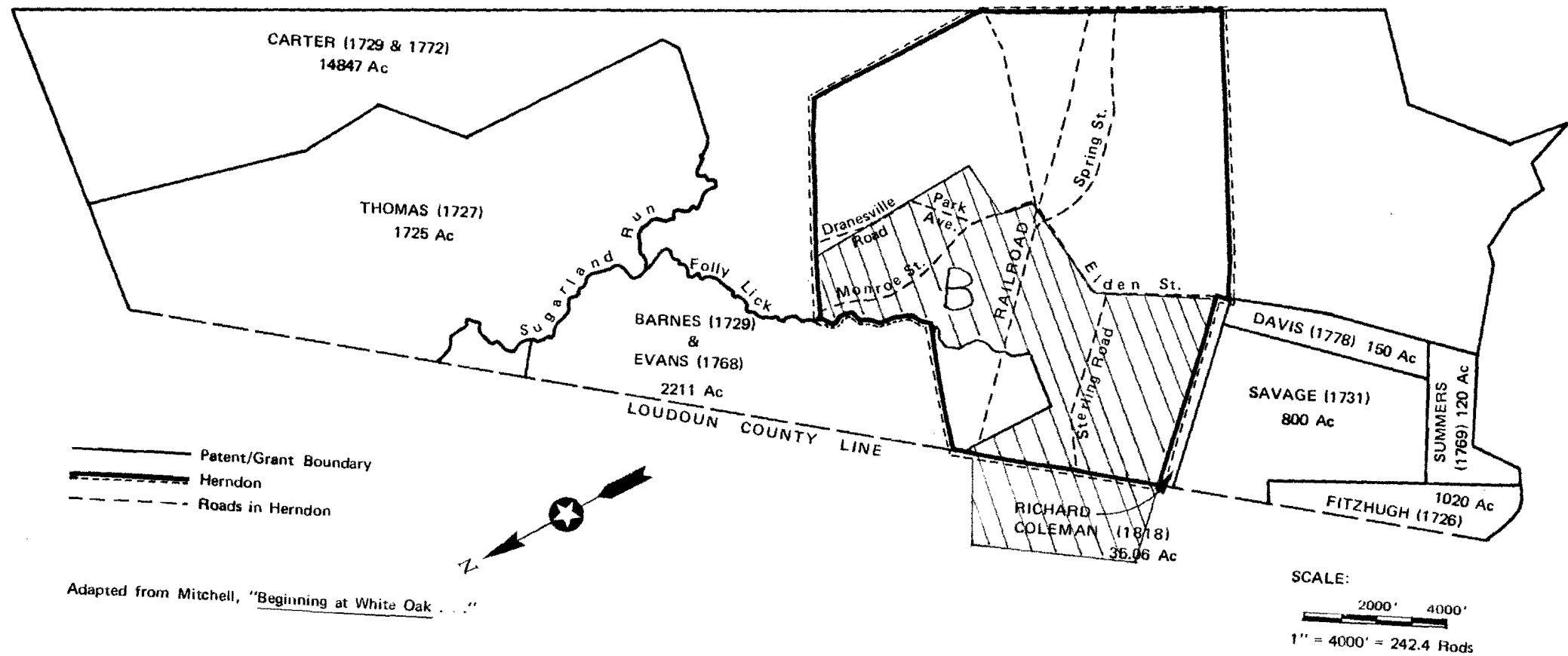


CHAPTER B

Figure: _____

DEED BOOK/PAGE: _____

DATE: _____ FROM: _____ TO: _____ ACREAGE: _____



FERDINANDO FAIRFAX

1813 | 1200 ACRES

CARTER & JOHN PAGE

1821 |

JAMES GOVAN

1824 |
1835 |

RICHARD COCKERILLE

1840 | (COURT
SUIT)

JOHN HOASE
BRIGGS WARING

1840(?) |

JOHN HOASE
SAMUEL RUSSELL

1850 | 600 ACRES
JOHN HOASE

1850 | 600 ACRES
SAMUEL RUSSELL

1852 |
THOMAS HAZZARD

THOMAS HAZZARD

1852 | 200 ACRES

MARTIN IRISH

? | INHERITANCE(?)

WILLIAM IRISH

1866 |

LEWIS TUDOR

NATHAN ROOF

1866 |

MATILDA DENNISON

1868 |

MARY LEONHARDT

1886 |

OLIVER HYDE

? | INHERITANCE

MARY HYDE

1898 |

ELLEN BUELL

1912 |

MARGARET MADISON

1914 |

BERNARD BROWN

1917 |

LAURA BROWN

1935 | (AUCTION)

NEW YORK LIFE

1935 |

GEORGE BREADY

~1940 | (INHERITANCE)

WILLIAM & GEORGE BREADY

1945 |

R: I. ARRINGTON & GEORGE RITTER

1948 |

GEORGE RITTER

1955 |

ETNOM, INC

|
FOUR SEASONS SUBDIVISION

THOMAS HAZZARD

1853 | 200

BENJAMIN CAYWOOD

1861 | 100 ACRES

JOE CHAMPLIN

1867 |

JOHN McLANE

1907 |

GUY MITCHELL

1907 |

CAROLYN ECCLES

1911 |

AMANDA ECCLES

ECCLES SUBDIVISION

1878 | 100 ACRES

JULIA LEISHAN

1880 |

POYNTON MUSSON

1882 |

WILLIAM URICH

1888 |

LEVI GROH

1896 | 0.98 acres

WILLIAM GROH

1916 | (COURT
ACTION)

LAURA HANNAH

1916 |

ELIZA LEE

1913 | 100.1
acres

DAVID SHAW

1920 |

MARION
HUMPHRIES

1929 |

CECIL CONNOR

THOMAS . HAZZARD

1859 | 210 ACRES

SIDNEY MILLER

1867 | (QUESTION)

JOHN HANNA

WILLIAM HANNA

MILTON HANNA

|
LAND

NOT IN

HERNDON

JOHN HOASE

1851 | 200 ACRES

HENRY KIPP

1855 |

WILLIAM & BENJAMIN
BREADY

1866 |
1867

BENJAMIN, ISAIAH, AMANDA,
SARAH BREADY

1872 | 89 ACRES

BENJAMIN, AMANDA,
SARAH BREADY

| WILL

BENJAMIN, AMANDA BREADY

| WILL

HATTIE, AMANDA, ISAIAH, WILLIAM BREADY

1894 |

AMANDA BREADY

| WILL

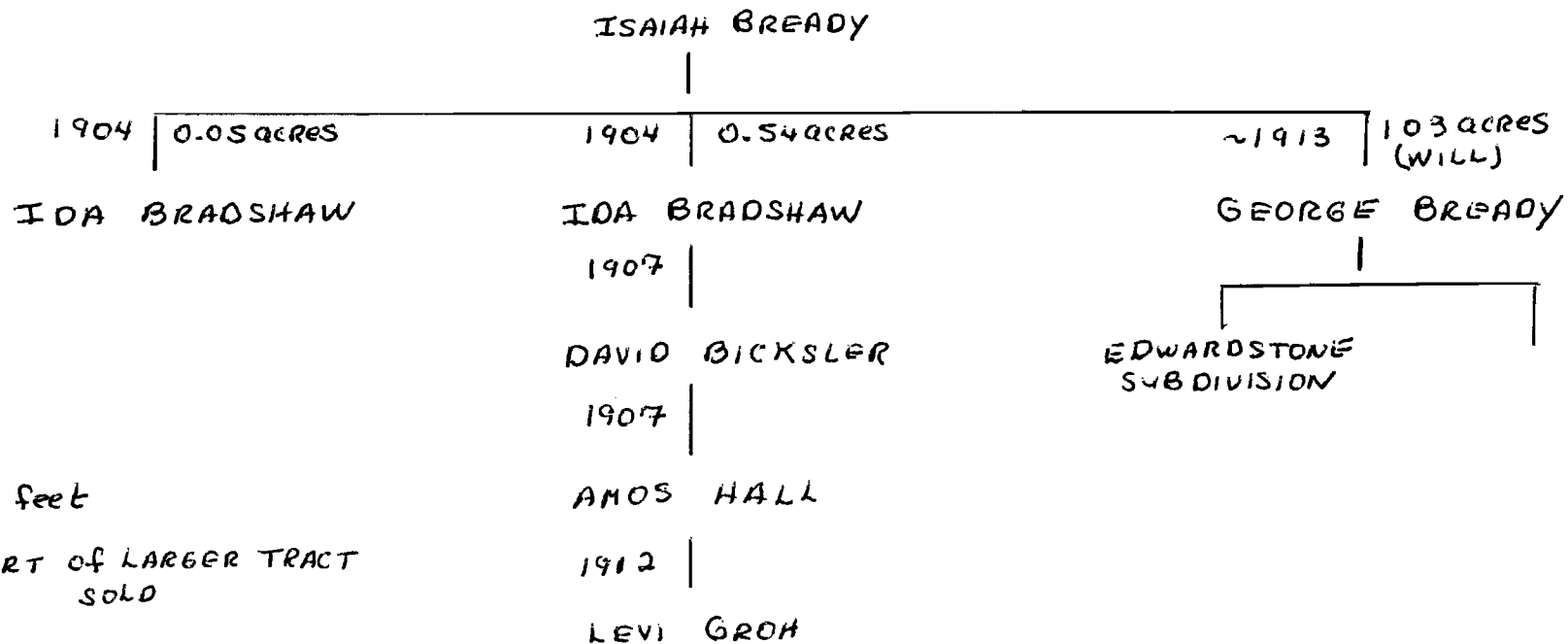
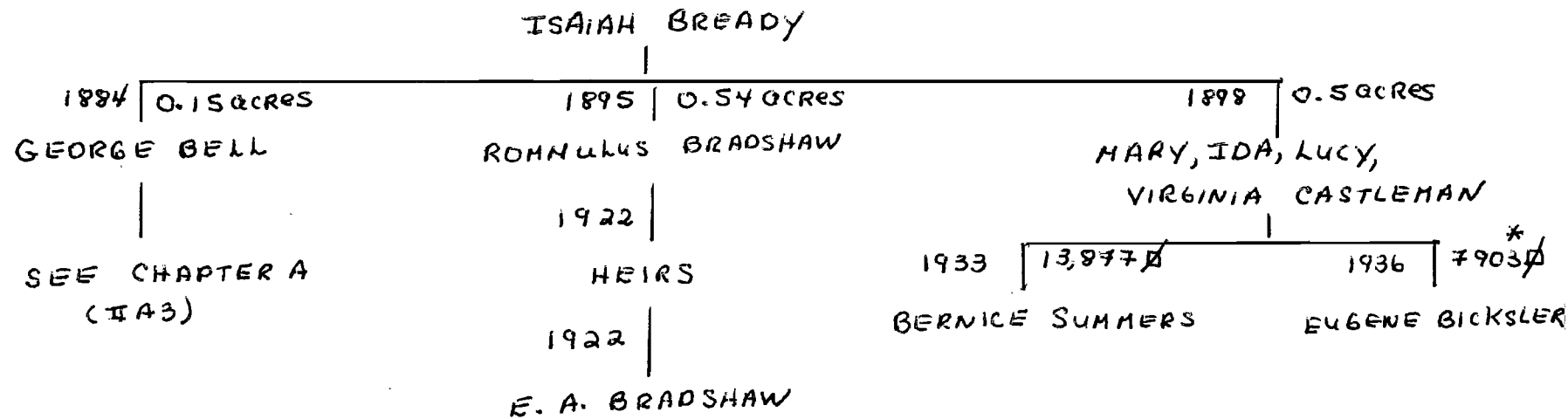
ISAIAH BREADY

~ 1913 | WILL

B. HARRISON BREADY

1872 | 110 ACRES

ISAIAH BREADY



~~0~~ = sq feet

* = PART OF LARGER TRACT
SOLD

EDWARD STONE
(GEORGE BAEDY)

1916	LOTS 1, 2, 3, 4	1915	LOTS 5, 6, 7 53, 54	1915	LOTS 8, 9, 10, 11	1915	LOTS 12, 13, 14 45, 46, 47
	LULA CHAMLIN		A. S. HARRISON		J. H. BICKSLER		WILLIAM ADRIAN

1915	LOTS 15, 16, 17, 18	1915	LOTS 19-22 38-44	1920	LOTS 25, 26, 27	1925	LOTS 28, 29
	ASA BRADSHAW		ERNEST ROBY		G. H. BUSSEY		JULIAN THOMPSON

1915	LOTS 30-33	1925	LOTS 34-37	1915	LOTS 48, 49	1915	LOTS 50, 51, 52
	T. EDGAR REED		W. FRANK HUMME		J. W. BURT		BLANCHE HANES

1920	LOTS 55-58
	O. A. CHAMBLIN

JOHN HOASE
1854 | 400 ACRES

JAMES MILLER
1857 | AUCTION

JOHN HOASE
1857 |

JOHN HOASE
ALFRED MOSS
1857 |

DANIEL CALYER

1861	0.5 ACRES	1850, 1874	0.5 ACRES
ALEXANDRIA, LONDON & HAMPSHIRE RAILROAD (VIA DEPENDENT - SOUTHERN RAILWAY)		JOHN DONN	
1876		1876	
1938	.235 ACRES	?	.17 ACRES
TOWN of HERNDON	FOR PUBLIC ROAD, NOW PART OF TOWN SQUARE	1938	.117 ACRES
		MAY McMILLEN 1938 TOWN of HERNDON	ST. TIMOTHY'S CHURCH 1969 MASONIC TEMPLE #264

DANIEL CALYER
1858 | 0.5 acres
WILLIAM VAURTERS
1865 |
SARAH TORREY
1867 |
(1868)
BENJAMIN CLARK
1868 |
LAWRENCE HINDLE

1889 |
H. STOWELL
1889 | 1889 |
BENJAMIN MIDDLETON
1895 | 27,482 $\frac{1}{2}$
MARTIN ROUSCH
1895 |
GEORGE WILLIAMS

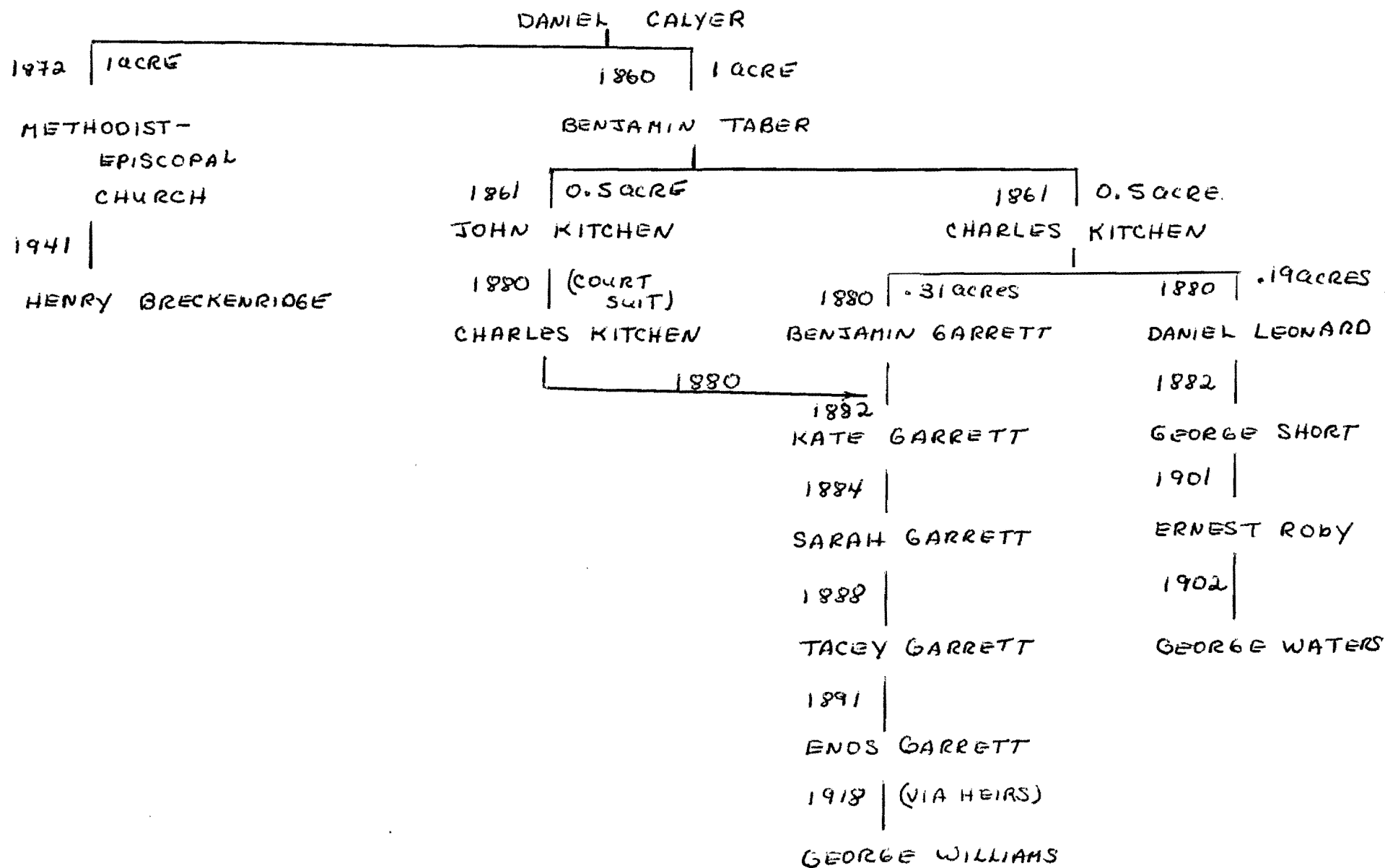
1890 |
BENJ. GARRETT
1895 |
ALLEN KENDRICK
1899 |
PEREZ BUELL
↓
STILL OWNS
IN 1910

1898 | 0.42 acres
NIXON LOVELESS
|

1901 | 6202 $\frac{1}{2}$
H. HUTCHINSON
W. PALMER

1901 | 1/8 acre
T. E. REED

1900 | 1955 $\frac{1}{2}$ | 1902 | 16,145 $\frac{1}{2}$
GEORGE WILLIAMS | W. L. PALMER
H. B. HUTCHINSON



DANIEL CALYER
1861 | 397.5 acres

ROBERT MATTHEWS
1865 |

ANCEL ST JOHN
J. THOMPSON

1867 | 198.1 acres

1867 | 199.4 acres

J. THOMPSON

ANCEL ST. JOHN

JOHN THOMPSON

1869 | 13 acres

1869 | 185.1 acres

BENTJ. CLARK

AUSTIN BROWN

LAWRENCE HINDLE

1869 | 17 acres

1870 | 16.4 acres

1872 | 151.7 acres

1869 |

ALONZO DOWNING

A. DOWNING

ALONZO DOWNING

CATHERINE/DURBIN
VAN VLECK

EXCHANGE OF LAND
WITH LYMAN BALLOU
1872

GAIN ABOUT
1 ACRE

1877 | 50 acres
(RESURVEY)

DANIEL SMITH

1878 |

LAURA YOUNT

1882 |

DURBIN VAN VLECK

1910 | 9060 ft

PUBLIC ROAD

1925 |

1.4 acres
(via YOUNT heirs)

HAROLD HANES

1925 |

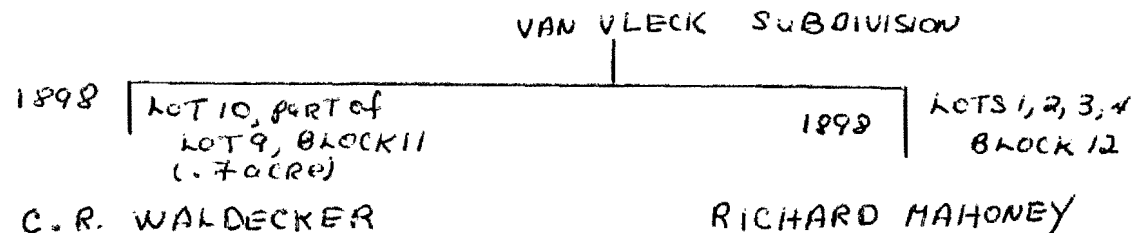
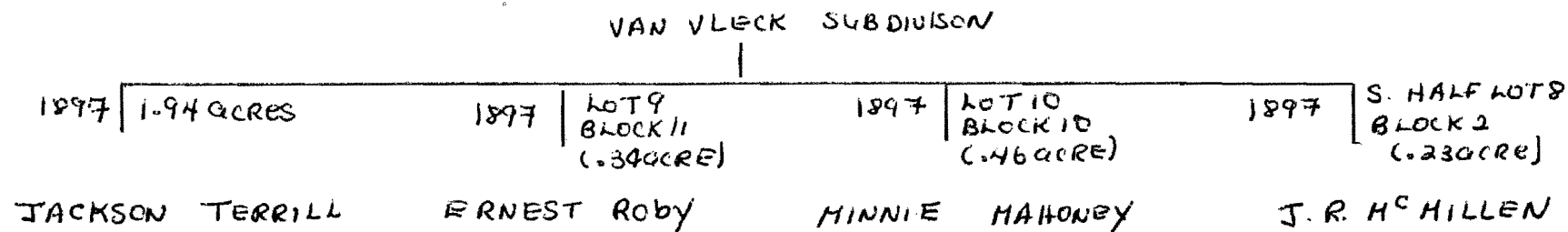
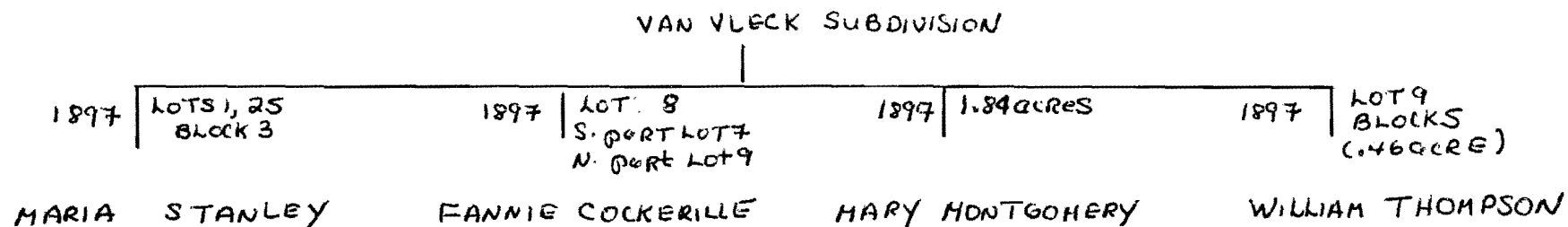
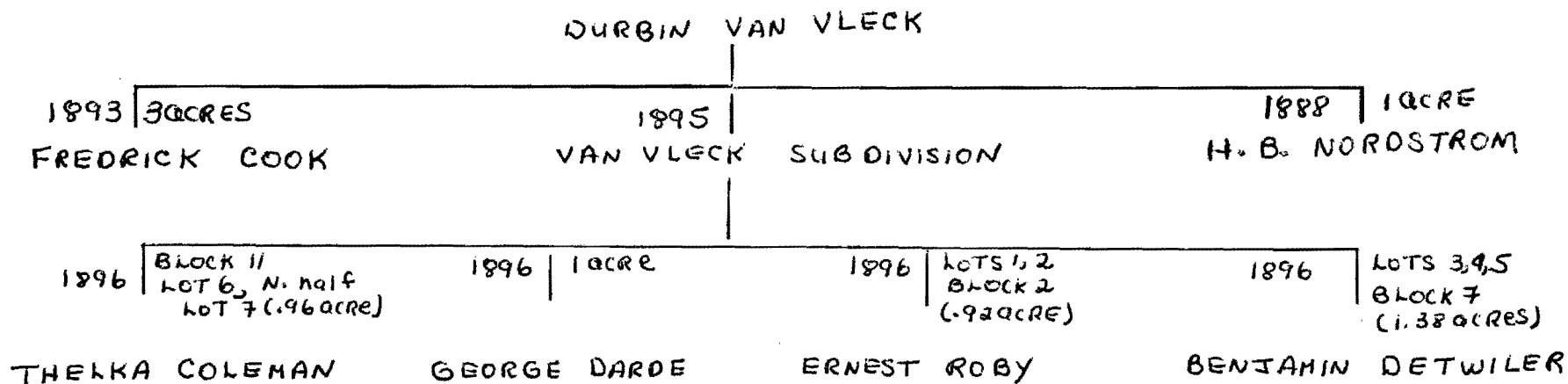
1.3 acres
(via YOUNT heirs)

