stake in howison's line

ln s6.75w; 186.44p;

From Roy + Dorothy to Harry Neal
to Roy + Elizabeth

Checked and
returned to:
S. D. Owens
Manassas, Va.
Sept. 9-1958

THIS DEED made this 18th day of August, 1958, by and between ROY VANCE and DOROTHY VANCE, both in their individual rights and as husband and wife, ELIZABETH T. READING, single, party of the second part, parties of the first part, and HARVEY CLARK NEEL and VELMA MAXINE NEEL, husband and wife as tenants by the entirety with common law rights of survivorship, parties of the third part,

W I T N E S S E T H:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid and secured to be paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey with GENERAL WARRANTY of title unto the said parties of the third part as tenants by the entirety with common law rights of survivorship, those two certain tracts or parcels of land, together with the improvements thereon and the appurtenances thereunto belonging, lying and being situate in Brentsville Magisterial District, Prince William County, Virginia, being the same land conveyed to the grantors herein by JOSEPH C. READING, et als, by deed dated August 24, 1946, which deed is recorded in the Clerk's Office of said County in Deed Book 122, pages 53, 54, 55 and 56, being particularly described as follows:

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

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

LESS AND EXCEPT the following tract or parcel of land: BEGINNING at a point on the North bank of Cedar Run, at a point formerly designated as a double-bodied thorn bush, being a corner between the land formerly owned by C. L. Reading and Dorothy Vance, and the land of A. H. Green, and at which a stone is planted; thence with the lands of said Green N 1/4° W about 1035 feet (as paced) to a stone; thence at a right angle with said first line in a westerly direction about 765 feet (as paced) to a planted stone; thence in a southerly direction and parallel with said first line about 1191 feet (as paced) to a stone on the North bank of said Run; and thence down the said Run with its meanders to the point of beginning, containing about 20 acres, and being the same tract or parcel of land which was conveyed unto Joseph C. Reading and Philip B. Reading by Mabel E. ...

STANLEY A. OWENS
ATTORNEY AT LAW
MANASSAS, VIRGINIA

8-18-1958
 Ray Vore 101 }
 Elz. T. Roach 24 }
 Harvey Keel 3 3/4 out } 231-194

171
 - 22 1/2
 20.
 148.5

DB "122-53-51
 52 435 92-380
 33-53 102-224
 65-460

E. Cox, widow, and others, by deed dated April 14, 1939, and recorded among the Land Records of said County on April 26, 1939, in Deed Book 102, page 224, and being a part of that certain tract or parcel of land which was conveyed unto Roy Vance and Dorothy Vance, his wife, by Joseph C. Reading and others by deed dated August 24, 1946, recorded among said Land Records in Deed Book 122, page 53.

THE TRACT or parcel of land hereby conveyed contains in the aggregate 133 acres, more or less, and is composed of that certain tract or parcel of land conveyed by C. L. Reading and Aurelia Reading, his wife, to J. C. Reading and P. B. Reading, by deed dated July 18, 1933 and recorded among the said Land Records in Deed Book 92, page 380; and that certain tract or parcel of land which was conveyed by Mabel E. Cox, widow, et als, unto Joseph C. Reading and Philip B. Reading, by deed dated April 14, 1939, recorded among said Land Records in Deed Book 102, page 224, said tract being the same tract or parcel of land which was conveyed by C. L. Reading and Aurelia Reading, his wife, to Mabel E. Partlow and Alfred V. Partlow, her husband, by deed dated November 5, 1914, recorded among said Land Records in Deed Book 65, page 460. The said two tracts of land being a part of that certain tract which was conveyed by Mary H. Reading and Miller K. Reading, her husband, to C. L. Reading by deed dated March 12, 1908, recorded in Deed Book 57, page 435, and being a part of that certain tract or parcel of land which was conveyed by Gidion Warne and wife unto Mary H. Reading by deed dated May 25, 1881, recorded in Deed Book 33, page 53.

IT IS AGREED by and between the parties to this deed that this is a conveyance IN GROSS and not by the acre.

THE PARTY of the second part joins in this deed for the specific purpose of releasing, quitclaiming, and granting unto the parties of the third part, all of her interest, rights and claims, whatsoever, both at law and in equity, to the above described property which were given or reserved in deed dated August 24, 1946, from JOSEPH C. READING, et al, to ROY VANCE and DOROTHY VANCE and recorded October 4, 1946, in Deed Book 122, page 53, of the aforesaid land records, wherein as a part of the consideration, the said ROY VANCE and DOROTHY VANCE were to provide a home for AURELIA READING and the said party of the second part, ELIZABETH T. READING ^{during their natural lives,} and in the consideration of \$10.00 aforesaid, the said party of the second part does hereby release, quitclaim and grant unto the parties of the third part, all her interest, rights and claims whatsoever, both at law and in equity, to the above described property which were given or reserved in said deed recorded in Deed Book 122, page 53, aforesaid.

THE SAID PARTIES of the first part and the said party of the second part covenant that AURELIA READING, mother of DOROTHY VANCE and ELIZABETH T. READING, died on or about the 11th day of August, 1954.

THE SAID PARTIES of the first part covenant that they have the right to convey said land; that they have done no act to encumber the same; that said parties of the second part shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances, and that they, the said parties of the first part, will execute such further assurances in and to said land as may be necessary or requisite.



WITNESS THE following signatures and seals:



Roy Vance (SEAL)
ROY VANCE

Dorothy Vance (SEAL)
DOROTHY VANCE

Elizabeth T. Reading (SEAL)
ELIZABETH T. READING

COMMONWEALTH OF VIRGINIA
County of Prince William, to-wit:

I, Michael H. Austin, a notary public in and for the county aforesaid, State of Virginia, whose commission expires 1-23-62 do hereby certify that ROY VANCE and DOROTHY VANCE, whose names are signed to the above and foregoing deed, bearing date of August 18, 1958, have acknowledged the same before me in my county aforesaid.

GIVEN UNDER my hand this 18th day of August, 1958.

Michael H. Austin
Notary Public

COMMONWEALTH OF VIRGINIA
County of Prince William, to-wit:

I, Michael H. Austin, a notary public in and for the county aforesaid, State of Virginia, whose commission expires 1-23-62, do hereby certify that ELIZABETH T. READING, whose name is signed to the above and foregoing deed, bearing date of August 18, 1958, has acknowledged the same before me in my county aforesaid.

GIVEN UNDER my hand this 18th day of August, 1958.

Michael H. Austin
Notary Public

STANLEY A. OWENS
ATTORNEY AT LAW
MANASSAS, VIRGINIA

In the Clerk's Office of the Circuit Court of Prince William County, Virginia Aug. 25 1958, at 3:15 P.M. This instrument was received and, with the certificate annexed, admitted to record.

Tests: North W. Stokes, Clerk.