WILLIAM MYERS

1929 |

1.3 acres
(via heirs)

LOTTIE MYER



DURBIN VAN VLECK

FREDRICK VAN VLECK

ABRAHAM VAN VLECK

SUSANNAH BURBANK

1899 | RESIDUE OF
BLOCK 1

MARY MONTGOMERY

1899 | N. HALF of
LOTS 8 BLOCK 2
(.23 acres)

JOHN Mc MILLAN

1900 | LOT 3
BLOCK 2
(.46 acre)

CARL RYON

1900 | LOT 7
BLOCK 10
(.46 acre)

JOSEPH BEARD

1901 | 1 acre

BENJAMIN DETWILER

1901 | LOT 7
BLOCK 4
(.57 acre)

ADA MULLER

1902 | LOT 4
BLOCK 2

CARL RYON

1902 | LOTS 1, 2, 9, 10
BLOCK 10
(1.84 acres)

FERDINAND
STEPHENSON

32.6 acres

BENJAMIN DETWILER

EDWIN DETWILER

ANCEL ST. JOHN

1869 | 165 acres

LYMAN BALLOU

1872 | 50 acres
CAROLINE LACY

1878 | 25 acres

J. M. McNEILL

~1889 | (inheritance)

FRANK McNEILL

1908 | 24 acres

ALFRED STANTON

STILL HAS
IN 1908

1878 | 2.75 acres

J. M. McNEILL

1889 |

JULIA CHURCH

1902 |

THOMAS DADE

1891 | 22 1/4 acres

MARY BOLTON

1893 | (AUCTION)

EDWARD ST JOHN

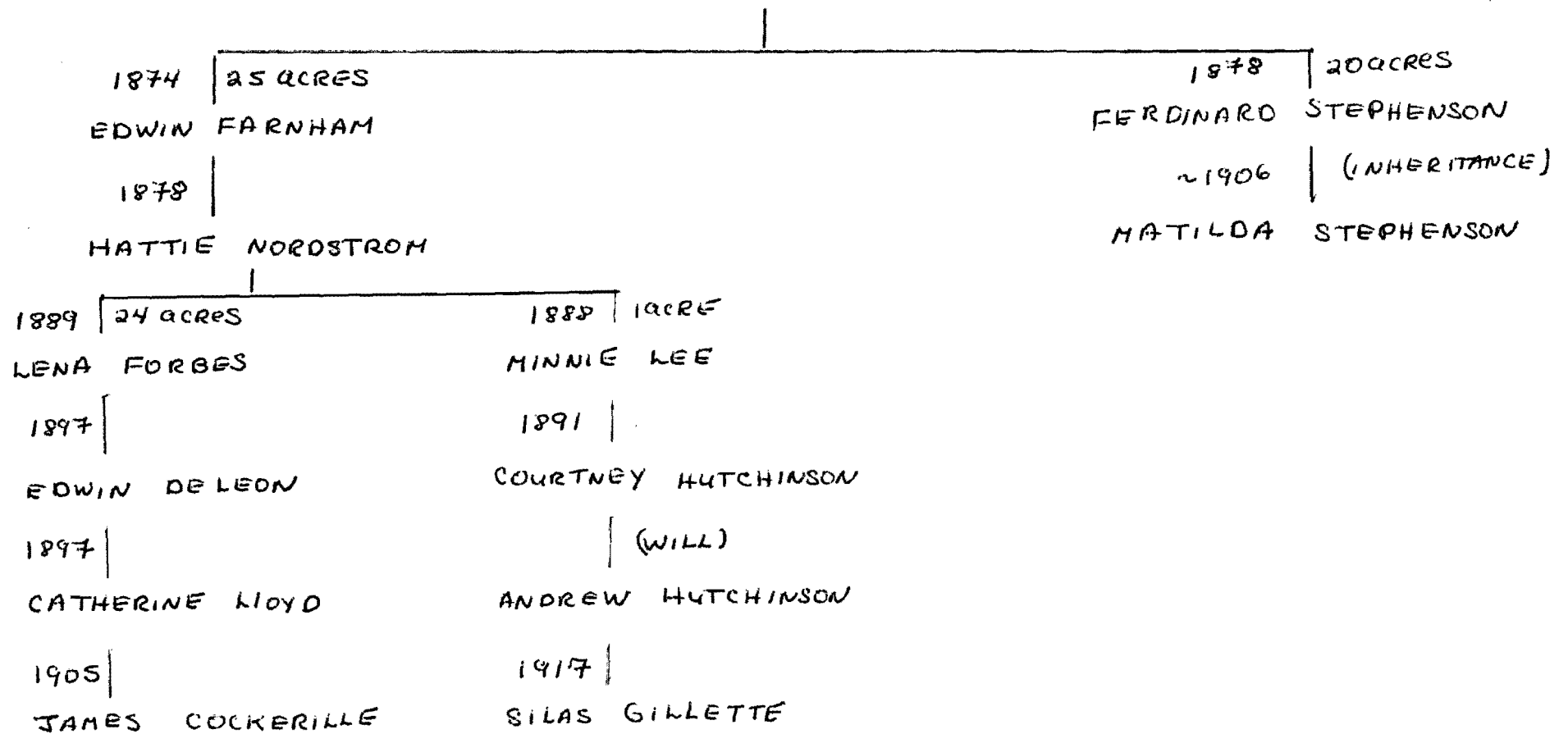
1893 |

JULIA SCHOOLY

1902 |

SARAH WELLS

LYMAN BALLOU



LYMAN BALLOU

1891 | 7.29 ACRES

ELISHA DYER

1892 | 1.49 ACRES

MINNIE DADE

~1915 | (WILL)

THOMAS DADE

1950 | (WILL)

MARTHA DADE

1951 | (WILL)

HOWARD OSBORNE

1892 | 6 ACRES

EDITH CUMMINS

1902 |

HARRISON MORTON

1892 | 2.25 ACRES

MINNIE DADE

~1915 | (WILL)

THOMAS DADE

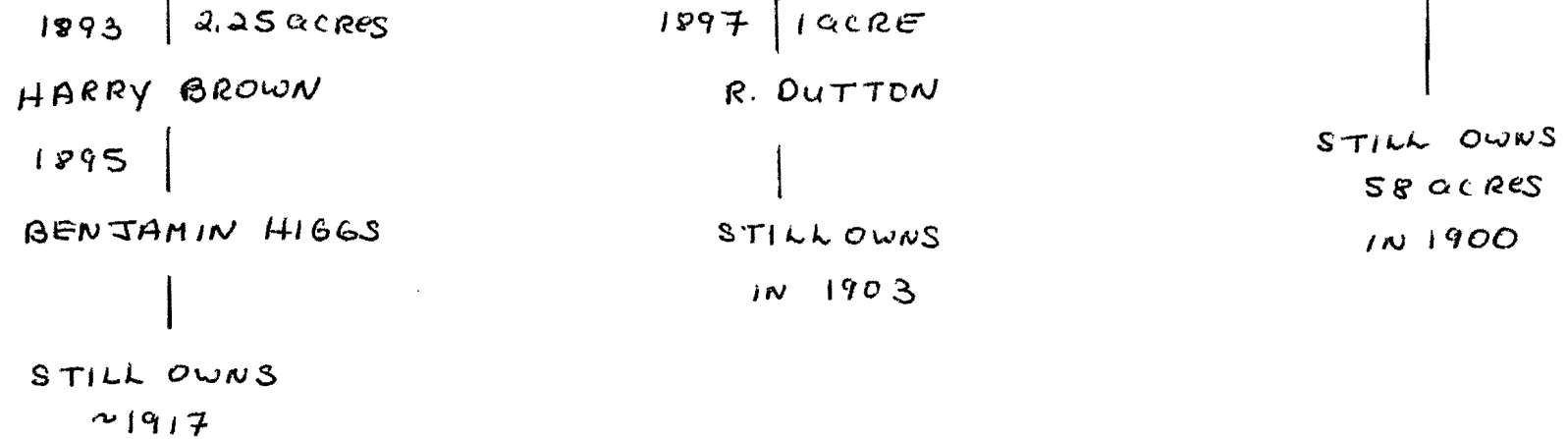
1950 | (WILL)

MARTHA DADE

1951 | (WILL)

HOWARD OSBORNE

LYMAN BALLOU



ANCEL ST. JOHN

1875 | .46 ACRES

JOSEPH NORTH,
TRUSTEE

1879 |

JOSEPH NORTH
MARY LAONHART

1890 | .23 ACRES

HATTIE NORDSTROM

1905 |

WILLIAM TAYLOR

1890 | .23 ACRES

HATTIE NORDSTROM

STILL OWNS IN
1906

1879 | 0.16 ACRES

SWEET HOME LODGE

1887 | 3327 ~~¢~~

W. O. SWEETZER

1912 |

FRANK HUDDLESON

← 1891
(VIA
ESTATE)

700 ~~¢~~

1887 | 3700 ~~¢~~

ALONZO DOWNING

1894 | 3000 ~~¢~~

SARAH GARRETT

1899 |

A. M. HAINES

ANCEL ST. JOHN

|

1881 | 0.5 acres

1878 | 8.13 acres

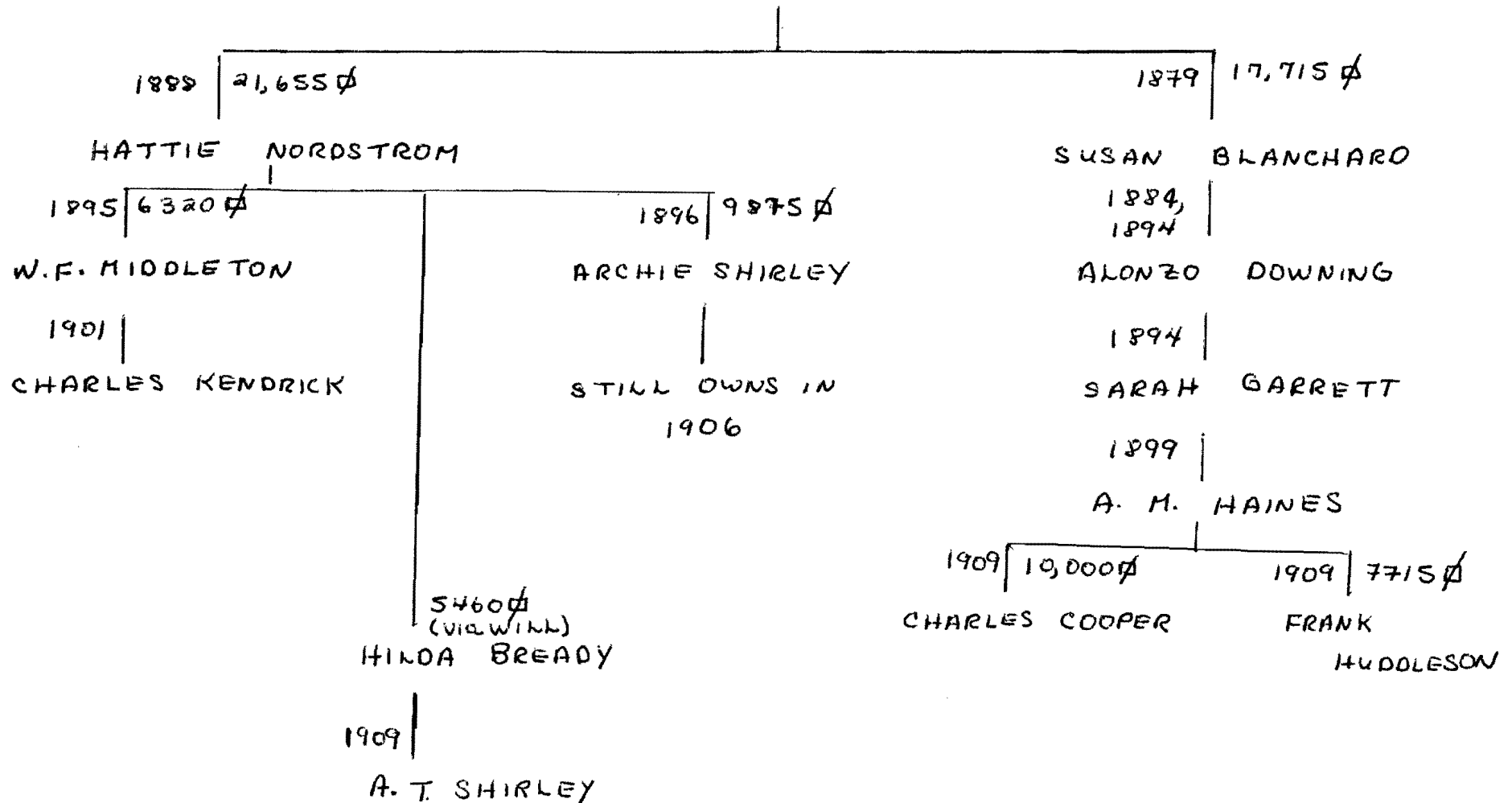
HARVEY WILEY

JAMES TAYLOR

1910 |

HENRY GARRETT

JAMES TAYLOR



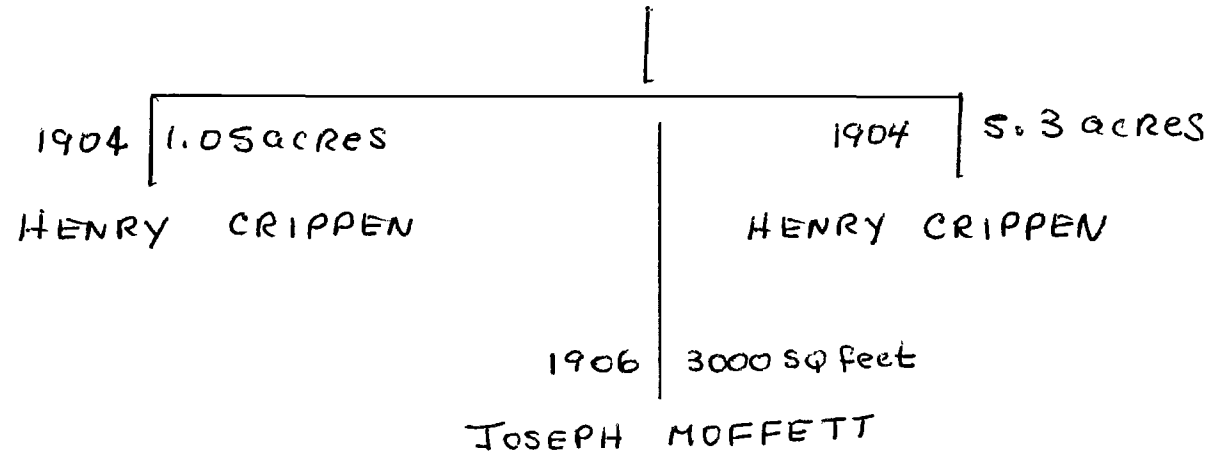
JAMES TAYLOR

1892	0.25 ACRE	1893	5000 A	1894	5000 A
W. O & W RAILROAD		EDWIN DETWILER		THOMAS STALEY	
		1893		1895	
		EDWIN DETWILER		BEN J. GARRETT	
		W. F. MIDDLETON		1902	
		1908		EDWIN DETWILER	
		FRANK HUDDLESON			
		1915			
		W. M. MCNAIR			
		THOMAS REED			
		1918			
		NATIONAL BANK			
		of HERNDON			

JAMES TAYLOR

1896	4000 A	1900	4000 A	1901	6000 A
EDWIN DETWILER		WILLIAM ROBY		CHARLES KENDRICK	
1908		1903		W.F. MIDDLETON	
HENRY CRIPPEN		ERNEST ROBY		1901	
		1907		CHARLES KENDRICK	
		HENRY CRIPPEN		1903	
				CHARLES KENDRICK	
				ROSCOE CRIPPEN	

JAMES TAYLOR



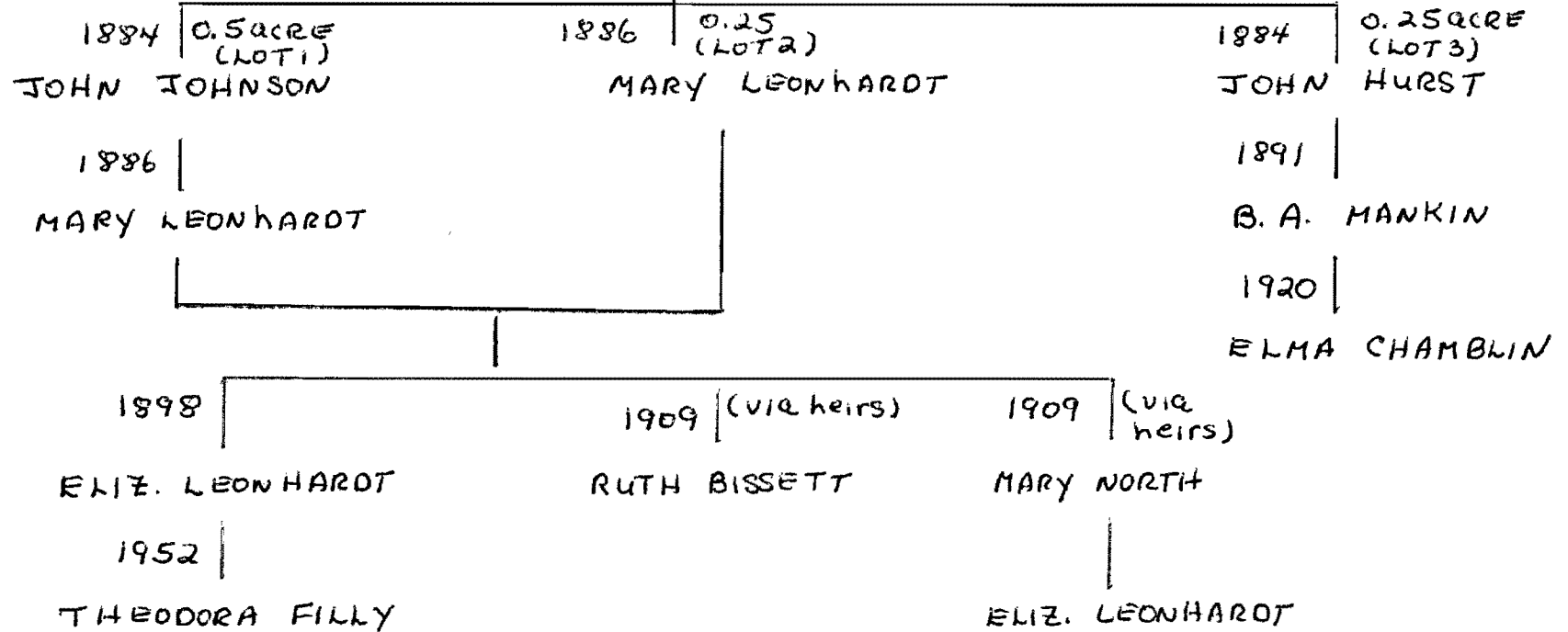
ANCEL ST. JOHN

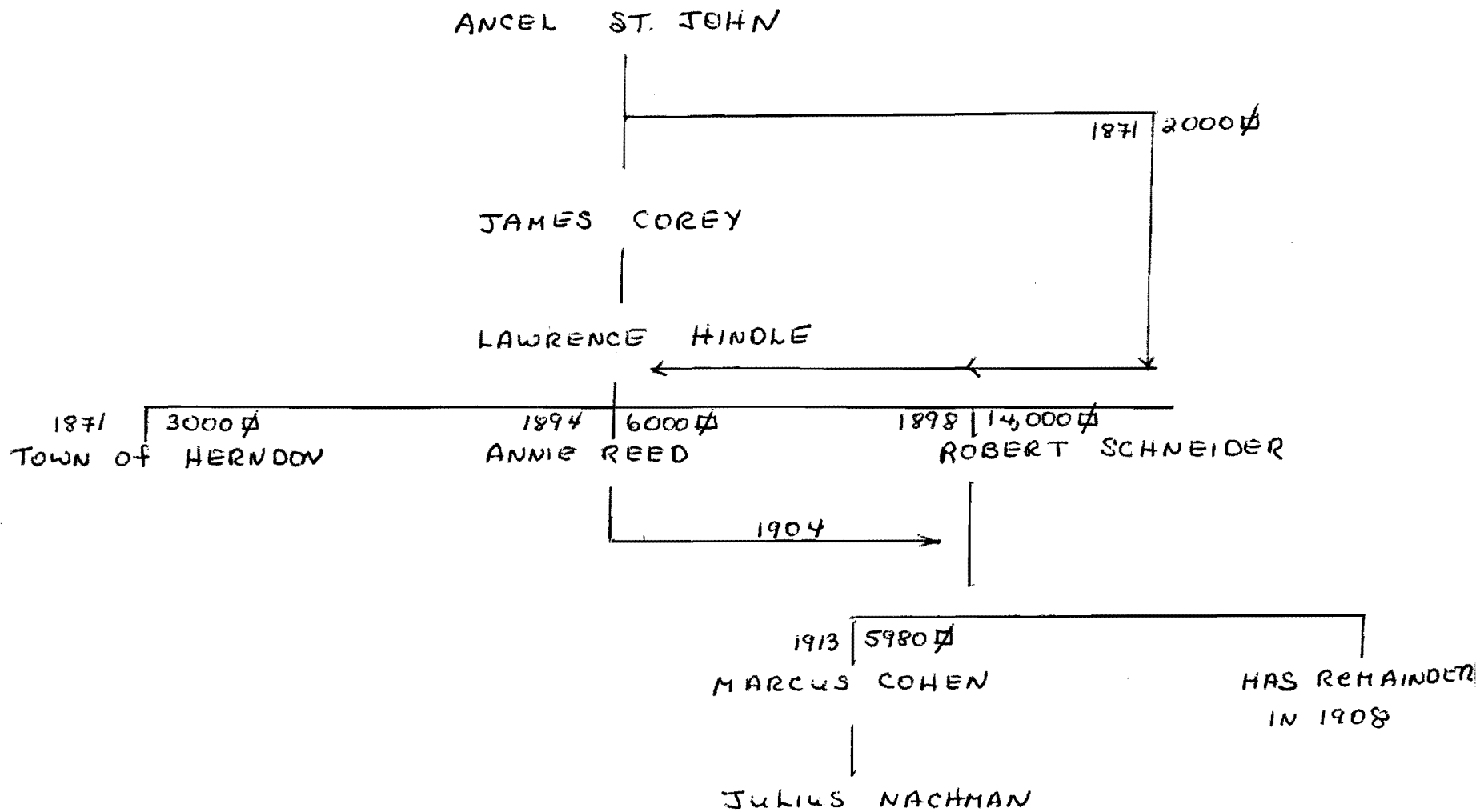
1868 O. SACRES	1868 SACRES	1869 O. SACRES
SARAH DOWNING	SARAH DOWNING	SOPHIA JOHNSON
1870	1870	1883
RICHARD MAHONEY	VINSON SEARS	CONRAD BITZER
1907	1875	1902 (AUCTION)
D.C. MAHONEY	ANNA VALK	MERCANTILE BLDG & LOAN
C.N. MAHONEY	1878	1903
	LYMAN BALLOU	DAVID BICKSLER
	1886	1907
	WILLIAM URICH	AMOS HALL
	(WILL)	1912
	MARY FABER	LEVI GROH
	1915	
	WILLIAM FENDER	
	1918	
	W.G. MILLS	

ANCEL ST JOHN

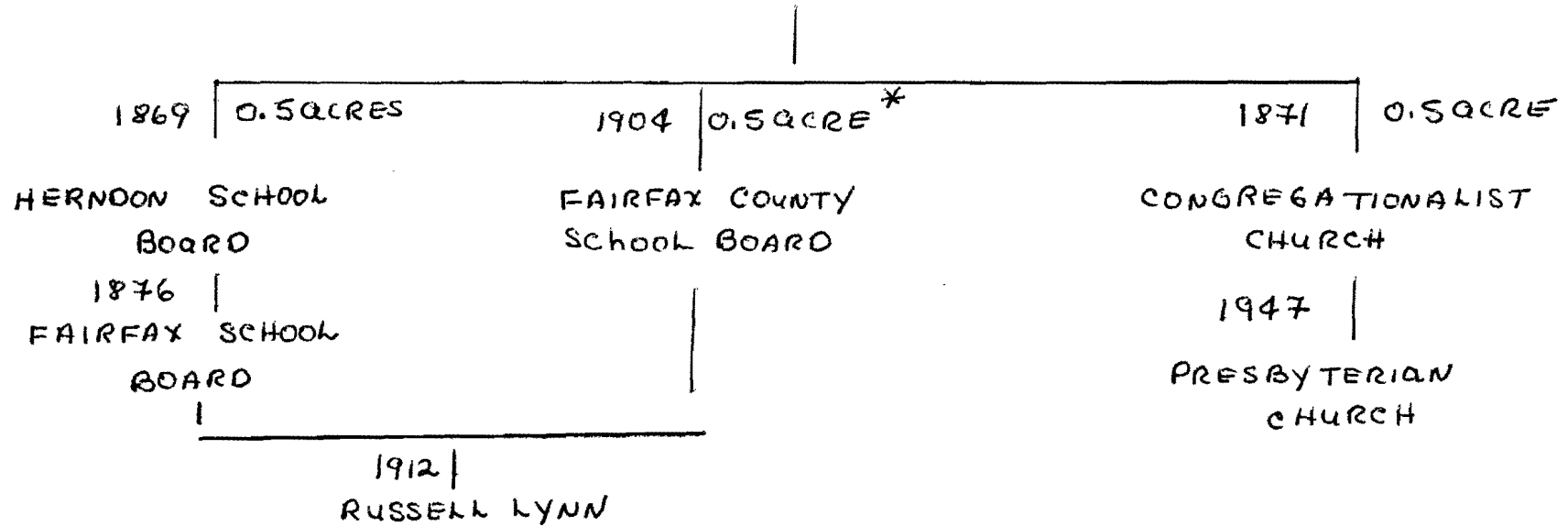
1869 | ~ 1 ACRE

HENRY BICKSLER



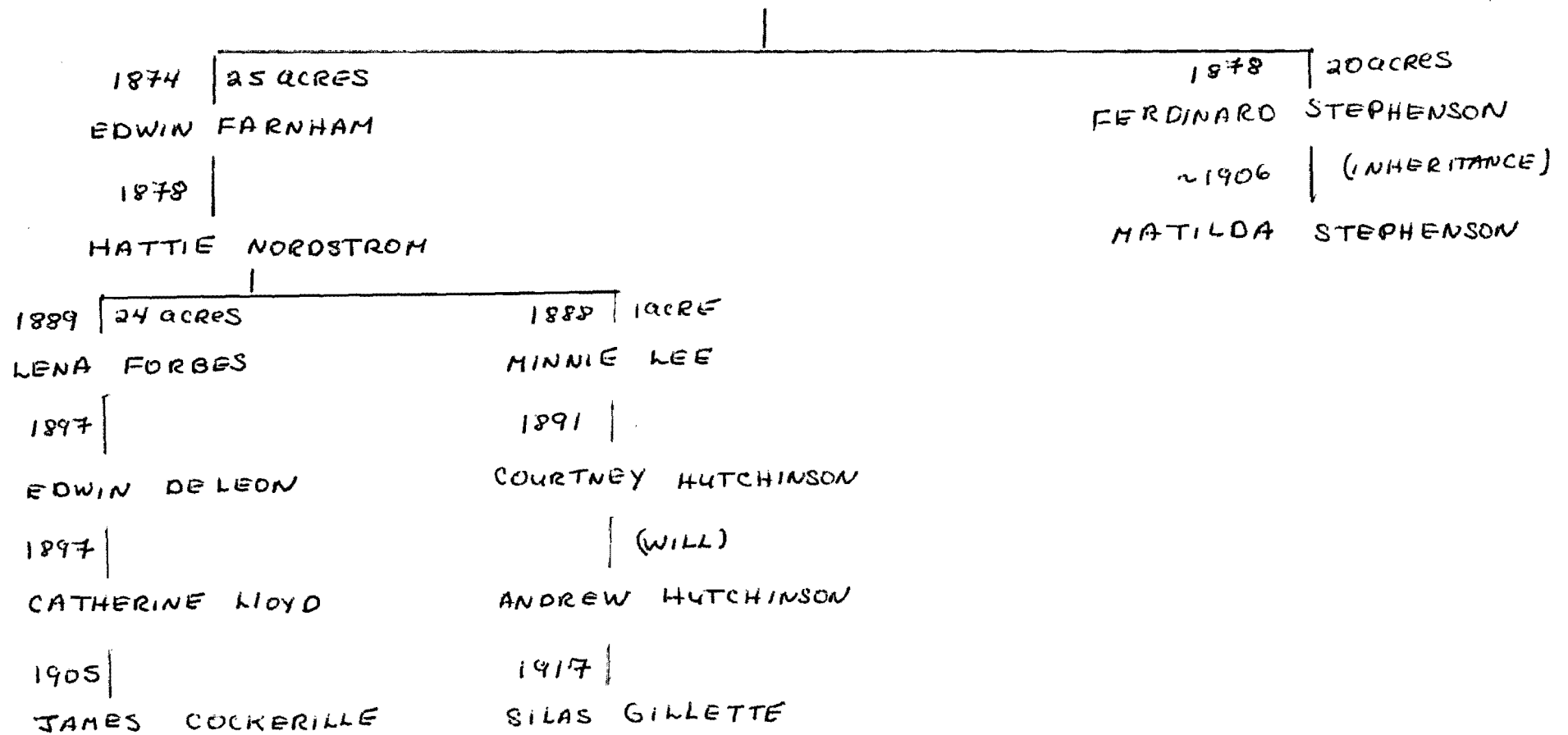


ANCEL ST. JOHN



* LAND SOLD BY EDWARD
ST. JOHN - ANCEL'S
SON & HEIR

LYMAN BALLOU



LYMAN BALLOU

1891 | 7.29 ACRES

ELISHA DYER

1892 | 1.49 ACRES

MINNIE DADE

~1915 | (WILL)

THOMAS DADE

1950 | (WILL)

MARTHA DADE

1951 | (WILL)

HOWARD OSBORNE

1892 | 6 ACRES

EDITH CUMMINS

1902 |

HARRISON MORTON

1892 | 2.25 ACRES

MINNIE DADE

~1915 | (WILL)

THOMAS DADE

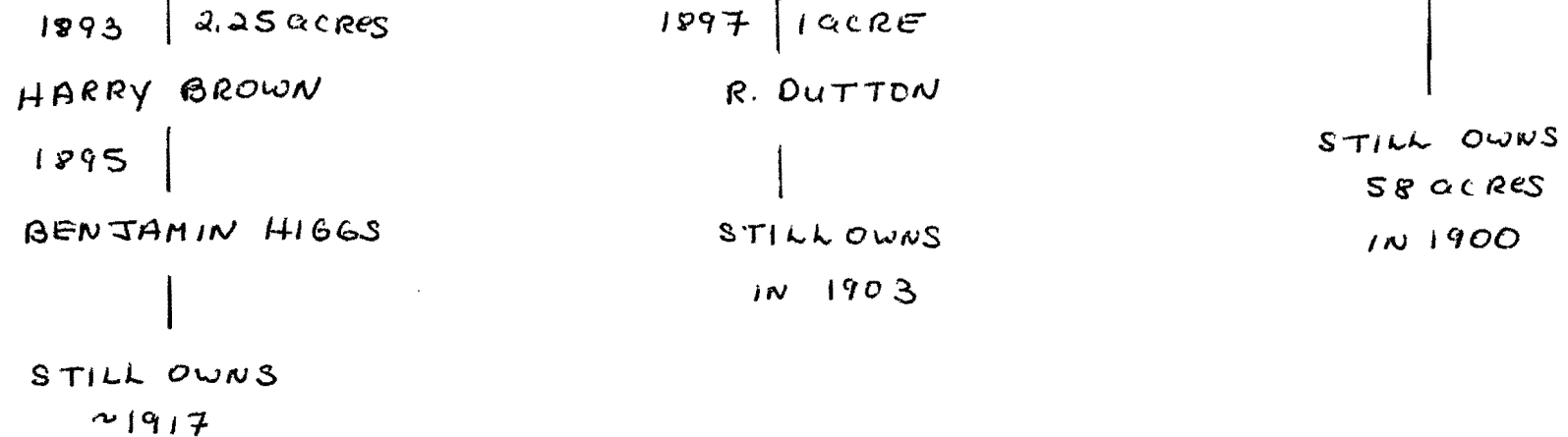
1950 | (WILL)

MARTHA DADE

1951 | (WILL)

HOWARD OSBORNE

LYMAN BALLOU



ANCEL ST. JOHN

1875 | .46 ACRES

JOSEPH NORTH,
TRUSTEE

1879 |

JOSEPH NORTH
MARY LAONHART

1890 | .23 ACRES

HATTIE NORDSTROM

1905 |

WILLIAM TAYLOR

1890 | .23 ACRES

HATTIE NORDSTROM

STILL OWNS IN
1906

1879 | 0.16 ACRES

SWEET HOME LODGE

1887 | 3327 ~~¢~~

W. O. SWEETZER

1912 |

FRANK HUDDLESON

← 1891
(VIA
ESTATE)

700 ~~¢~~

1887 | 3700 ~~¢~~

ALONZO DOWNING

1894 | 3000 ~~¢~~

SARAH GARRETT

1899 |

A. M. HAINES

ANCEL ST. JOHN

|

1881 | 0.5 acres

1878 | 8.13 acres

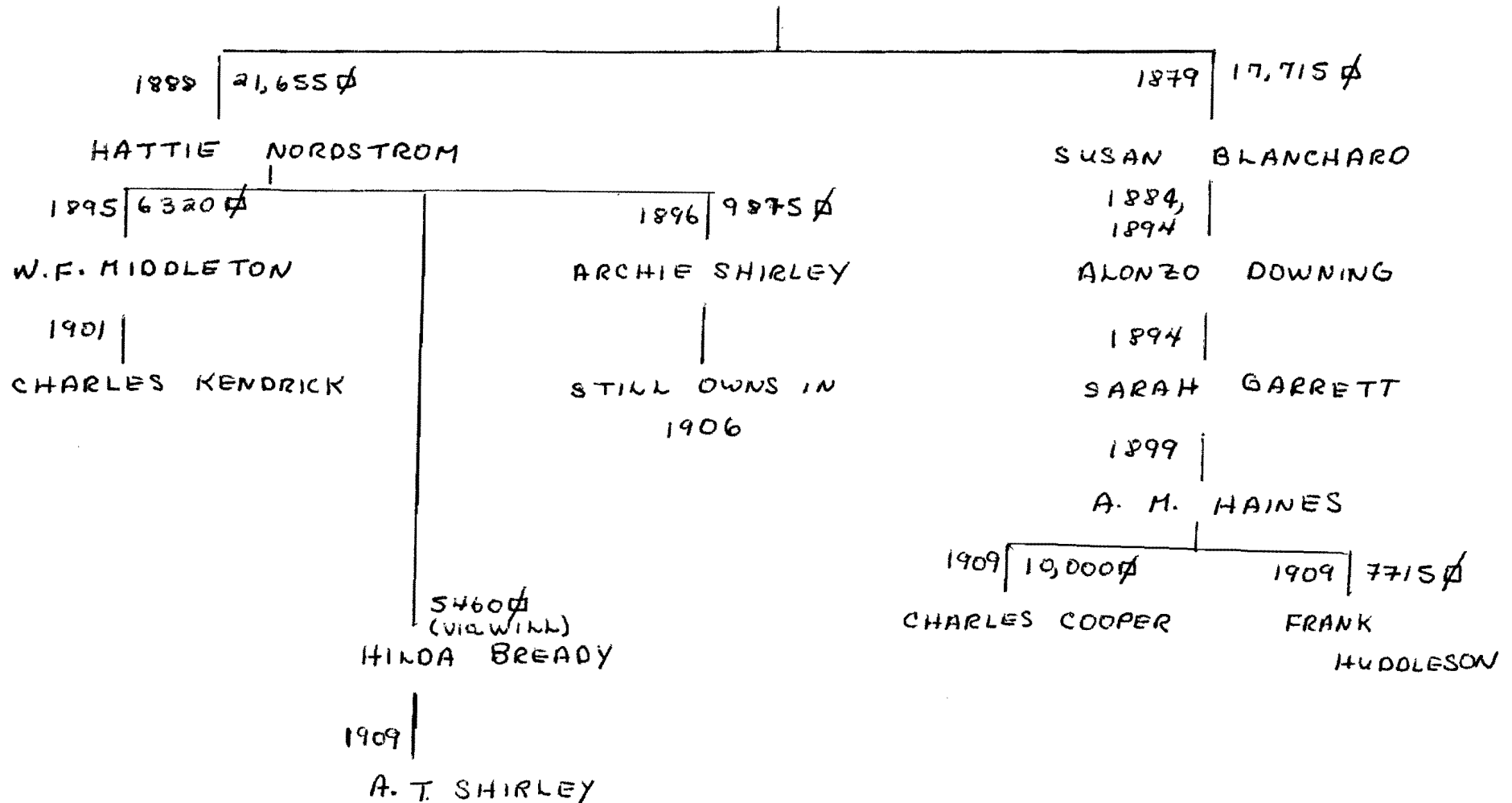
HARVEY WILEY

JAMES TAYLOR

1910 |

HENRY GARRETT

JAMES TAYLOR



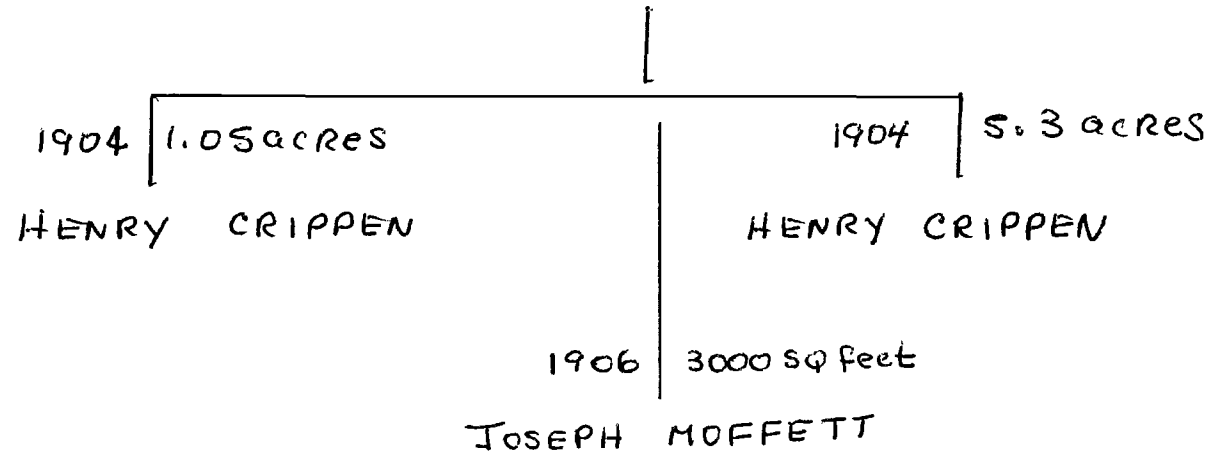
JAMES TAYLOR

1892	0.25 ACRE	1893	5000 A	1894	5000 A
W. O & W RAILROAD		EDWIN DETWILER		THOMAS STALEY	
		1893		1895	
		EDWIN DETWILER		BEN J. GARRETT	
		W. F. MIDDLETON		1902	
		1908		EDWIN DETWILER	
		FRANK HUDDLESON			
		1915			
		W. M. MCNAIR			
		THOMAS REED			
		1918			
		NATIONAL BANK			
		of HERNDON			

JAMES TAYLOR

1896	4000 A	1900	4000 A	1901	6000 A
EDWIN DETWILER		WILLIAM ROBY		CHARLES KENDRICK	
1908		1903		W.F. MIDDLETON	
HENRY CRIPPEN		ERNEST ROBY		1901	
		1907		CHARLES KENDRICK	
		HENRY CRIPPEN		1903	
				CHARLES KENDRICK	
				ROSCOE CRIPPEN	

JAMES TAYLOR



ANCEL ST. JOHN

1868 O. SACRES	1868 SACRES	1869 O. SACRES
SARAH DOWNING	SARAH DOWNING	SOPHIA JOHNSON
1870	1870	1883
RICHARD MAHONEY	VINSON SEARS	CONRAD BITZER
1907	1875	1902 (AUCTION)
D.C. MAHONEY	ANNA VALK	MERCANTILE BLDG & LOAN
C.N. MAHONEY	1878	1903
	LYMAN BALLOU	DAVID BICKSLER
	1886	1907
	WILLIAM URICH	AMOS HALL
	(WILL)	1912
	MARY FABER	LEVI GROH
	1915	
	WILLIAM FENDER	
	1918	
	W.G. MILLS	

ANCEL ST JOHN

1869 | ~ 1 ACRE

HENRY BICKSLER

1884 | 0.5 ACRE
(LOT 1)
JOHN JOHNSON

1886 | 0.25
(LOT 2)
MARY LEONHARDT

1884 | 0.25 ACRE
(LOT 3)
JOHN HURST

1886 |
MARY LEONHARDT

1891 |
B. A. MANKIN

1920 |
ELMA CHAMBLIN

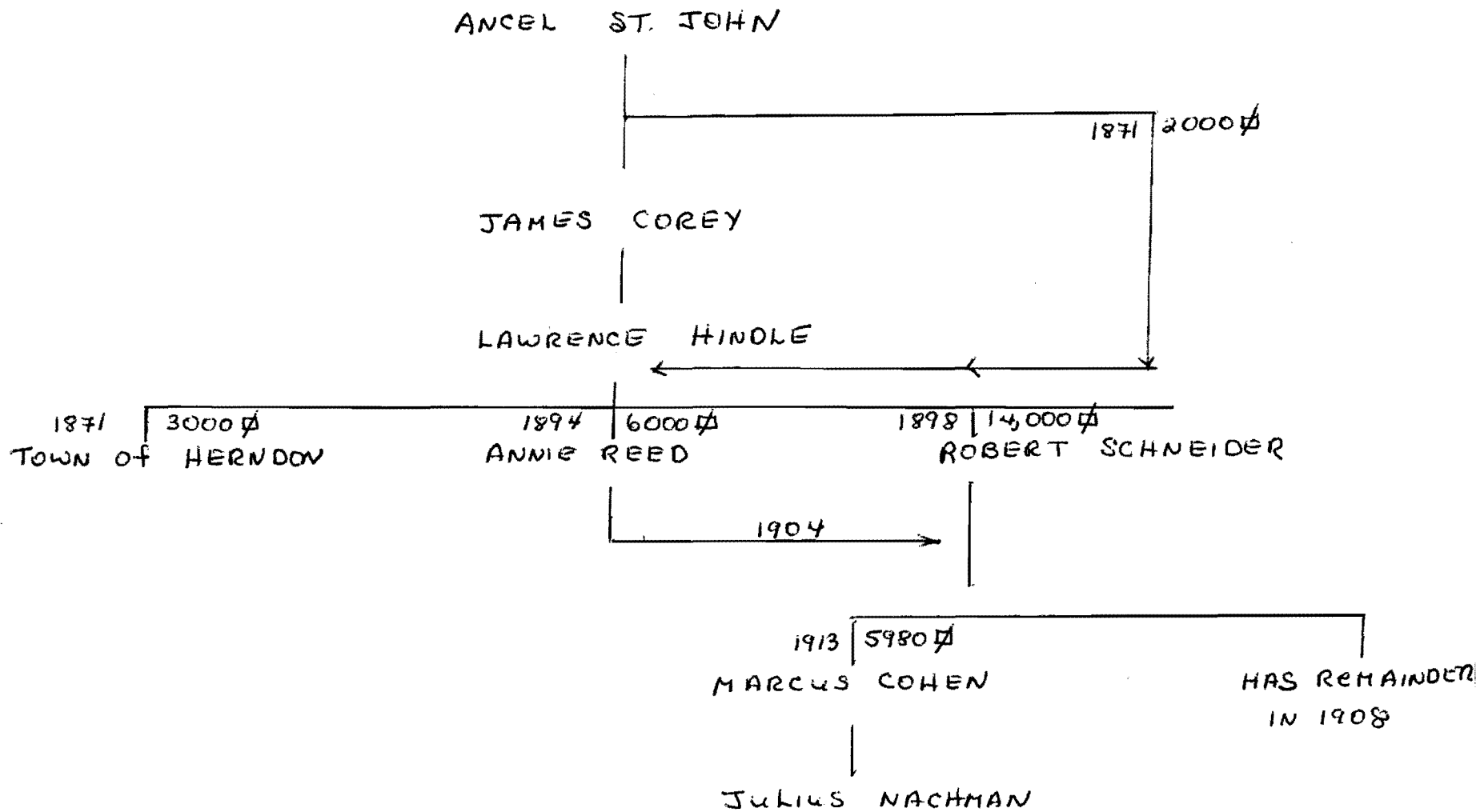
1898 |
ELIZ. LEONHARDT

1909 | (via heirs)
RUTH BISSETT

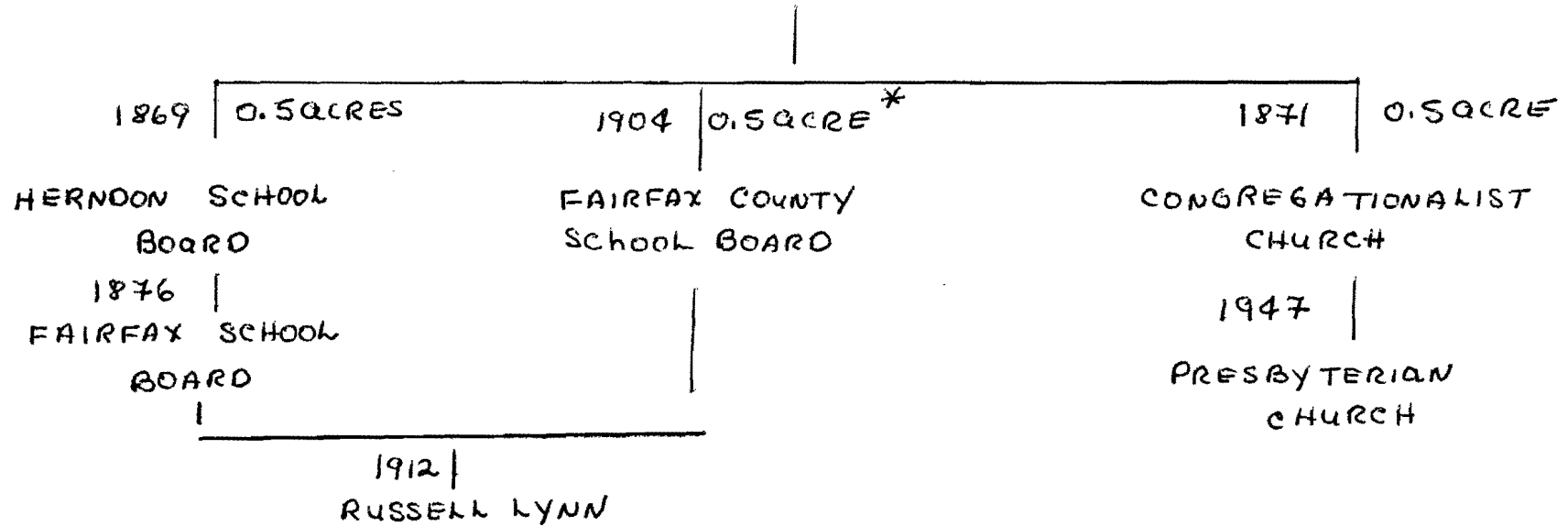
1909 | (via heirs)
MARY NORTH

1952 |
THEODORA FILLY

|
ELIZ. LEONHARDT



ANCEL ST. JOHN



* LAND SOLD BY EDWARD
ST. JOHN - ANCEL'S
SON & HEIR

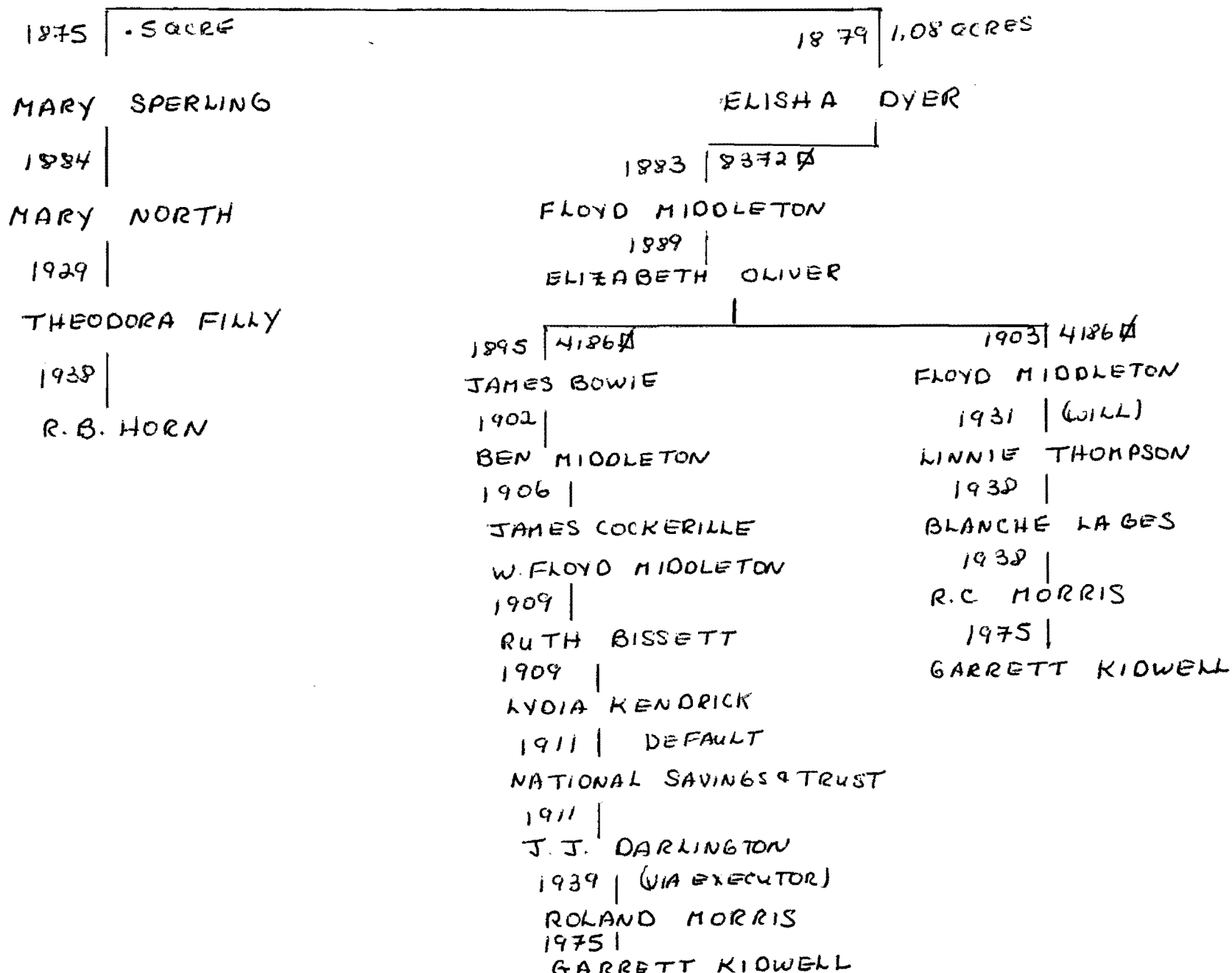
ANCEL ST. JOHN

1871 20,000 0	1872 0.5 ACRES	1874 20,000 0
WILLIAM MOORE	J. RANSOM JOHNSON	STEPHEN KILLAM
1879	1877	1876
B. A. MANKIN	ST. TIMOTHY'S CHURCH	ELISHA DYER
1909	1881	1907
SALLIE HOLTZCHAW	L. D. BALLOU	MILDRED DYER (VIA HEIRS)
	1916	1923
	MATILDA BECKER	RUTH WILLIAMS
		1946
		R. C. PRINTZ
		1946
		ROBERT LOWE

ANCEL ST. JOHN

1871 20,000 0	1872 0.5 ACRES	1874 20,000 0
WILLIAM MOORE	J. RANSOM JOHNSON	STEPHEN KILLAM
1879	1877	1876
B. A. MANKIN	ST. TIMOTHY'S CHURCH	ELISHA DYER
1909	1881	1907
SALLIE HOLTZCHAW	L. D. BALLOU	MILDRED DYER (VIA HEIRS)
	1916	1923
	MATILDA BECKER	RUTH WILLIAMS
		1946
		R. C. PRINTZ
		1946
		ROBERT LOWE

ANCEL ST. JOHN



ELISHA DYER

1886	15,625 0	1886	4125 0	1907	7945 0
ALONZO DOWNING		E. DETWILER		ROSCOE CRIPPEN	
1888		(WILL)		1953	
BENJ. DETWILER		IMOGEN DETWILER		ANNIE CRIPPEN	
1893		C. H. LAWRENCE		HELEN HANES	
E. DETWILER		B. B. DETWILER		1968	
1916	(VIA HEIRS)	1926		THOM HANES	
V. L. WHEELER		E. LAWRENCE, CHARLES,		WILLIAM HANES	
		IMOGEN, ALVIN, WILLIAM		ROBERT HANES	
		DETWILER & RUTH CHOATE			
		1930			
		1945	(WILLS)		
		1965			
		NAOMI, ALVIN, WILLIAM			
		& MARION DETWILER			
		1967			
		HERNDON REALTY			

ELISHA DYER

1917 | 3505¢

1917 | 7870¢

RUTH WILLIAMS

1946 |

R. C. PRINTZ

1946 |

ROBERT LOWE

RUTH WILLIAMS

1946 |

R. C. PRINTZ

1946 |

ROBERT LOWE

ANCEL ST. JOHN

1880 | 0.5 acre

JOHN OLIVER

1891 | 4000~~0~~
MAGGIE CALDWELL

1887 | 4000~~0~~
W. FLOYD MIDDLETON

1898 | 13,200~~0~~
GEORGE LEWIS

1889 |
MAGGIE CALDWELL

1903 |
P. B. BUELL

1899 |
CHARLES CUMMINS

COURT SUIT

1900 | 2600~~0~~
F. M. THOMPSON

1903 | 5400~~0~~
ISA PICKETT

ANCEL ST JOHN

1880 | O. S. GILES

GEORGE LACY

1881 |

WILLIAM ROBY

1886 |

MARY ROBY

1896 | 7755 ~~0~~

ERNEST ROBY

1938 | (WILL)

EDITH ROBY

1905 | 7290 ~~0~~

A. T. WALKER

C. H. WALKER

A. T. WALKER

1921 | 6730 ~~0~~

BELLE HOLDEN

1917 | 2250 ~~0~~

FORTNIGHTLY

CLUB of HERNDON

1923 | 5040 ~~0~~
(BANKRUPTCY)

GEORGE ROBY

ANCEL ST JOHN

1881 | 1.5 ACRES

MARY CASTLEMAN

1891 | (WILL)

ROBERT, MARY, IDA,
LUCY, VIRGINIA CASTLEMAN

1898 |

MARY, IDA, LUCY,
VIRGINIA

1932,
1933 |

IDA, VIRGINIA, ROBERT
& his children

1933 |

IDA, VIRGINIA

1882 | 2 5/8 ACRES *

WILLIAM ROBY

* LAND SOLD BY ANCEL'S
WIDOW ISABELLA

1933 | 27,757 $\frac{1}{2}$

BURNIE SUMMERS

1936 | 15,798 $\frac{1}{2}$

EUGENE BICKSLER

1937 | 28,238 $\frac{1}{2}$

EUGENE BICKSLER

1945 |

ELIZ. & EMMA ELLMORE

WILLIAM ROBY

|

EMMA ROBY
NEHEMIAH ROBY

1888 |

NEHEMIAH ROBY
WILLIAM MCINTIFF

1888,
1893 |

JAMES ROBY

|

1892 | LOT 1

MARY ROBY

1921 | (VIA
HEIRS)

BELLE HOLDEN

1896 | LOT 2

W. FLOYD MIDDLETON

1919 |

BELLE HOLDEN

JAMES ROBY

1896 LOT 3

1897 LOT 4

W. FLOYD MIDDLETON

ALVIN OLIVER

1896

1901

GEORGE TOWNSEND

EDWIN DETWILER

1896

4035

1896

4035

W. FLOYD MIDDLETON

ALVIN OLIVER

1904

1919

1901

IRVING ROBY

BELLE HOLDEN

EDWIN DETWILER

1904

MARY JARRETT

1917 806.25

1904 3229

1906

A. T. WALKER

IRVING ROBY

LEITH THOMPSON

1904

1907

MARY JARRETT

FRANK HUDDLESON

1906

1908

LEITH THOMPSON

LINNIE THOMPSON

1907

1908

FRANK HUDDLESON

A. T. WALKER

1908

LINNIE THOMPSON

1908

A. T. WALKER

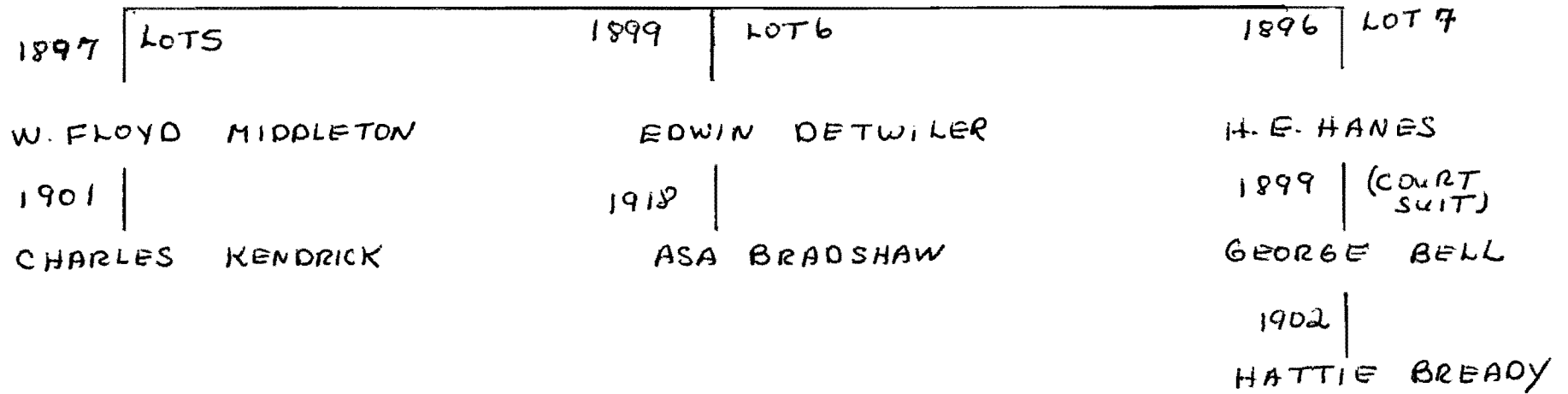
1923 (BANKRUPTCY)

E. L. ROBY

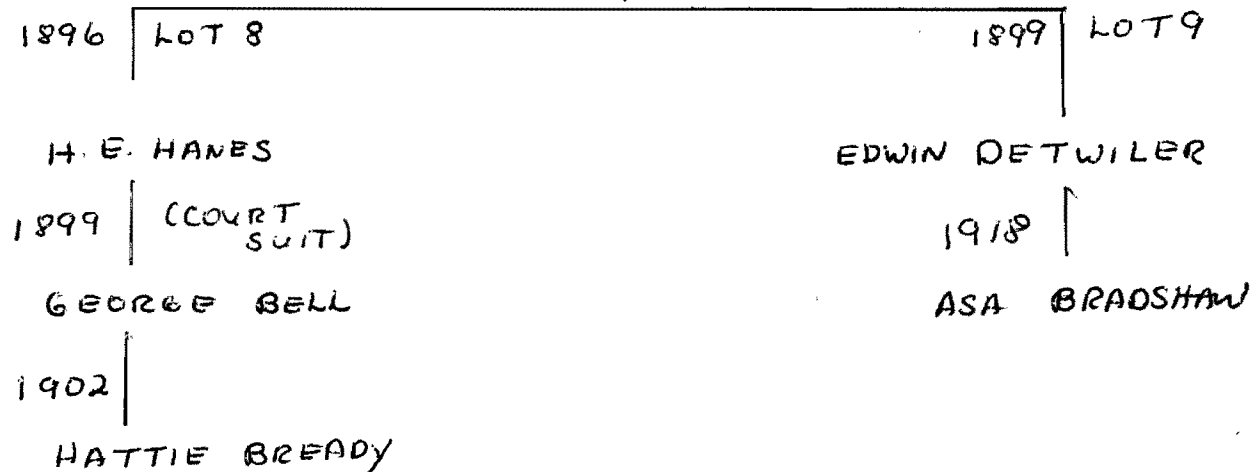
1923

WILLIAM CARTER

JAMES ROBY



JAMES ROBY



JAMES ROBY

1896 | LOT 10
N. HALF LOT 11

B. B. DETWILER

1897 |

E. L. DETWILER

1918 | (COURT SUIT)

ASA BRADSHAW

1897 | LOT 12
S HALF LOT 11

EDWIN DETWILER

1918 | (COURT
SUIT)

ASA BRADSHAW

1901 | LOT 13

CHARLES CUMMINS

JAMES ROBY

1894 | LOT 14

THOMAS ROBY

1902 |

CHARLES CUMMINS

1902 |

F. M. THOMASON

ISABELLA ST JOHN

1884 | 1 ACRE

ST. TIMOTHY'S CHURCH

1884 | 1.05 ACRES

MARY CASTLEMAN

1891 | (WILL)

MARY, IDA, LUCY, VIRGINIA

R. ALLEN CASTLEMAN

1891 |

MARY, IDA, LUCY, VIRGINIA

1898 |

MARY CASTLEMAN

1912 |

EDGAR GILLETTE

1941 |

CHARLES FISHER

1952 |

DANIEL DETWILER

ISABELLA ST JOHN

1885

.97 acres

ISAIAH BREADY

1899

78000

STANDARD OIL CO.

1902

.79 acres

HERNOON MILL CO, INC

1885

0.5 acres

W. FLOYD MIDDLETON

1886

J. B. NORTH

1929 (WILL)

THEODORA FILLY

J. B. NORTH

MARY NORTH

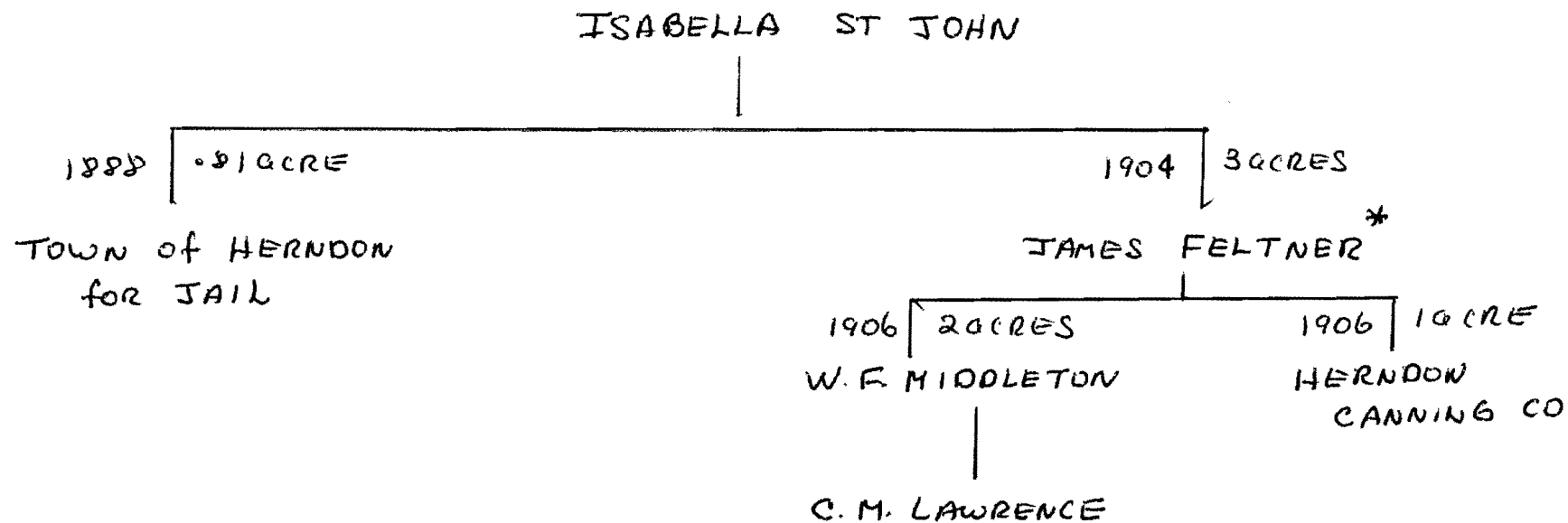
1933 (WILL)

THEODORA FILLY

J B NORTH

1938

R. B. HORN



* SOLD BY EDWARD ST JOHN -
ISABELLA'S EXECUTOR

CHAPTER B

One of the interesting aspects of researching old historical records is that they always allude to some seemingly intriguing occurrence but never tell enough to satisfy one's curiosity as to what really happened; of course, this has the advantage that it helps the economy--what would all of those historians, political analysts, and we amateur guessers do without controversy and the opportunity to learn that the other groups are all wrong and we have the brilliant insight? This type of fun would be totally destroyed by the facts! According to Elizabeth Fairfax's relinquishment of dower (Z/429-Loudoun) she and her husband, Ferdinando, bought the Page Lott on 14 May 1790. What the document "overlooks" is that the sale was, apparently, not totally acceptable to everyone. In fact, this annoyance at the terms or reasons for the sale (the actual dispute has not been researched), led to a successful lawsuit; so successful that the Fairfaxes were forced to sell 2500 acres of land to (presumably) relatives of Robert Page, one of the original Pages who purchased the land from Robert Carter, Jr.'s, executors. The only specifics that have been discovered are that William Fleming Gaines, executor for Robert Page of Broadneck, sued Fairfax and William Byrd Page. Whatever the basis of the suit was, it was not totally frivolous, for the Winchester (Virginia) District Court ordered Fairfax to sell 2500 acres (see Figure) from the Page Lott to Carter B./Rebecca Page and John W./Jane Byrd Page (that this was not the entire Page Lott is very certain--see Introduction). A small, but significant, indication that this was not an amicable (at least to Fairfax) turn of

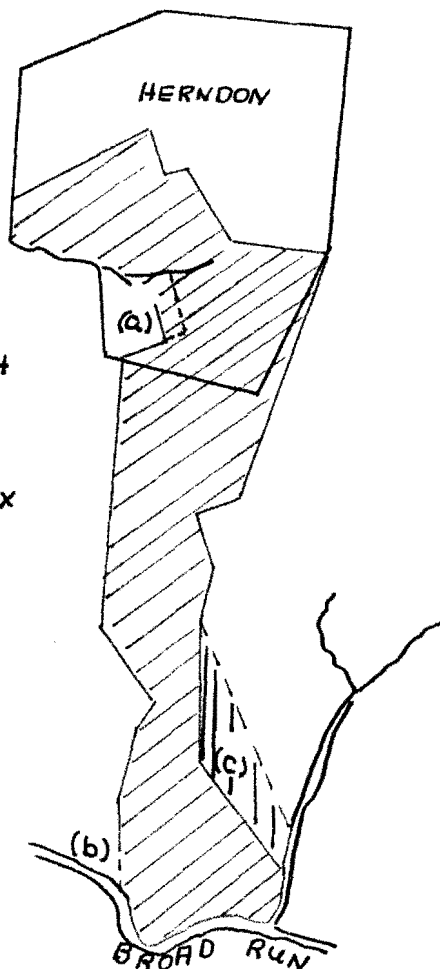
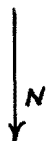
B-2

(a) METES & BOUNDS

YIELD SOLID LINE;
ACTUALLY INTENDED
TO BE DASHED LINE

(b) TEXT SAYS LINE GOES
TO BROAD RUN; LENGTH
GIVEN STOPS AT END
OF SOLID LINE

(c) LAND SOLD BY FAIRFAX
TO MATTHEWS, 1799
(Z/427-LOWDOWN)



U2/355

6 JUNE 1821

PAGE FAMILY → JAMES GOVAN

2500 ACRES
(4 PAGE LOTT TO
FERDINANDO FAIRFAX
BY REFERENCE)

FROM: CARTER & SHIRLEY V.
CARTER (OPPOSITE PG 153)

1" = 6800'

events was that the Court appointed as commissioners Charles Magill, Robert Page, and Fleet Smith to sell the land to the two Page families (presumably, therefore, the Court actually expropriated the land rather than simply ordering Fairfax to sell the land). The initial (interlocutory) decree was issued on 5 December 1812 and the final decree (completing the sale) on 13 December 1813 (U2/355).

Carter B./Rebecca Page and John W./Jane B. Page then sold this same 2500 acre tract to James Govan for \$1 on 6 June 1821 (U2/355).*

The actual price obviously was not \$1; however, the deed does not give any indication of the actual compensation (another intriguing occurrence with no obvious answer--had Govan performed a service for the Pages worthy of such a large compensation; were they deeply in his debt; was he a relative; . . . ?).

Since this short note is only concerned with Herndon, the approximately 1300 acres of Govan's purchase that lies in Loudoun County (see Figure B.1) will be totally ignored. James Govan kept the 1200** acres in Fairfax County (see Figure B.2) and then sold it in two roughly equal pieces. Interestingly enough, he sold both tracts to the same man, Richard Cockerille, but 10 years apart! The sale of the first parcel is rather clear; the second, just to add a little interest, is more difficult to deduce.

*There are several discrepancies between the actual metes and bounds of U2/355 and the landmarks to which these angles/lengths were purported to carry one; see "Sara and Don's Home" for a discussion of some of these problems.

**As, I hope, will become convincing in Chapter B-2, these 1200 acres do not all lie within Fairfax County; at least 210 acres are in Loudoun--see Chapter B-2 for the exciting logic behind this radical assertion.

- From Loudoun -

- b: from Loudoun along S 45° E 528 1/2 poles to line of Coleman,
- c: stake, corner Coleman (bc: S 27.10° E 206.7 poles),
- d: stone, corner Coleman also corner Williams (cd: N 82.55° E 181 poles),
- e: stone, corner Doctor Coleman and Williams (de: N 3 1/4° E 57 poles),
- f: slate sink east of persimmon bush (ef: S 85.6° E 100 poles),
- g: stake in line of Gunnel (fg: N 4 3/4° W 322 1/2 poles),
- h: maple on Folly Lick (gh: N 64.13° W 101.25 poles),
- i: white oak, corner Barnes (hi: with Folly Lick),
- j: white oak, corner Barnes (ij: N 83.6° W 89 poles),
- k: heap of stones, corner Barnes (jk: N 3° E 110.75 poles),

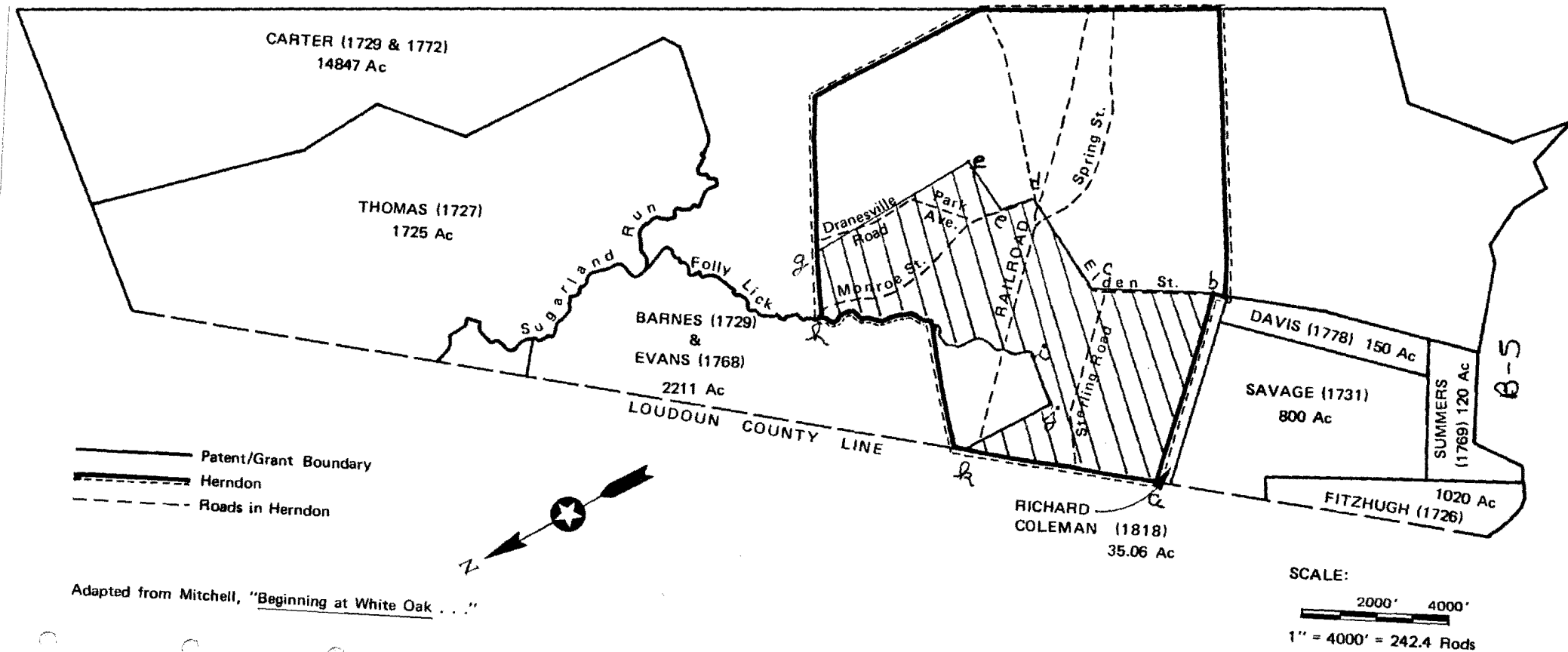
- continues into Loudoun -

Figure: B.2

DEED BOOK/PAGE: _____

DATE: _____ FROM: _____ TO: _____ ACREAGE: _____

GOVAN'S "1200 ACRES" IN FAIRFAX COUNTY



1. On 30 September 1824 Govan sold Richard A. Cockerille
577 1/2 acres for \$3.33 per acre (\$1923) (W2/12).

a: begin at a stone near William D. Bell's school house, corner
to Coleman,

b: stone in mouth of the lane (ab: N 83° 40' E 180 poles, 13
links),

c: stone (bc: N 3° 40' E 57 1/2 poles),

d: stake on side of William's fence, 2 poles, 8 links east of
large white oak (cd: [-] 84° 20' E 100 poles),

e: stake under side of George Gunnell's fence (N 4° W 318 poles),

f: maple east side of Follow [sic] Lick (ef: N 64° W 101 poles 7
links),

g: white oak, corner to Latimore (fg: along Folly Lick--see deeds
for long list of specific directions),

h: large white oak, anciently marked (gh: N 82° 30' W 88 poles 5
links),

a: beginning (ha: S 45° 40' E 196 poles),

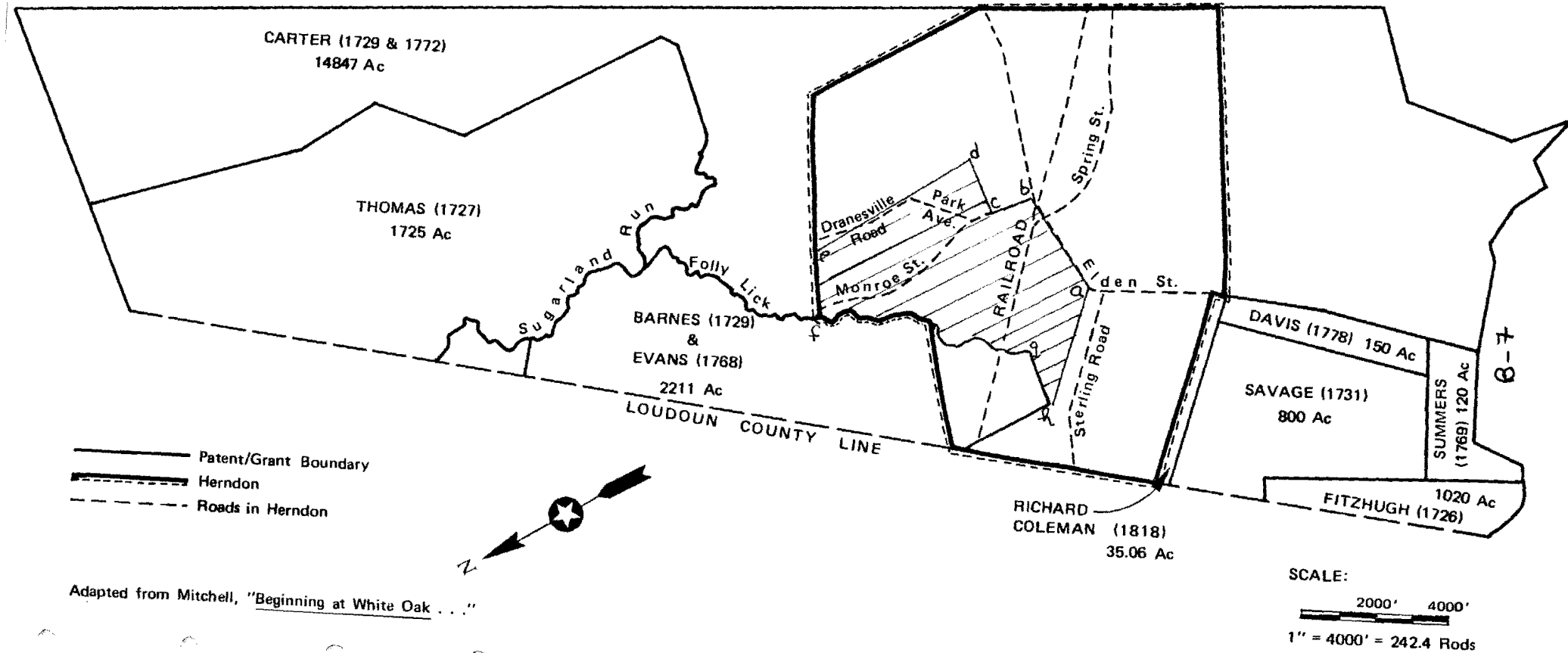
577 1/2 acres.

Figure: _____

DEED BOOK/PAGE: W2/12

DATE: 30 SEPT 1824 FROM: JAMES GOVAN

TO: RICHARD A COCKERILLE ACREAGE: 577 1/2 acres



Notice that the boundary "gha" is slightly offset from the "obvious" boundary lines of Sterling Road and a segment of Barnes patent (Chapter A); this deed (W2/12) must have been in error since in later deeds (e.g. P3/77) the metes and bounds are changed so that "gha" lies directly on Sterling Road and the Barnes boundary; this change added 23 acres to the tract. Also notice that Sterling road, Elden Street, Monroe Street and Dranesville Road developed along the boundaries of these early tracts of land.

2. Sometime during 1835 James Govan sold the remainder of his Page purchase to Cockerille. Since the appropriate deed is not listed in the index of deeds and since it has not been found among the County deed books, the "proof" that the transaction actually did occur has been deduced from the Fairfax County land tax records:

1835

<u>Names of Owners*</u>	<u>Residence</u>	<u>Estates</u>	<u>Number of Acres</u>	<u>Description of Land</u>
Cockerille, Richard A.; of Govan	---	---	577 1/4	On Folly Lick Branch
Govan, James; of Page	Richmond	---	623	On Folly Lick Branch

<u>Distance & Bearing from Courthouse</u>	<u>Rate of Land per Acre</u>	<u>Value of Improve- ments</u>	<u>Value of Land including Improvements</u>	<u>Amount of Tax</u>	<u>Explanation of Alteration</u>
12 NW	5	---	2886.25	231	---
12 NW	5	---	3115	249	---

*The notation "y" of "x" means that
"y" got the land (through sale,
inheritance, or whatever) from "x".

1836

<u>Names of Owners</u>	<u>Residence</u>	<u>Estates</u>	<u>Number of Acres</u>	<u>Description of Land</u>
Cockerille, Richard A.; of Govan	---	---	577 1/4	On Folly Lick Branch
do,* Govan's Tract		---	630	On Folly Lick Branch

<u>Distance & Bearing from Courthouse</u>	<u>Rate of Land per Acre</u>	<u>Value of Improve- ments</u>	<u>Value of Land including Improvements</u>	<u>Amount of Tax</u>	<u>Explanation of Alteration</u>
12 NW	5	---	2886.25	231	---
12 NW	5	---	3115	249	---

* That is the same as above--ditto.

Notes:

1. The effective tax rate is 40¢ per acre; exactly what the "5" means in the rate of land per acre column is not certain.
2. The tax records are sometimes annotated; for both of these parcels there is the notation that Cockerille received the land "by deed." The fact that this annotation is not made in 1835 or 1836 but, rather, in later years (although while Cockerille still owned the land) is probably not relevant, and is merely an over (under?) sight--that is, Cockerille did buy the land; therefore, he did receive a valid deed, but where is the deed for 1835?*
3. Possibly the "discrepancy" of 623 acres (1835) vs 630 acres (1836) was created as a result of a survey of land during a sale; the survey simply might have "found" an extra 7 acres. In 1841 the acreage is still taxed as 630 acres.
4. In 1836 Govan paid no taxes at all in Fairfax County.

This little reproduction of the tax records is fairly convincing evidence that Govan sold 630 (or was it 623?) acres to Richard Cockerille in 1835 and that this land lay near Folly Lick. There is no other possibility but that this was part of the Page Lott. The shape of this lot is, of course, nothing but Govan's 1200 acres within Fairfax County less the 577 1/2 acres already sold to Cockerille:

*Although rare, comments have been found in the deeds that explicitly state that some earlier sale had occurred but a deed had never been recorded. Problems arose when the original deed got lost or destroyed and there was no official record describing the sale in the county records--it happens.

Figure: _____

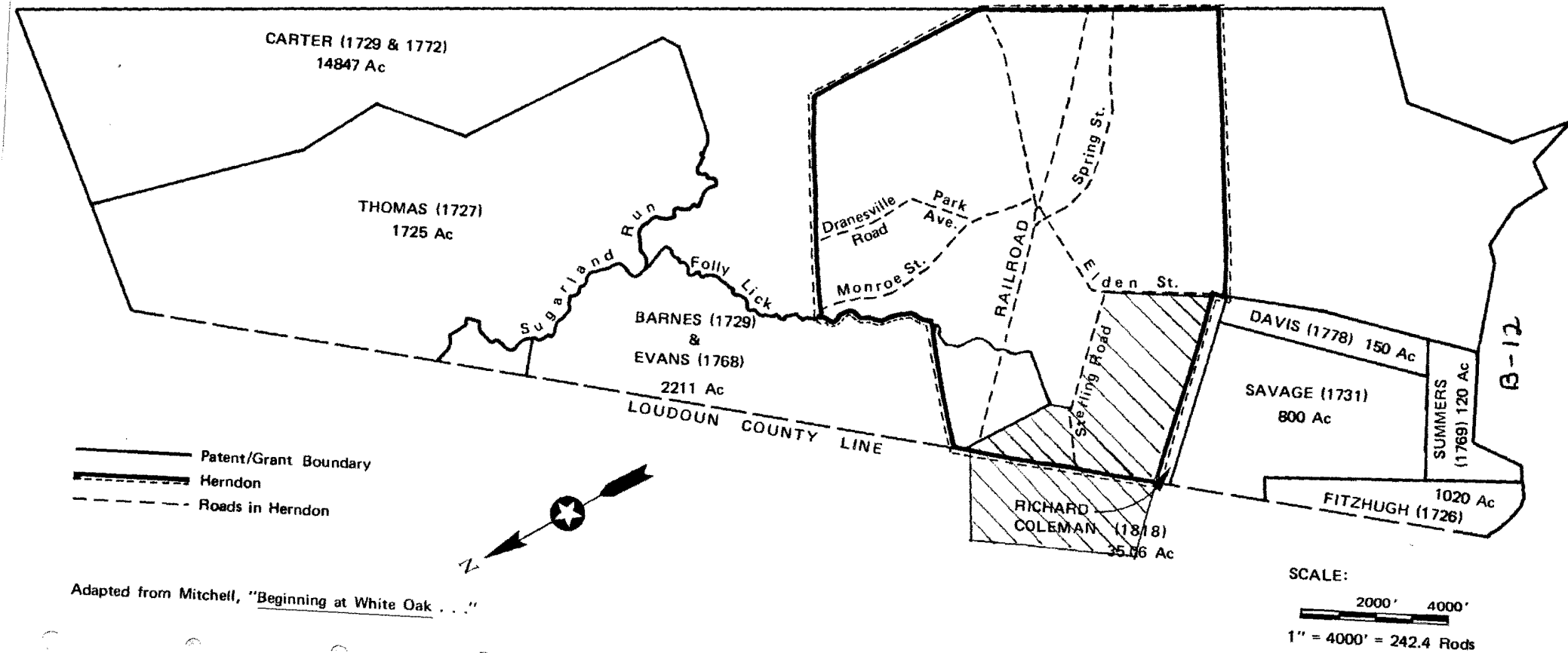
DEED BOOK/PAGE: ?

DATE: 1835

FROM: JAMES GOVAN

TO: RICHARD COCKERILLE

ACREAGE: 620 acres



Richard A. Cockerille was married twice, had children with each wife, and died without a will--the perfect ingredients for lawyers and the courts. As is almost inevitable in this type of circumstance where money, lots of heirs, and no will mix, the courts eventually had to decide. In 1846, as a result of the suit Cockerille vs. Cockerille's Heirs, the Circuit Court appointed Henry W. Thomas and Richard H. Cockerille commissioners with instructions to sell a tract of 1200 acres of Richard A. Cockerille's land (Cockerille had a lot of other land also) at public or private sale. The land was apparently sold to John Hoase and Briggs Waring; that such a sale occurred can only be inferred, since, while Q3/351 and P3/77 both refer to the sale, no deed nor even a reference (in the index of deeds) for this transaction can be found. What appears to have actually occurred was "slightly" different: the Court approved the sale to Hoase and Waring and ordered Cockerille and Thomas to do the paperwork to finalize the sale; before this could be accomplished (there were bureaucratic delays even in 1840!) Briggs Waring sold his interest in the 1200 acres to Samuel Russell (Q3/351). Russell and Hoase agreed to divide the land between them and, to assist in this, asked A. B. Williams to survey the 1200 acres (P3/77); Russell kept lot 2 and Hoase lot 1 (the eastern tract).*

After this shuffling Richard H. Cockerille and Henry W. Thomas, as Court commissioners, sold 600 acres to John Hoase for \$5 on 27 June 1850 (P3/77). This is obviously not the true price--often in court cases, land

*If anyone has the energy or inclination to read much of this discussion of Herndon's early history, he will find that there are many similar transactions in the annals of Herndon--"X" sells to "Y" who sells to "Z" before the deed legalizing the "X" to "Y" sale is done, so all that is recorded is a sale from "X" and "Y" to "Z".

is sold, the buyer pays the total price, the court approves the sale and then orders a deed written; thus when the deed is written no money is owed and consequently the deed is merely an official record of the transfer of ownership and, therefore, simply reflects a nominal (\$1, \$5, or \$10) transfer of money. An indication of the real cost of this 600 acres lies in P3/79 (27 June 1850) in which John and Arlina Hoase accept a lien on the property in order to secure a debt of \$1425.33 they owed Cockerille and Thomas; this may not be the entire price since Hoase may have used some cash to pay part of the total price, but suggests that they paid more than \$5. In this lien, Nelson Seymour and Thomas J. Murray are appointed trustees and everyone agrees that if the Hoases default on the repayment of the loan (1/3 of which is payable 1 January 1851, 1852 and 1853, with interest from 1 January 1849), Seymour and Murray will auction the land after giving 30 days notice in one or more Fairfax County newspapers and after advertisements had been placed on the Court door of the Fairfax Courthouse "on some day previous (one, ten, fifteen?) to the sale." There is an annotation in the margin of P3/79 stating "discharged and satisfied as per order of Court April 1891. [Signed] Richardson, Clerk." Why the release did not occur for so long is unknown.

The complexity (perplexity?) of this 1200 acres is not quite complete: Samuel Russell decided to sell his 600 acres to Thomas Hazzard. In this instance, Hazzard pays Waring for the land Waring sold Russell and then Richard H. Cockerille and Henry W. Thomas, as executors of the late Richard A. Cockerille, along with Samuel Russell, sell the 600 acres (Lot 2 of Williams' survey) to Hazzard on 3 January 1852 (Q3/351).

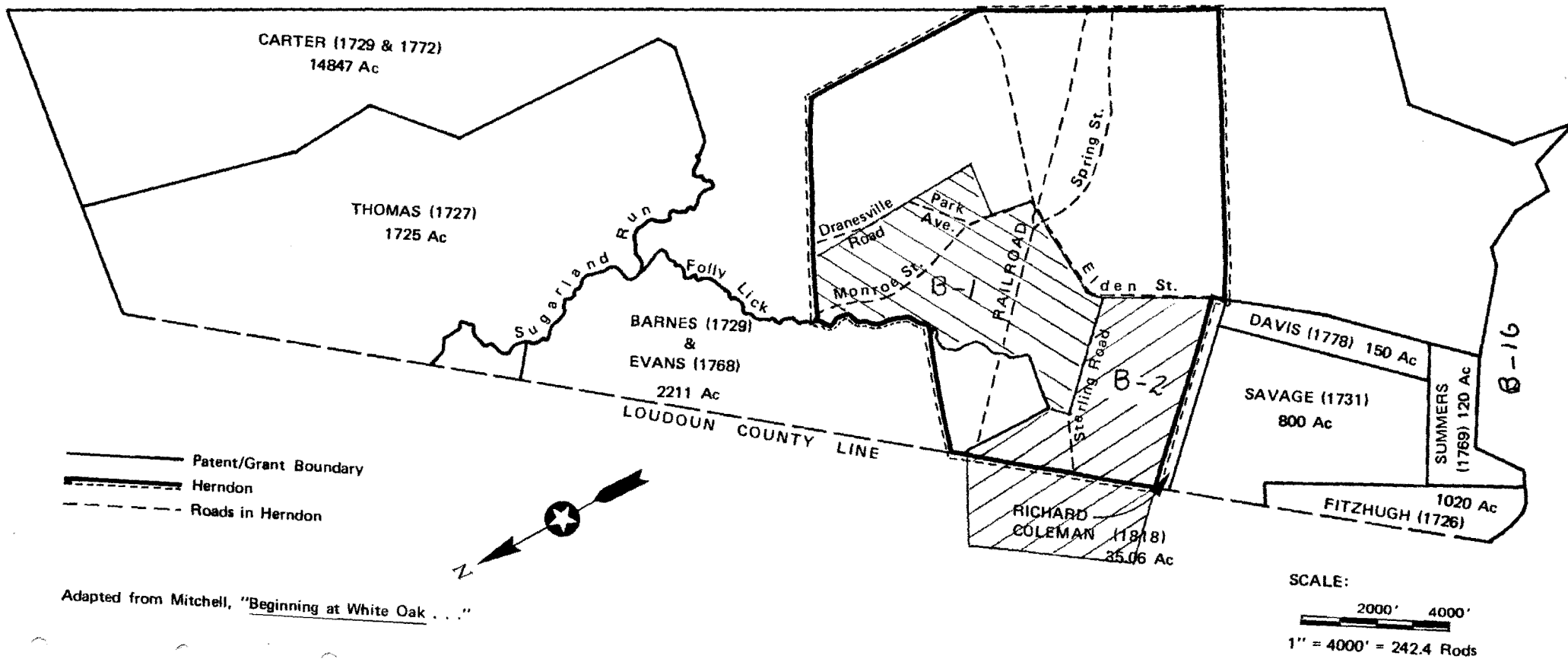
Since this division into two 600-acre parcels is slightly confusing and since the subsequent ownership of the lands do not merge, and merely to

maintain some sense of sanity in attempting to trace the history of these 1200 acres, each parcel will be followed separately: Chapter B-1 will follow John Hoase's land and Chapter B-2 Samuel Russell's 600 acres.

Figure: _____

DEED BOOK/PAGE: _____

DATE: _____ FROM: _____ TO: _____ ACREAGE: _____



CHAPTER B-1

CHAPTER B-1

JOHN HOASE'S 600 ACRES (Lot 1)

One of the indications of the approach of development (i.e., "civilization") is the subdivision of land into smaller parcels and the subsequent increased difficulty in both explaining and following the succession of owners. John/Arlina Hoase's 600 acres are no exception, especially since most of central Herndon lies within this 600 acres; early (in the history of the town) and extensive subdivision of parts of the 600 acre tract resulted.

- a: planted stone corner to Carper,
- b: planted stone (ab: N 85 1/4° E 181 poles, 7 links),
- c: stake and pile of stones, corner to Stephen Farr
(bc: N 5 1/4° E 57 poles, 18 links),
- d: stake on side of Farr's fence (cd: N 82 3/4° E 100 poles),
- e: pile of stones in line of Cockerille's (formerly)
(de: N 2 1/2° W 321 poles),
- f: "to a dead on Folly Lick" (ef: N 62 3/4° W 102 poles),
- g: white oak, corner Orrison (fg: follow Folly Lick),
- h: large white oak (gh: N 81° W 88 poles, 20 links),
- i: stake (hi: S 45 3/4° W 22 poles, 15 links),
- j: stake in Carper's line (ij: S 44 1/4° E 205 poles),
- k: beginning (jk: N 28 1/2° E 22 poles, 23 links),

600 acres.

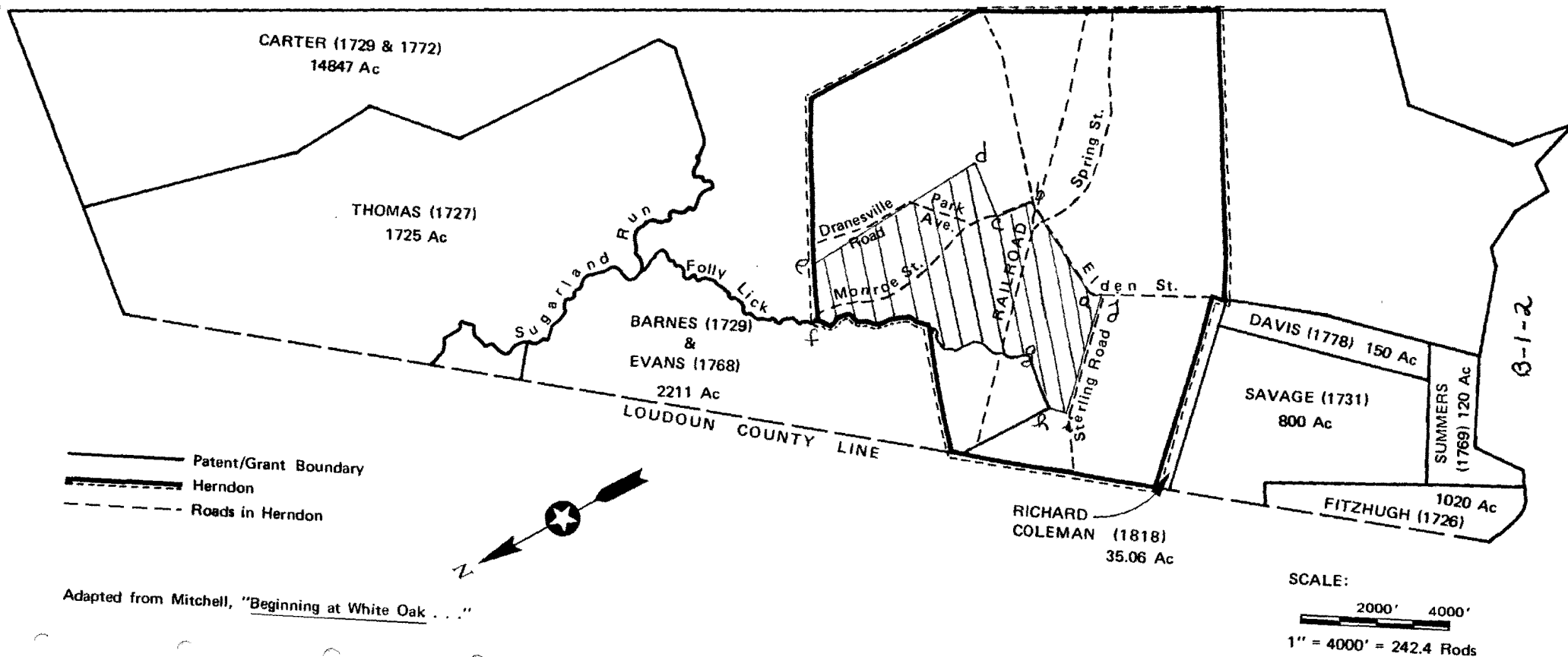
Figure: _____

DEED BOOK/PAGE: P3/77

DATE: 27 JUNE 1850 FROM: H. THOMAS + R^d H. COCKRILLE

TO: JOHN HOASE

ACREAGE: 600 ACRES



I: John/Arlina Hoase, of Ulster County, New York, sold 200 acres to Henry A. Kipp of Monnor County, New York, on 15 December 1851 for \$2200 (T3/56).

- a: begin at large chestnut oak on Folly Lick,
- b: large oak at Joseph Orrison (ab: along several courses and meanders of Folly Lick),
- c: white oak (bc: N 81° W 89 poles),
- d: stake and pile of stones in the pines
(cd: S 45 3/4° W, 22 poles, 20 links),
- e: stake in Thomas Cox's line (formerly Carper's)
(de: S 44 1/4° E 205 poles),
- f: stone (ef: N 28 1/2° E 22 poles, 23 links),
- g: stake in Cox's line (fg: N 85 1/4° E 79 poles, 11 links),
- a: beginning (ga: N 5° W 243 poles),

200 acres.

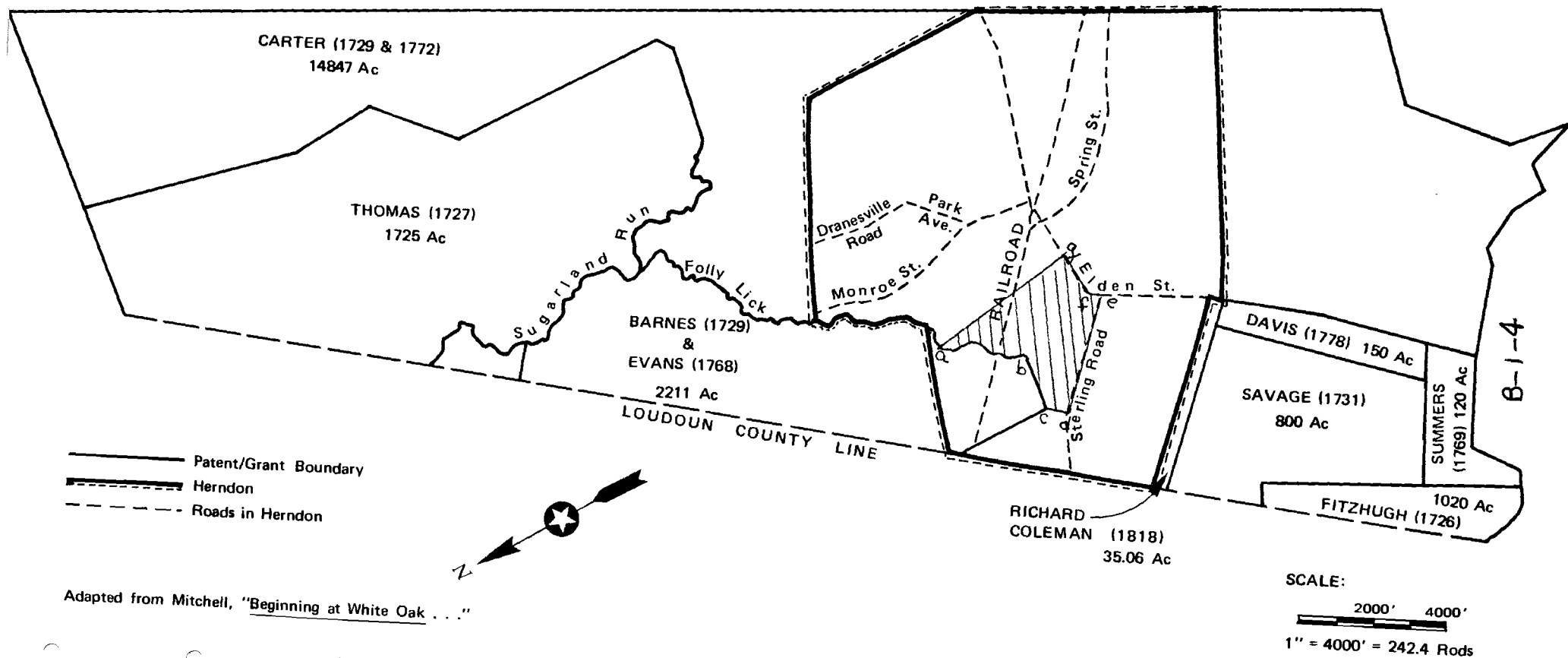
Figure: _____

DEED BOOK/PAGE: T3/56

DATE: 15 Dec 1851 FROM: John/ARLINA HOASE

TO: HENRY A. KIPP

ACREAGE: 200 acres



Henry A./Mary B. Kipp of Fairfax County sold these 200 acres to William and Benjamin H. Bready for \$4000 on 27 March 1855 (W3/162).

The Bready's placed a lien on their 200 acres on 27 March 1855 (W3/168) in an attempt to secure a debt of \$2000 (due on or before 1 January 1856 with 5% interest) owed Henry Kipp; Nelson Seymour acted as the trustee. X3/141 at first appears to be merely a duplication of W3/168 (even the dates are identical) except that specific metes and bounds are given rather than a reference to metes and bounds of an earlier deed as was the situation of W3/168; the land in X3/141 is further described as being located ". . . in the County of Fairfax situated about 3 miles southwest from village of Dranesville. . . ." A little closer scanning of the deed suggests that this is really a duplicate of a deed recorded in Michigan in 1856--the Michigan deed seems to be a copy of W3/168 (with a few changes as mentioned just now) plus an annex releasing the lien (e.g., the signature block states that the signatures are a copy, states the place of the deed to be Washtenau County, Michigan, and that the Kipps are "of Washtenau County" and not of Fairfax County). Probably the Kipps moved to Michigan, the debt was paid by the Bready's, the Kipps went to Court in Michigan, obtained a release of the lien and asked that a copy of the release be sent to Virginia; the Michigan Court attached a copy of the original lien to the release for completeness and clarity. All of these words simply say that the Bready lien was released on 2 December 1855 (X3/141).

If one lien will motivate someone (the Kipps) to leave town, maybe another will motivate others. William and Benjamin H. Bready placed another lien on their 200 acres on 1 April 1856 (X3/239) in an attempt to pacify the worries of William Ramsey that his \$1800 (plus interest) would

be repaid. Thomas R. Love, as trustee, released the lien on 5 April 1872 (04/284).

A little reading of a few deeds reveals that William Bready was the father of six children--Benjamin H., Isaiah, Amanda, Sarah E., Maria L. and William R. William (father) died without any will and, since Maria had died, the land that he owned (1/2 interest in the 200 acres) was divided equally among his four surviving children (presumably his wife died before him or else she inherited other land and did not want/need this acreage). Thus each child owned 1/10th of the land except Benjamin H. who owned six-tenths (1/10 + 1/2). On 7 February 1866 (G4/79) William R./Henrietta Bready of Philadelphia sold their 1/10 interest in the land to the four other children for \$100. (The deed actually specifies "one undivided fifth part of all the estate, real, personal . . . owned by William Bready . . . household furniture, farming utensils, and undivided half of seven shares of capital stock in the Alexandria, Loudoun and Hampshire Railroad Company; and an undivided half of a certain farm in said Fairfax County, near Herndon Station, on said Railroad. . . .") The land is described as being part of the late William Bready's undivided "1/2 interest of a certain farm in Fairfax County, near Herndon Station, on said railroad and bounded as follows: on the north by land lately owned by Joseph B. Orrison, east by land of Thompson and St. John, south by the County Road leading from Frying Pan, so called, to Dranesville and west by new county road running from the last mentioned road to the church road, so called, and by land of Job Champlin. . . . "

After this little transaction each of the four children who own part of this farm own $1/8$ of the land except for Benjamin who owns $5/8$ ($1/8 + 1/2$). Just to keep things moving, Benjamin H. Bready of Fairfax County, on 1 January 1867 (I4/32), sold to his brother, Isaiah, "one-half of an undivided $1/2$ interest in a certain farm" for \$1 "and other considerations well and truly worth one thousand dollars." The purpose of this sale is to "make their several interests equal in the aforesaid land." Now Benjamin H. and Isaiah each own $3/8$ of the total, while Amanda and Sarah own $1/8$ each.

The Breadys then divided the 200 acres more clearly amongst themselves--Isaiah received 110 acres while the other three kept 88 acres:

IA: On 7 May 1872 (04/285) Isaiah/Catherine Bready "sold" 88.96 acres to Benjamin H., Amanda, and Sarah E. Bready for \$1 (in return he received the 110 acres--see IB below).

- a: begin at a planted stone in the County road, corner to C. J. Gilbert and I. Bready,
- b: stake and stone in north line of the Washington and Ohio Railroad (ba: N $3\frac{1}{2}^{\circ}$ W 185 $\frac{1}{2}$ rods),
- c: -- (cb: S 52° W 5 rods),
- d: large oak, corner to H. Paine (dc: S 33° W 63 $\frac{1}{4}$ rods),
- e: large white oak stump, corner to G. W. Bell
(ed: N 80° W 88 rods),
- f: stake and stones in McLean's line
(fe: S $47\frac{1}{4}^{\circ}$ W 22 $\frac{3}{5}$ rods),
- g: planted stone in County road (gf: S 42° E 206 rods),
- a: beginning (N 30° E 23 $\frac{1}{3}$ rods),

88 acres 153 poles = 88.96 acres.

This plat was made according to a survey done by George L. Howard on 2 May 1872.

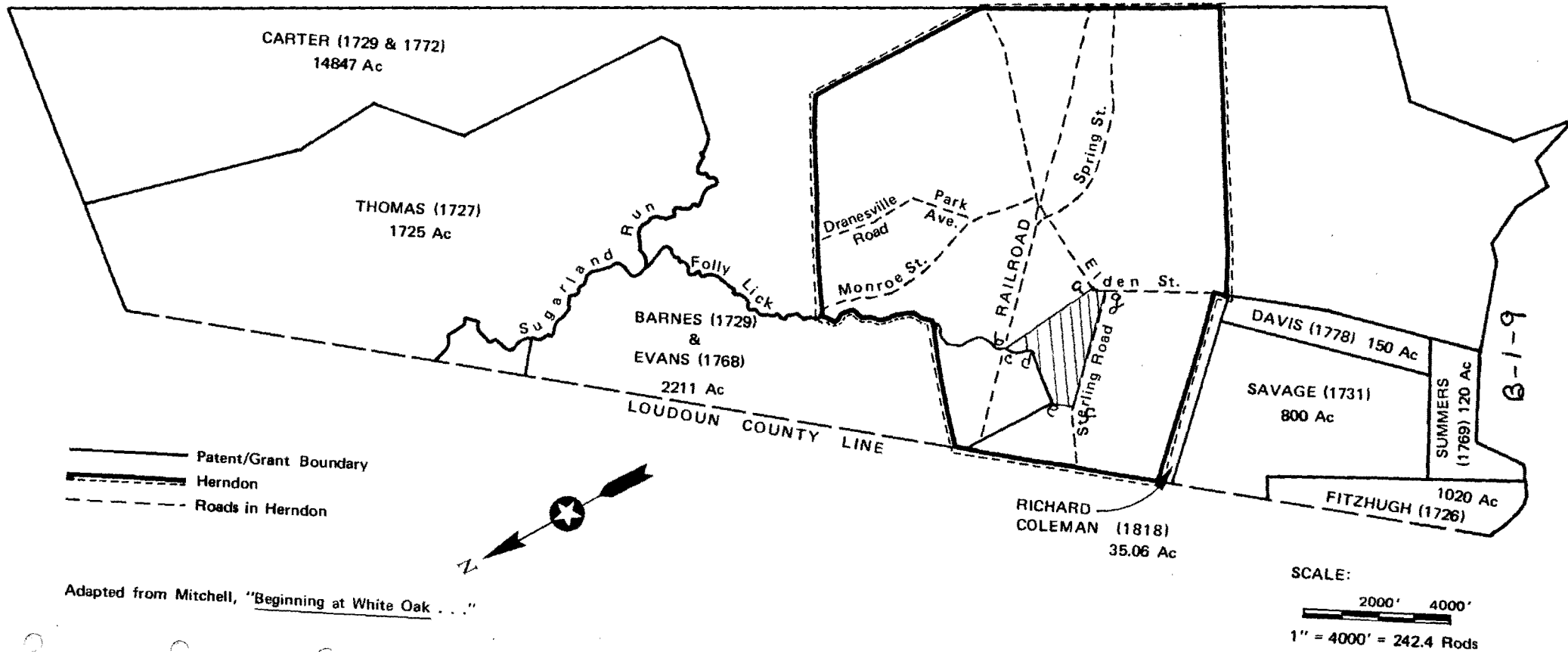
Figure: _____

DEED BOOK/PAGE: 04/285

DATE: 7 MAY 1872

FROM: Isaiah/Catherine Bready

TO: Benjamin, Amanda, Sarah Bready ACREAGE: 88.96 acre



Also on 7 May 1872 (04/275) the three Breadys placed a lien on their land to protect a debt of \$1154.70 (due in a year) they owed William Ramsey; Thomas Moore, Fairfax County, acted as trustee; the release of this lien has not been found.

Sarah Bready died, and in her will (C4/374 of the Fairfax County Will books) she left her partial ownership in the 88 acres to Benjamin H. and Amanda.

Benjamin H. Bready died next and left his half interest in the 88 acres to his widow, Hattie B. Bready, and his heirs--Amanda (sister), Isaiah (brother) and William R. (brother). Isaiah (and wife Catherine) of Herndon, Hattie B. of Herndon and William R. (and wife Henrietta) of Philadelphia "agreed to sell and convey" their entire interest in the land to Amanda Bready on 31 March 1894 (5T/1894).

Apparently the Breadys preferred to transfer ownership amongst themselves by wills rather than by conventional deeds of sale; Amanda, maintaining this tradition, wrote a will on 15 June 1898 (Will Book I2/209) which, in paragraph 5, left the 88 acres to her brother Isaiah.

Isaiah surely was not going to break Bready tradition--in his will of 21 April 1913 (Will book 5/190) he left the 116 acres he "acquired from my sister, the late Amanda Bready" to his son, B. Harrison Bready*; the 116 acres consisted of the 88 acres of concern here plus a 29 acre parcel Bready had acquired from George W. Bell (see Chapter A, section IIB). The

*Isaiah's children, according to the will were: George R., B. Harrison, Ella Bready Moss, Edith Mary Roby (married Ernest Roby), Maria Rebecca Bready, and W. W. Bready who married Annie A. (W. W. died in 1913).

will had a provision in paragraph 2 that B. Harrison Bready would become owner of the land only after he had paid \$3250 plus 5% interest per year "from the date of my death"; this provision was to be "charged as a lien on the said tract of land and no offset shall be allowed for any improvement he has made or shall thereafter make." B. Harrison was to pay this "debt" to Maria Rebecca Bready.

On 14 September 1926 (V9/417) Benjamin H./Amelia A. Bready placed a mortgage on their land with the Potomac Joint Stock Land Bank of Alexandria as the lender. The mortgage was for \$10,000, at 6% annual interest and was to be repaid in 65 semi-annual payments of \$350 and a final payment of \$291.86; the first payment was due 1 March 1927. The land mortgaged is the same land "devised to B. Harrison Bready by Isaiah Bready's will of April 21, 1913 . . . Book 5/190." The mortgage was released on 16 April 1934 (M11/359)--given the promptness of repayment could the deed really have meant 65 months and not 33 years?

IB: As part of the redivision of William Bready's land on 7 May 1872 (04/285), B. H., Amanda and Sarah E. Bready "sold for \$1" 110 acres 104 poles to Isaiah/Catherine Bready.

a: begin at a large chestnut oak on the bank of Folly Lick Creek, corner to G. W. Lacy,

Up the creek:

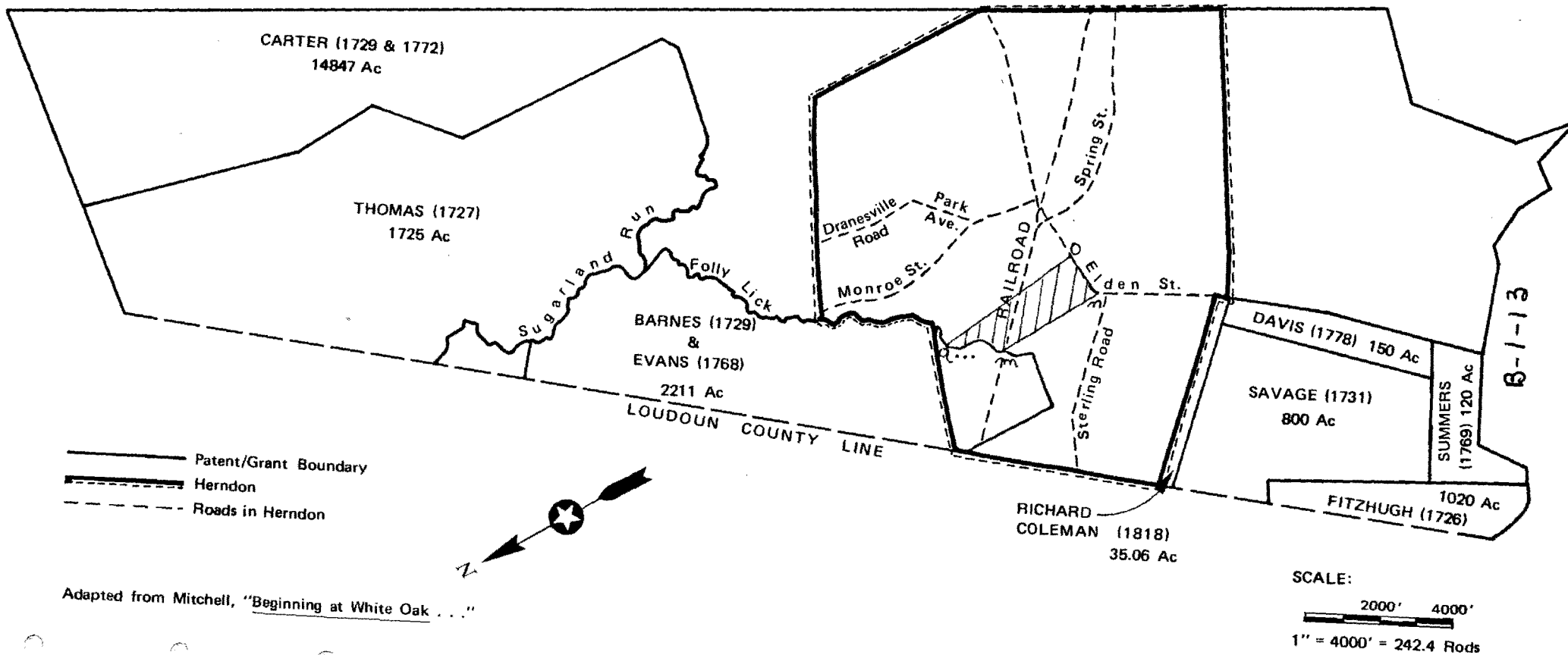
- b: -- (ba: N 32° W 8 1/2 rods),
- c: -- (cb: N 83 1/2° W 14 1/2 rods),
- d: -- (dc: S 70° W 12 rods),
- e: -- (ed: S 35° W 8 rods),
- f: -- (fe: S 49 1/2° W 7 rods),
- g: -- (gf: S 83° W 5 rods),
- h: -- (hg: S 18° E 12 rods),
- i: -- (ih: S 19 1/2° W 10 rods),
- j: maple tree (ji: S 8° E 11 rods),
- k: pin oak (kj: S 26 1/2° W 15 1/3 rods),
- l: large maple tree (lk: S 60 1/2° W 14 1/2 rods),
- m: stake and stones in northerly line of W&O railroad and corner to Paine and B. H. Bready (ml: S 84 1/2° W 14 rods).
- n: planted stone in county road and corner to G. J. Gilbert (nm: S 3 1/2° E 185 1/2 rods),
- o: -- (on: N 87° E on said road 79 1/2 rods),
- a: beginning (ao: N 3 1/2° W 243 rods),

110 acres 104 poles = 110.65 acres.

Figure: _____

DEED BOOK/PAGE: 04/285

DATE: 7 MAY 1872 FROM: BENJAMIN, AMANDA, SARAH Bready TO: Isaiah Bready ACREAGE: 110.65 acre



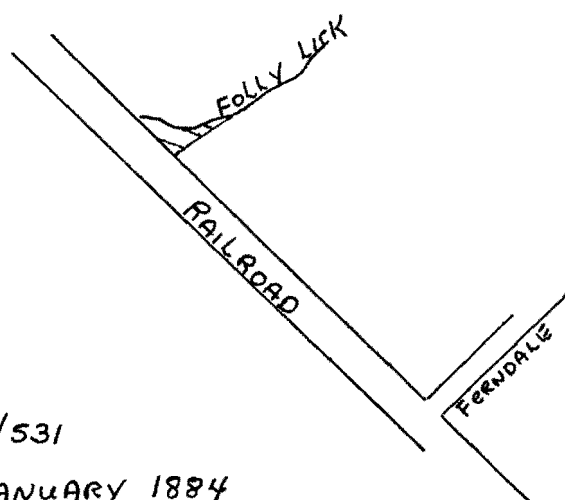
On 7 May 1872 (04/273) Isaiah/Catherine Bready placed a lien on their 110.65 acres in order to secure a debt of \$1411.30 owed William Ramsey. Thomas Moore, as trustee, released the lien on 5 October 1880 (Z4/312).

IB1: On 15 January 1884 (5D/531) Isaiah/Catherine Bready sold 0.15 acres (24 rods) to George W. Bell for \$25.

- a: begin at a planted stone in northeast line of Washington,
Ohio, and Western railroad,
- b: Folly Lick (ba: N 57° E 11 1/2 poles),
- c: up run to point where northeast line of railroad crosses
run,
- a: beginning (ac: S 44 3/4° E 8 poles 10 links).

24 rods = 0.15 acres.

George Bell "incorporated" this land into the 65 acres that he had bought from Horace Payne; he then sold these 0.15 acres as part of a 36 acre parcel to S. A. Boyden on 2 June 1890 (J6/881). See Chapter A, IIA3, for the later history of these 0.15 acres.



D5/531

15 JANUARY 1884

ISAIAH/CATHERINE BREADY →

GEORGE BELL

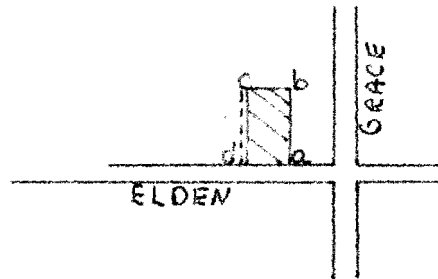
0.15 ACRE

1" = 500'

B-1-16

IB2: Romulus Bradshaw of Herndon bought "5.36 square chains more or less" (0.54 acres) from Isaiah/Catherine Bready on 27 November 1895 (X5/194).

- a: begin at southeast corner of Bready's farm, in the center of Elden Street,
 - b: northwest corner of Episcopal Church grounds
(ba: on easterly line of farm N 3 1/2° W 3.39 chains),
 - c: planted stone (cb: S 87° W 1.58 chains),
 - d: center of Elden (dc: S 3 1/2° W 3.39 chains),
 - a: beginning (ad: N 87° E 1.58 chains),
- 5.36 square chains = 0.54 acres.



1"=500'

X5/194 & P6/394
27 NOVEMBER 1895 & 7 APRIL 1904
ISAIAH/CATHERINE BREADY →
ROMULUS BRADSHAW
.54 ACRE

8-1-18

Not to be left out of the lien scene, Romulus/Ida F. Bradshaw accepted one of these wonderful capitalistic inventions on their land on 21 September 1896 (X5/321). This lien was designed to ensure that Harry C. Griffith received the \$333 (plus 6% interest) owed him in 1 year; R. W. Moore, as trustee, was to watch over the process. The lien was released on 25 March 1899 (C6/391).

If once successful, why not twice? On 25 March 1899 (C6/383) the Bradshaws used their land to secure a debt of \$350 they owed E. B. White. R. W. Moore was appointed trustee to insure that White received his money (plus 6%) in one year; he must have been successful for the lien was released on 1 June 1901 (H6/209).

Try for three? Of course! On 8 May 1901 (H6/210) Brook Middleton became trustee to oversee the repayment of \$600 owed Sarah A. Little; the money was due in 3 years at the usual 6%. the Bradshaws were successful again, for the lien was released on 20 May 1903 (N6/234).

Enough is enough! The Bradshaws shunned liens from then on. Romulus died on 12 January 1922 without a will; the land was left to his wife and children. On 15 April 1922 (A9/397) Ida F. Bradshaw (widow), Nettie P. Bradshaw (unmarried daughter), Mary B./Claude Grubb (daughter/son-in-law), Lewis R./Nellie S. Bradshaw (son/daughter-in-law) and Walter N./Louis (sic) S. Bradshaw (son/daughter-in-law) sold their interest in the land to A. E. Bradshaw (son).

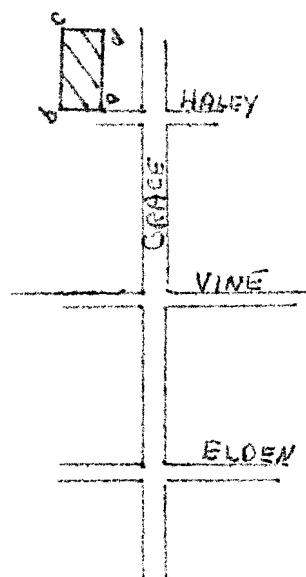
IB3: Isaiah/Catherine W. Bready sold 0.5 acres of land for \$150 to Mary E., Ida L., Lucy B., and Virginia Castleman of Fairfax County on 10 September 1898 (B6/314).

- a: begin at planted stone in the east boundary line of
I. Bready's farm and near M. Castleman's residence,
- b: a point (ba: parallel with south boundary of said farm as
per Howard survey of 2 May 1872) (ba: S 87° W 104.33 feet),
- c: point (cb: N* 3 1/2° W 208.67 feet),
- d: point in east line (dc: N 87° E 104.33 feet),
- a: beginning (ad: with boundary S 3 1/2° W 208.67 feet),
0.5 acre.

For the later history of this 1/2 acre please consult IID20. (B-330)

*The deed says West but it must mean North.

N
1"=500'



B6/314
10 SEPTEMBER 1898
ISAIAH / CATHERINE BREADY →
MARY & IOA & LUCY & VIRGINIA
CASTLEMAN
0.5 ACRES

12-1-21

IB4: Isaiah Bready, widower, sold 2086.8 square feet (0.05 acres) to Ida F. Bradshaw of Herndon on 7 April 1904 (P6/394) for \$20.

- a: begin at southwest corner of R. Bradshaw,
- b: along County road 10 feet to old cherry tree,
- c: north and parallel with west line of Bradshaw 208 feet 8 inches,
- d: east 10 feet to northwest corner of Bradshaw,
- a: south along west line of Bradshaw 208 feet 8 inches to the beginning.

2086 square feet (0.05 acres).

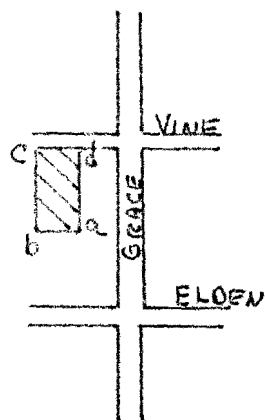
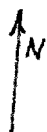
The dashed line on the figure for X5/194 (IB2) reepresents these 2086 square feet.

IB5: David W. Bicksler bought 0.54 acres from Isaiah (widower) for \$175 on 7 January 1907 (6X/457).

- a: begin at common corner of Episcopal church, Bradshaw, Bready and Bicksler,
 - b: West along north line of Bradshaw 112 feet to northwest corner of this parcel,
 - c: North 208 feet 8 inches to point in line of the south line of Vine Street,
 - d: East 112 feet to the northwest corner of Bradshaw,
 - a: South 208 feet 8 inches to the beginning,
- 23,370.67 square feet = 0.54 acres.

David W./Ella B. Bicksler of Herndon sold this land (plus the 1/2 acre of IID9) to Amos K./Hattie C. Hall of Herndon for \$1600 on 31 October 1907 (Y6/544).

The Halls then sold these two parcels to Levi J. Groh of Herndon for \$3000 on 28 February 1912 (M7/153).



X6/457
ISAIAH BREADY →
DAVID BICKSLER
7 JANUARY 1907
.54 ACRE

1" = 500'

B-1-24

IB6: Isaiah Bready's will was recorded on 21 April 1913 (Will book 5/190) in Fairfax County. The will contained the following paragraph:

Second, I devise to my son George R. Bready, my homestead tract of land located in the Town of Herndon, Fairfax County, Virginia, containing 103 acres*, more or less, subject to the payment of the sum of \$4750, to bear interest at the rate of 5% per annum from the date of my death and which is charged as a lien on the said tract of land and no offset shall be allowed for any improvements he has made or shall thereafter make.

Isaiah directs that George pay the money to his sister Maria Rebecca Bready.

*According to 04/285 Isaiah/Catherine Bready owned 110.65 acres of land within Herndon in 1872. All of the sales of Bready listed in the Fairfax County deed books are included in this little tome and total less than two acres; unless Bready's will included an error and 103 really was meant to be 108 acres, there is the problem of a "missing" 5 acres. Since Isaiah's will does not seem to contain any reference to these 5 acres (e.g., leaving them to an heir), Isaiah either gave (sold) the land to someone without a deed being recorded, or the original survey of 110 acres was incorrect. A more thorough research of the County records or a more extensive investigation of George Bready's land and sales will be necessary to determine if there are 5 unaccounted for acres and, if so, where they are and what happened to them. No such research will be undertaken for this present history of Herndon--that is left to future, more energetic people.

IB6a: Although no attempt will be made to include a comprehensive history of George Bready's sales of this land, the land subdivided into the Edwardstore Subdivision by Bready is so central to Herndon that its history will be briefly mentioned.

George R./Edna M. Bready with Maria Rebecca Bready (recall that according to Isaiah's will the land did not completely belong to George until he paid Maria \$4750 [plus interest]--in essence, Maria held a lien on the land and therefore had to join in any sales) sold the lots as follows:

Lots 1,2,3,4 to Lula K. Chamblin for "eight hundred (\$400.00) cash"* on 15 September 1916 (B8/480).

Lots 5,6,7,53,54 to A. S. Harrison for \$650 on 23 July 1915 (Z7/240).

Lots 8,9,10,11 to J. H. Bicksler for \$617.40 on 23 July 1915 (Z7/463).

Lots 12,13,14,45,46,47 to William T. Adrian for \$907.50 on 23 July 1915 (E8/363).

Lots 15,16,17,18 to Asa E. Bradshaw for \$835 on 23 July 1915 (Z7/115).

*A quote from the deed of sale.

Lots 19,20,21,22,38,39,40,41,42,43,44 to Ernest L. Roby for \$1697.50 on 23 July 1915 (X7/328).

Lots 23,24 to L. E. Hutchinson for \$392 on 23 July 1915* (N9/75).

Lots 25,26,27 to G. H. Bussey "for \$10" on 10 August 1920 (V8/45).

Lots 28,29 to Julian D. Thompson of Herndon "for \$10" on 14 April 1925 (Q9/371).

Lots 30,31,32,33 to T. Edgar Reed for \$540 on 23 July 1915 (E8/4) and to Guy N. Church for \$166.67 on 23 July 1915 (D8/618)--why two sales of the same land to two different people were recorded has not been researched.

Lots 34,35,36,37 to W. Frank Humme of Herndon "for \$10" on 15 June 1925 (S9/303).

Lots 38-44,19-22 to Ernest L. Roby for \$1697.50 on 23 July 1915 (X7/328).

*The note in the margin states that the deed was mailed to Hutchinson in 1925--10 years after the sale!

Lots 45,46,47,12,13,14 to William T. Adrian for \$907.40 on 23 July 1915 (E8/363).

Lots 48,49 to J. W. Burt for \$205.80 on 23 July 1915 (X7/336).

Lots 50,51,52 to Blanche F. Hanes for \$375 on 23 July 1915 (D8/204).

Lots 53,54,5,6,7 to A. S. Harrison for \$650 on 23 July 1915 (Z7/240).

Lots 55,56,57,58 to O. A. Chamblin of Herndon for \$500 on 1 June 1920 (R8/158).

ELWARDSTONE SUBDIVISION
of
George R Greedy

X7/329

MAIN DRIVE		N 3° 90' [SIC] W 406'	
E L O O N S T R E E T	30	29	30
		28	31
		27	32
		26	33
		25	34
		24	35
		23	36
		22	37
	21		38
	20		39
	19		40
	18		41
	17		42
	16		43
	15		44

WEST VINE STREET



PEACH TREE

S 95° 65' W 780'		14	45
		13	46
		12	47
		11	48
		10	49
		9	50
		8	51
	7		52
	6		53
	5		54
	4		55
	3		56
	2		57
	1		58

N 86° 22' E 780'

S 3° 40' E 410'

1"=93'
(ALL E-W DIMENSIONS
25' EXCEPT AS
NOTED)

II: On 18 May 1854 (U3/178) John/Arline Hoase of New York sold 400 acres to James Miller of Fairfax County, Virginia for \$5000. The boundaries of the land are not precisely given; rather the boundaries of Hoase's purchase of Thomas and Cockerille are given with the notation that the land is 600 acres less the 200 acres already sold to Henry Kipp*. James and his wife Eleanor probably did not have enough money to buy the land using their own cash because on 18 May 1854 (U3/180) they also accepted a lien on these 400 acres in order to assure John Hoase that they would repay a debt of \$3500 in three years (\$1200 on 18 May 1855, \$1150 on 18 May 1856 and \$1150 on 18 May 1857); it seems reasonable that the debt was really the balance owed Hoase for the loan. Alfred Moss was appointed trustee with the responsibility of ensuring that the debt was repaid; if the Millers defaulted, John Hoase could order Moss to sell the land at a public auction after advertising the sale in a newspaper for four successive weeks; if such an auction took place, the money obtained from the sale of the land would first be applied to pay all of the expenses involved in the trust itself (recording deeds, advertising in a newspaper, commission to Moss, etc.); secondly, to repay Hoase any remaining balance (plus interest) of the debt; and lastly, to provide the Millers with any money still remaining. Note that U3/178 (deed of sale) has the boundaries of the 600 acres correct, but U3/180 (deed of trust) has an "error" in the direction of segment "ef"*; it states N 52 3/4° W 102 poles rather than the correct N 62 3/4° W 102 poles.

*See the figures and the accompanying metes and bounds.

The sequence proscribed in the trust in case of a default is precisely what occurred: James Miller "failed to pay off the debt secured by the before recited deed of trust" (Z3/216), the land was advertised in the "Fairfax County News, (a newspaper published at Fairfax Court House)," a public auction was held on 1 October 1857 and John Hoase bought the land for \$4100. Hoase then asked Alfred Moss "to unite with him in a deed" conveying the property to Daniel K. Calyer.* On 28 October 1857 (Z3/216), Alfred Moss and John/Arlina Hoase sold the land to Daniel K. Calyer for \$8001 (\$1 for Moss and \$8000 for Hoase). The tract is still referred to as "600 acres less Kipp's 200 acres" (which is still not delineated) but has the additional caveat that the sale is also less "ground occupied and condemned by the Alexandria, Loudoun and Hampshire Railroad Company" (this land also is not specified--see chapter K). Note that the error appearing in U3/180 in segment "ef" is still contained in this deed and that the boundaries given are those of Hoase's 600 acres with the notation that the land of this sale is the 600 acres less 200 acres sold Kipp.

Sometimes, at least, things finally come together; in the 12 February 1861 (D4/107) deed of sale from Daniel K./Maria Calyer to Robert A. Matthews of Washington, D.C., the error in the boundary was corrected and

*The reason for this is that Moss had some legal right to the land since a lien usually is phrased as a conditional sale--if the debt is repayed, the "sale" is void; if the debt is not repaid, the "sale" is in effect. Miller defaulted; therefore Moss still retained "ownership" of the land. Since an Alfred Moss to John Hoase deed does not exist, the situation was that Moss owned the land, offered it for sale at an auction, Hoase had bought it at the auction and had paid money in anticipation of obtaining ownership but decided to sell it to Calyer before a deed was recorded; thus both Moss and Hoase still had some legal right to the land and needed to "unite" together to do the selling to Calyer.

the 200 acres sold by Hoase to Kipp was finally deleted from the land description. The Matthews paid \$12,000 for 401 acres less

- . 1/2 acre to Alexandria, Loudoun and Hampshire Railroad,
- . 1/2 acre to William Vaurters,
- . 1 acre to Benjamin Taber,
- . 1 acre to the Methodist Episcopal Church,
- . 1/2 acre to John Donn.

Also on 12 February 1861, the Matthews accepted a \$2000 trust with Benjamin H. Bready as trustee--\$666.66 was due 12 February 1862, 1863, and 1864; interest was to be paid annually (D4/79). This lien was released on 27 December 1866 (H4/377).

- a: planted stone in county road, corner to Farr's heirs,
- b: planted stone at angle of fence
(ba: N 65 1/4° W 58 poles, 8 links),
- c: planted stone in line of Farr, corner to William Barker
(cb: S 82° E 98 poles),
- d: pile of stones in Van Dusen's line & 1 1/2 po above recently
marked pine (dc: N 2° W 323 poles),
- e: gum at Folly Lick, marked as substitute for fallen maple
(ed: N 61° W 103 1/2 poles),
- f: chestnut oak corner to Orrison, Bready (fe: with Folly
Lick),
- g: stone in center of County road, corner to Bready
(gf: with Bready S 5° E 240 poles, 18 links),
- h: beginning (hg: N 85 3/4° E 101 poles),

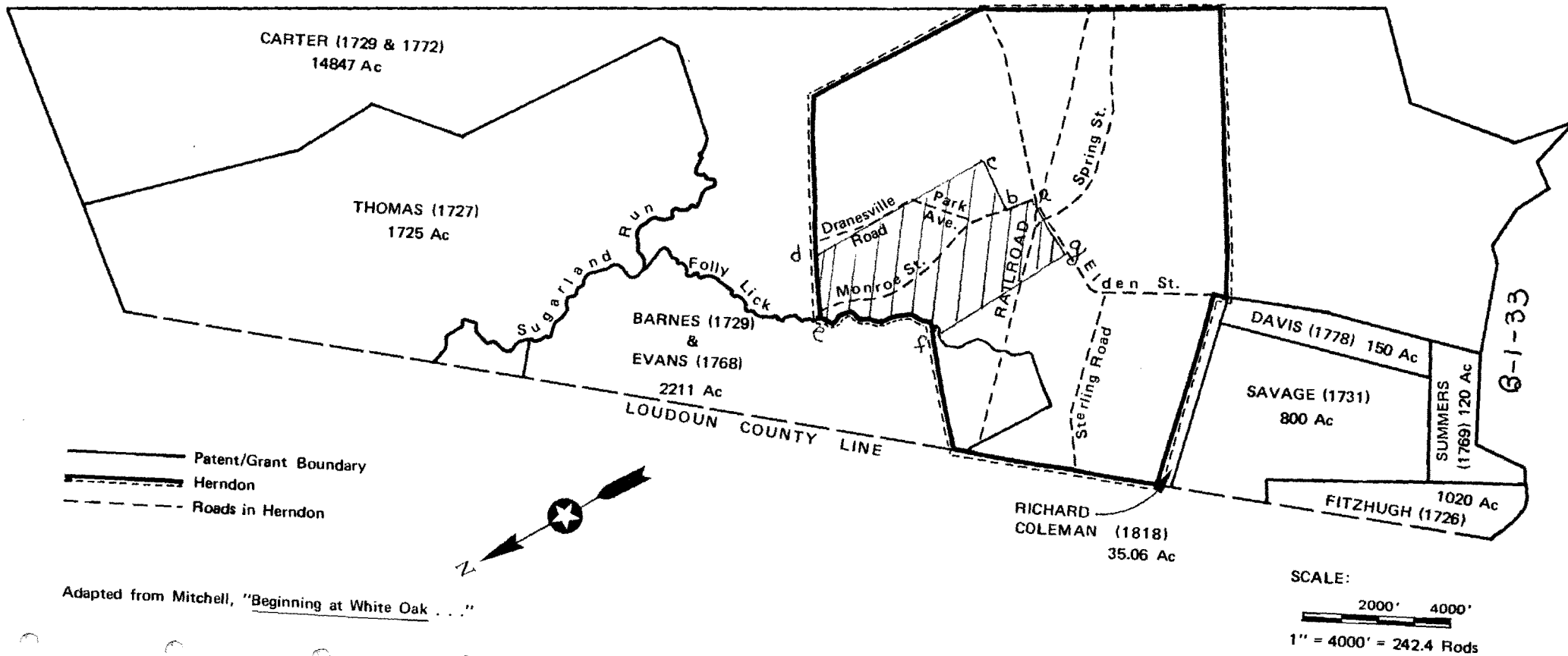
401 acres.

Figure: _____

DEED BOOK/PAGE: D4/79,107

DATE: 12 Feb 1861 FROM: DANIEL/MARIA CALYER

TO: Robert MATTHEWS ACREAGE: 398 $\frac{1}{2}$ acres



The 3 1/2 acres excluded from this sale are not indicated in this figure
(i.e., they are contained within the boundaries of the 401 acres).

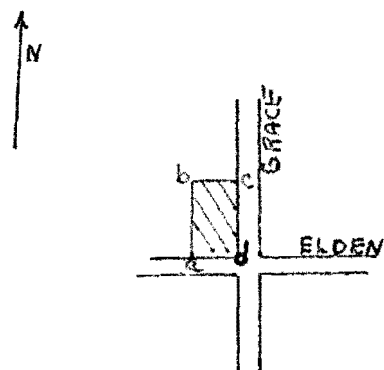
IIA: In 1850 Daniel K./Maria Calyer sold 1/2 acre to John W. Donn in fee simple (i.e., the usual straight-forward sale) "for a valuable consideration . . . [the] Deed was lost or destroyed at Herndon, Virginia, during war between the states 1861-5 and no record of it exists at the Court House of the County." Consequently, (R4/327) was written on 9 October 1874 as a replacement deed for the one lost; Daniel K./Maria Calyer of Newburgh, Orange County, New York (formerly of Herndon) sold the 1/2 acre to John W. Donn for \$50.*

- a: begin at the intersection of the east line of Isaiah Bready with the north line of County road (designated as Elden** Street),
- b: -- (ba: N 4° 10' W 208 feet),
- c: west line of Grace Street (cb: N 75° E 104 feet),
- d: north line of Elden (dc: S 10° E 208 feet),
- a: beginning (ad: S 75° W 104 feet),

0.5 acres.

*Did Donn pay another \$50 in addition to whatever he paid in 1850 or was this just a reflection of the cost of the 1850 deed which Dan had already paid and therefore paid nothing further in 1874 (except possibly the cost to record the deed and to have a lawyer draw it up)?

**Some of the older residents of Herndon remember Elden as Eldon, but except for 1 or 2 deeds, all of the deeds located in researching this history use Elden.



1"=500'

R4/327
 9 OCTOBER 1874
 DANIEL/MARIA CAIYER →
 JOHN W DONN
 0.5 ACRE

B-1-36

On 19 August 1876 (X4/353) John W./Annie Donn of Baltimore sold this 0.5 acre to John T. Day, Stephen Killam, L. Hindle and W. J. Roby, trustees of St. Timothy's Church, a Protestant Episcopal Church of the Diocese of Virginia; the sale price was \$60.

E. L. Detwiler, B. A. Mankin, W. J. Roby, Thomas Thornton and John S. Duffie, trustees for St. Timothy's, placed a lien on their land on 14 July 1894 (R5/84) in order to secure a \$600 debt owed the National Building and Loan Association of Washington. Josiah C. Stoddard and Addison G. DuBois, as trustees, released the lien on 13 September 1902 (K6/599).

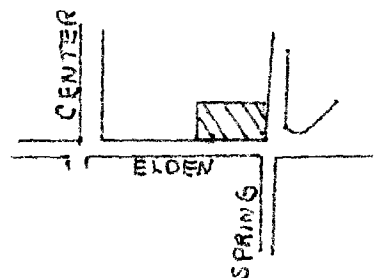
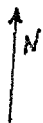
On 24 March 1969 (3189/79) Stanley B. Hanes, Dudley Page and Richard R. Saunders, trustees for the church, sold the land to F. W. Robinson, Harry M. Middleton, Sr., and E. Russell Gillette, trustees for the Herndon Masonic Temple #264. The church had to get Court approval to sell the land, which they did on 13 January 1869 in the Fairfax Circuit Court.

IIB: William N. Vaurters bought a half acre* of land from Daniel K./Maria Calyer for \$50 on 1 October 1858 (C4/108).

- a: begin at the corner of Elden and Spring Street,
- b: -- (ba: with Spring 104'4"),
- c: -- (cb: parallel with Elden, 208' 8 1/2"),
- d: -- (dc: parallel with Spring, 104'4"),
- a: beginning (ad: with Elden 208' 8 1/2"),

0.5 acres.

*Although later deeds still refer to this land as 0.5 acres, it clearly must be larger. If one believes the later deeds, the land is .64 acres plus the (undetermined) amount of land sold to Benjamin Garrett in 1890 (see IIB2). Since all of the land making up the .64 acres clearly comes from Vaurters' land, it will be assumed that the estimate of 1/2 acre was simply an undercalculation.



C4/108
1 OCTOBER 1858
DANIEL/MARIA CALYER →
WM. VAUTERS
0.5 ACRES

1" = 500'

6-1-39

There must have been an error in this next deed or, more likely, the Vaurters built some type of structure on this land--otherwise, why would Sarah A. Torrey be willing to pay a price of \$1000 on 15 September 1865 (F4/17)? If not for these reasons, then William N./Cerncia E. Vaurters really made a profit!

Sarah immediately placed a lien on the land in order to secure a \$750 debt due Vaurters--\$250 was due in 1, 2, and 3 years. Benjamin Caywood served as trustee for this 3 September 1865 (F4/92) lien. The release of this lien did not follow the normal pattern and, consequently, created a little confusion.

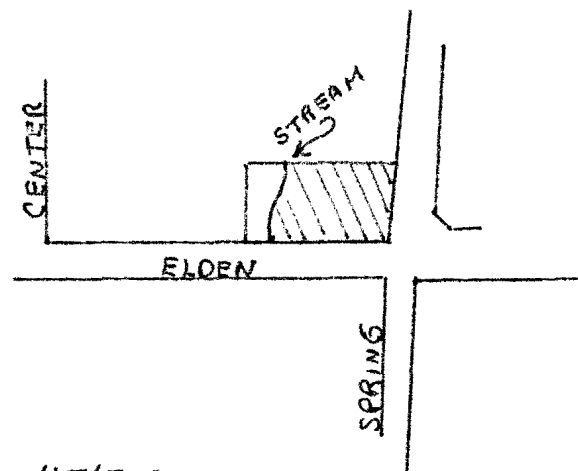
Sarah, living in Fairfax County, seemed to do a perfectly normal thing--she sold the land to Benjamin W. Clark, also of Fairfax County, for \$100 (Why the \$1000 of F4/17? Could the clerk of the Court have made an error in recording the deed? Shame!) on 30 April 1867 (H4/51).

Benjamin W./Matilda A. Clark of Herndon, not trying to create problems for anyone, sold the half acre to Lawrence Hindle of Milford, Delaware, for \$1100 (either the value of this land oscillates a lot, someone is rather sly or someone left off a zero in H4/51) on 18 January 1868 (I4/63).

Now, finally, the peculiarities of the situation exposed themselves. Sarah A. Torrey never paid off the lien and, in fact, W. A. Vaurters finally sued her for repayment of the \$789.25 she owed him. This small oversight meant that Clark never had clear title to the land and, consequently, Hindle also did not. In an attempt to straighten all of this into a reasonable result the Fairfax County Court appointed M. Dulaney Ball a commissioner in August 1867 and authorized him to sell the 1/2 acre to Benjamin W. Clark; the Court confirmed the sale in January 1868. Clark

(who of course had already sold the land to Hindle) agreed to assign his land to Lawrence Hindle for \$1000, Hindle paid off the lien, the lien was released and Hindle owned the land a "house and lot" (probably the house Vaunters built which dramatically increased the value of the land). This sequence of actions was legalized on 3 July 1868 (I4/319) and Hindle owned the land completely and without any legal "cloud."

IIB1: Lawrence Hindle died "seized and possessed" of this 0.5 acres of land. On 30 November 1886 (?) R. W. Moore (the executor of Hindle) sold part of this 1/2 acre to H. A./Eva E. Stowell. Stowell then "assigned his purchase" (I believe this is a euphemism for "sold to" without recording a deed) to Benjamin Middleton for \$755. R. W. Moore then sold another part of the 1/2 acre to Middleton for \$150. Combining all of this into one deed, H5/509 (15 February 1889) records the sale of a piece of land from R. W. Moore, executor of Lawrence Hindle, and H. A./Eva E. Stowell to Benjamin Middleton. The land that was sold is described as being the same land Bell sold Hindle in I4/319 except for a piece now occupied by R. Williams. The land was described as being that part of the 1/2 acre which fronts on Spring Street, lies east of a small stream [Folly Lick?] running through the land sold to Hindle [I4/319], and which has as its western boundary a line running with the center of a small stream; the deed leaves "unsold the house and lot west of such line [i.e., the western boundary] now occupied by a colored man, one R. Williams." The deed claims that there are 2 houses and small out buildings on the land that is sold. If this is slightly confusing, let's try a summary: Hindle died owning 0.5 acres; Moore (Hindle's executor) sold Stowell a part of this land; Stowell sold it to Middleton; meanwhile, Moore sold a second part of the 0.5 acres directly to Middleton; H5/509 confirms the sale of these two parcels to Middleton. However, there is still a third piece of the 0.5 acres remaining unsold--that piece occupied by R. Williams; it will be sold later (see IIB2).



1" = 260'

H5/509

15 February 1889

L. HINDLE (VIA EXECUTOR) →
BENT. MIDDLETON

8-1-43

Benjamin/Sarah E. Middleton of Fairfax County sold this land to Martin/Louise Rousch of Fairfax for \$1000 on 1 May 1895 (T5/173).

The Rousches almost immediately (25 July 1895--T5/588) sold the land to George A. Williams for \$1100.

George A./Hattie C. Williams did not believe in letting their "large" land holding simply lie around; they instituted a series of actions over the next few years:

- 25 July 1895 (T5/628): George and Hattie placed a lien on this land in order to pacify the concerns of Martin/Louise Rousch that they might not receive the \$1000 the Williamses owed; William Urich, as trustee, oversaw the repayment (\$250 was due in 1, 2, 3 and 4 years) and released the lien on 17 February 1897 (marginal note of T5/628).
- 1 February 1897 (Y5/198): The Williamses placed another lien on part of their land in order to secure a \$3000 debt owed the Washington National Bank and Loan; Josiah C. Stoddard and Addison G. DuBois of Washington, D.C., (why do companies need two or three trustees while individuals who hold debts only require one?) were appointed trustees. The land actually mortgaged was the land purchased from Rousch less and except a lot fronting 60' on Elden and having a depth of 116 feet. The lien was released on 23 March 1901 (G6/499).
- 29 March 1897 (Y5/418): Not to discriminate among their land, the Williamses placed a lien on their 60 x 116 parcel in order to secure the Western Wheeled Scrapper Company [what did they make?] for \$90, M. E. Troth for \$50 and R. H. Pollock for \$30;

R. W. Moore was trustee (was this his profession--a professional trustee?) and released the lien on 3 April 1899 (C6/400).

- 20 May 1897 (Z5/168): Mortgaging the land was not enough; the Williamses sold "a portion of the real estate sold to them [by Rousch; it] being simply and exclusively the upper second storey of the large frame building that now stands on the northern edge of the lot . . . together with the right of access to and from the said upper or second storey for all purposes whatsoever."
C. R. Bitzer, T. J. Kitchen and Benjamin C. Garrett bought the land as trustees; the real estate was "to be held . . . [by the trustees] for the use and benefit of their associates in the purchase, who are George M. Ellmore, Charles F. Russell, Howard F. Wiley, W. T. Callar, J. E. Warner and Henry Bradley* with full power . . . [in the trustees to] sell, mortgage, convey by deed of trust, or otherwise encumber and lease the property and the direction (which need not appear on record or be inquired into by any one dealing with . . . [the trustees]) of the purchasers." The deed had several other interesting sections:
 - (a) the selling price was \$1 plus the assumption of the lien of Y5/198.
 - (b) if the purchasers default, the liability "shall be limited [to the purchasers and their associates] according to their respective interests in the purchase and shall not extend beyond that. . . . Bitzer shall be liable for the payment

*Presumably this is some type of "fraternal organization."

of 3/15 . . . Ellmore and Garrett and Callar and Bradley
. . . 2/15 . . . and others . . . 1/15."

- (c) if the building is destroyed, the Williamses will "build and complete" a one storey building "not less in size than the present first or lower storey and [will build it] in such manner . . . [so the trustees] may conveniently build a second storey thereupon."
- (d) the Williams "shall maintain a first storey . . . in good repair so that the second storey shall always be safe and convenient for use."
- (e) taxes and insurance "shall be apportioned . . . upon the basis of a fair valuation of their [Williams and the others] respective interests, any disagreement . . . left to the Commissioner of Revenue . . . for arbitration . . . his decision to be binding."
- (f) any other questions shall be referred to the Judge of the County Court for "arbitration and final settlement, his decision to be binding."

WOW!

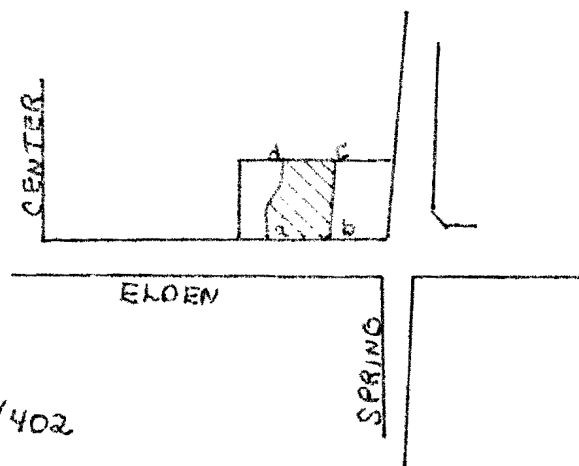
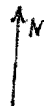
- 19 April 1897 (Z5/358): The Williamses place another lien on their land to secure a debt of \$208.48 (plus interest) owed W. E. Garrett and a debt of \$100 due in 30 days to the Peoples National Bank of Leesburg. Paul W. Garrett was trustee and released the lien in two parts--15 March 1901 (G6/501) and 10 May 1901 (H6/96).

- 15 February 1900 (G6/503): Believe it or not, George M/"--
Ellmore, his wife," Charles F./Margaret Russell, Howard F./
Lucretia L. Wiley, W. T./Addie Callar, J. E. Warner (unmarried),
Henry Bradley (unmarried), C. R./Sarah K. Bitzer, T. J./Rosa
Kitchen and Benjamin C. Garrett (unmarried) sold for \$5 the
second storey back to the Williamses "as fully as if the said
deed [5Z/168] had not been executed by said Williams and
wife."! The Williamses also reassume responsibility for the
lien of Y5/198.

IIBla: 1 June 1898 (C6/402): The Williamses sold 5/12 of an acre to Nixon C. Loveless for \$600.

- a: begin in the center of a culvert over branch on Elden in center of Street and corner to C. Kendrick in line with Thomas Reed,
- b: with center of Elden, east 80 feet to stake on side of road,
- c: at right angle to Elden Street and said former line (ba), on a line with Williams, north 115' to R. C. Mahoney,
- d: with Mahoney, west 70 feet to center of branch and line of Kendrick,
- a: with Kendrick to beginning,

5/12 acre.



1" = 260'

C6/402
1 JUNE 1898
GEORGE/HATTIE WILLIAMS →
NIXON LOVELESS
5/12 ACRE

8-1-49

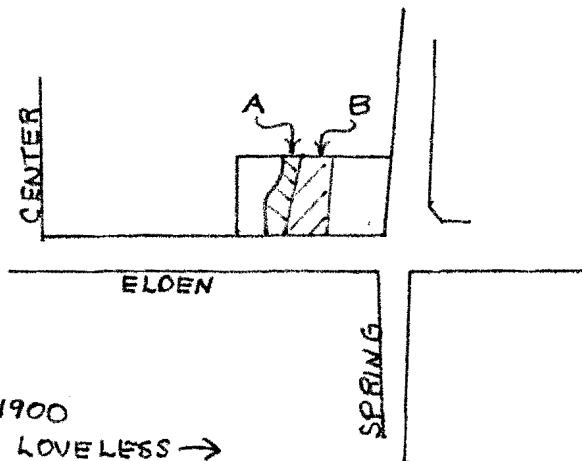
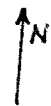
On 1 April 1899 (C6/403) Nixon B./Mary E. Loveless of Herndon placed a lien on their 5/12 acre in order to protect the Washington National Building and Loan Association from loss of their \$300 loan to the Lovelesses. The ubiquitous Josiah C. Stoddard and Addison G. DuBois served as trustees and released the lien on 13 September 1902 (K6/534).

Not wanting to be lien poor, the Lovelesses took another lien (C6/408) on the same day (1 April 1899, C6/408); this one, with R. W. Moore as trustee, was intended to satisfy the anxiety of R. H. Pollock. The \$250 debt was to be repaid within one year; the lien was released on 20 March 1901 (H6/67).

IIB1a1: 19 November 1900 (G6/485): Nixon B./Marietta Loveless sell
part of this land back to Williams.

- a: begin at the southwest corner of Williams' lot.
- b: running with Elden Street westerly 17 feet to a stake,
- c: northerly and parallel with Williams 115 feet to stake in
line of Mahoney,
- d: with Mahoney 17 feet to Williams,
- a: with Williams to beginning,

(about) 1955 square feet.



A:

66/485
19 NOVEMBER 1900
NIXON/MARIETTA LOVELESS →
George Williams

B:

K6/379
25 AUGUST 1902
NIXON/MARIETTA LOVELESS →
W. L. PALMER
H. B. HUTCHINSON

1" = 260'

B-1-52

In order to continue their record of faithful service to the lien companies, the Lovelesses placed another lien on all of their 5/12 acre (less the land sold George Williams) on 20 March 1901 (H6/46). This lien, organized to satisfy the concerns of Andrew G. Hutchinson and his loan of \$168 (which was due at 6% interest in one year), had Thomas Keith and Walter T. Oliver as trustees; no release has been found for this poor lien.

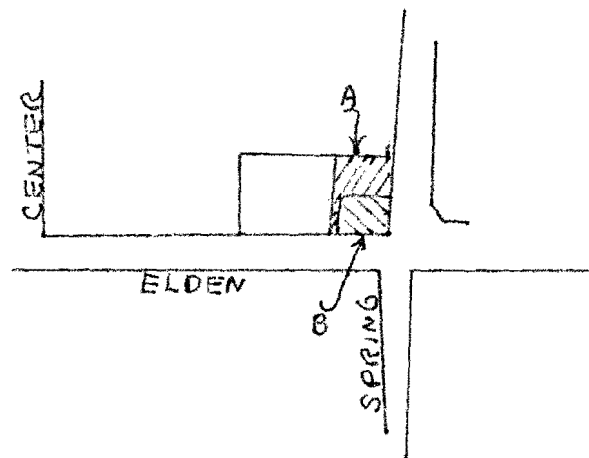
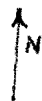
Finally tiring of all of this, Nixon B./"Mary Etta" (Marietta?) Nixon sold, for \$400, all of the 5/12 acre of land they had bought from George Williams in 1898 (except for the land they had already sold back to Williams) to W. L. Palmer and H. B. Hutchinson. This sale, 25 August 1902 (K6/379) was subject to the buyers' assumption of the two outstanding liens--C6/403 and H6/46.

IIB1b: 15 March 1901 (G6/484): The Williamses sold 6202 square feet of land to W. L. Palmer and H. B. Hutchinson "trading under firm name of Palmer and Hutchinson" for \$2500. The land was surveyed by Joseph Berry on 11 March 1901 and described as:

- a: begin at A, a stake on the west side of Spring Street 14 feet south of the south foundation of wall of the building to be used,
- b: S 88° 15' W (all bearings calculated from point A), parallel to and 14 feet from the south edge of the building's foundation, 85 feet,
- c: curving to the left with a curve leaving a radius of 17.85 feet and with a long cord of 25.35 feet,
- d: S 2° 13' E parallel to and 14 feet from the line of Loveless, 33.8 feet to north side of Eldon* St.,
- e: with the side of the street, S 87° 47' W to corner of Loveless,
- f: with Loveless, N 2° 13' W 97.95 feet to Mahoney,
- g: with Mahoney, parallel to and two feet from the north foundation of the building N 88° 15' E 117.8 feet to corner of Mahoney, on the west side of Spring St.
- a: with west side of Spring, S 1° 13' E 46.05 feet to beginning.

6202 square feet.

*One of the rare instances of "o" and not "e" in Elden.



1" = 260'

A: G6/484

GEORGE/HATTIE WILLIAMS →
W.L. PALMER
H.B. HUTCHINSON
15 MARCH 1901

6202 sq. feet

B. H6/493

14 AUGUST 1901
GEORGE/HATTIE WILLIAMS →

T.E. REED

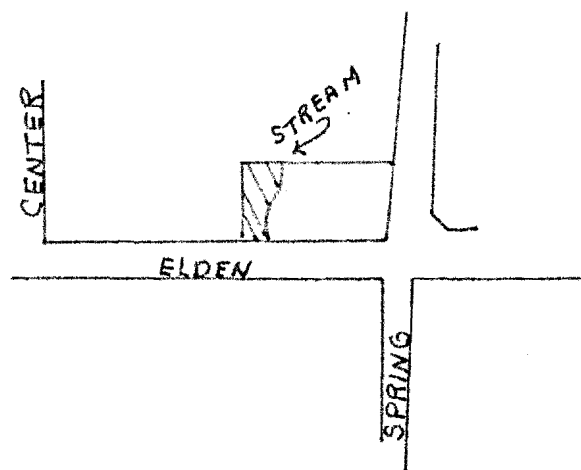
1/8 ACRE

B-1-S4a

IIBlc: 14 August 1901 (H6/493) George and Hattie sell 1/8 acre to T. E. Reed for \$600; this is the Williamses residence and is the residue of T5/588 after C6/402 and G6/484 were sold. The land is described as being bounded on the north and west by the land Williams sold Palmer and Hutchinson, on the east by Spring Street and on the South by Elden Street ("said lot bounds about 50' on Spring St. and about 104' on Elden and is nearly a parallelogram").

IIB2: On 23 July 1890 (J5/180) R. Walton Moore, executor of Lawrence Hindle, sold the remainder* of the Vaurters' 1/2 acre to Benjamin C. Garrett for "\$5 and other goods and valuable considerations." The lot had a small dwelling house occupied by R. Williams and was described as being the "land on Spring Street and north to northwest thereof and having for its eastern boundary a small stream which is the west boundary of the lot conveyed to Benj. Middleton by Moore and others . . . H5/509." The land was supposedly all of Hindle's land fronting on Spring Street and adjoining Middleton. Later deeds make it clear that the deed should have said all land fronting on Elden Street.

*As noted in IIB, Hindle must have owned more than 1/2 acre. None of the deeds found for the land of IIB2 refer to a specific size, so no estimate of its size will be given.



1" = 260'

J5/180
23 JULY 1890
L. HINDLE (VIA EXECUTOR) →
BENJAMIN GARRETT

8-1-57

Garret then sold this land to Allon M. Kendrick of Washington, D.C. for "\$5" on 1 July 1895(W5/313). The land was clearly identified as being the same as Garrett got from Moore but was described as being Hindle's land at the corner of Spring and Elden lying on Elden St. and west of a small stream passing through the land.

Allon M. Kendrick, wife of C. E. Kendrick, sold this land to P. B. Buell for \$50 on 18 January 1899 (C6/259).

Perez B./Ellen M. Buell placed a lien on this land plus an additional 25 acres on 6 November 1899 (D6/539) in order to satisfy H. Clay Harding of Ashburn, Loudoun County, that Perez would repay a \$1000 debt within two years. Charles P. Janney of Leesburg was trustee and released the land on 17 June 1910 (Y7/125). The Buells still owned the land in 1910.

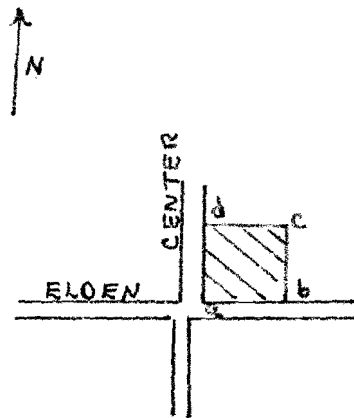
IIC: On 8 June 1872 (P4/16) Daniel K./Maria Calyer sold one acre to Jacob Laonhardt, Jere. Smith, Benjamin Caywood, B. W. Clark, John F. Hanna, John P. Raub, and Joseph Bixler as the Trustees of the Methodist Episcopal Church of Herndon for \$50. This deed mentions that although the sale of this land is referred to in D4/107, no deed was ever actually drawn, so this deed is necessary (to satisfy all of the legal types). The deed contains the conditions that the ". . . premises shall be used, kept, maintained and disposed of as a place of divine worship for the use of the ministry and membership of the Methodist Episcopal Church in the United States of America, subject to the discipline, ministerial appointments of said church . . . further trust that said premises or any part thereof may be used, kept, maintained and disposed of as a place for a Parsonage for the use of the ministry . . . "

Henry/Alma W. Breckinridge bought this 1 acre of land for \$3000 on 5 May 1941 (V14/70, W14/108; Chancey Order Book of the Circuit Court number 21 pages 133-5).

IIC: On 10 August 1860 (I4/256) Benjamin Taber bought 1 acre of land from Daniel K./Maria Calyer for \$100; the land, in the "Village of Herndon," was described as "lot no. 1, block 3" of a plat surveyed by John W. Donn.

a: begin at the corner of Center and Elden Streets,
b: William van Waters [Vaurters] (ba: with Elden 208' 8 1/2"),
c: -- (cb: parallel with van Waters 208' 1/2"),
d: Center St. (dc: parallel with Calyer 208' 8 1/2"),
a: beginning (ad: with Center St. 208' 8 1/2"),

1 acre.



1" = 500'

I 4/256

10 AUGUST 1860

D. CALYER → BENJAMIN TABER

1.9 CRE

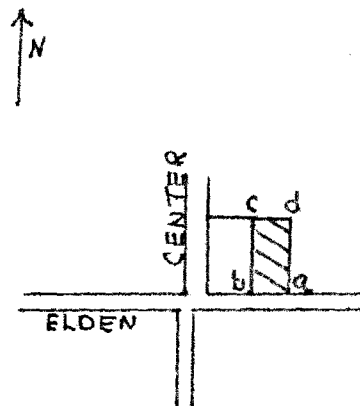
B-1-61

IIC1: John Kitchen bought the "east half of Lot no. 1 block 3" from Benjamin/Mary C. Tabour* on 22 February 1861 (E4/442) for \$50.

- a: begin at corner of William Vaurters' lot, upon Eldon Street,
- b: east line of Charles Kitchen (ba: along Eldon, 104' 4 1/2"),
- c: -- (cb: with Charles Kitchen, 208' 8 1/2"),
- d: corner Vaurters (dc: parallel with Daniel Calyer,
104' 4 1/2")
- a: beginning (ad: with Vaurters, to Eldon St.

0.5 acres.

*I am not sure if Taber or Tabour is correct since both are used in the deeds.



1" = 500'

E4/442
 22 FEBRUARY 1861
 BENJ./MARY TABOUR →
 JOHN KITCHEN
 0.5 ACRE

B-1-63

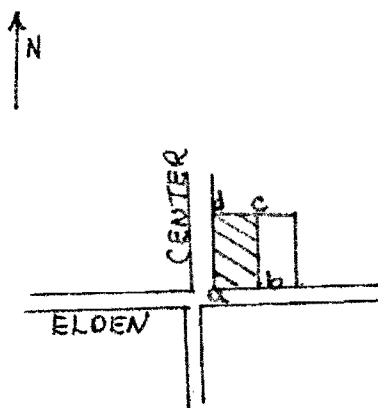
For some reason (death without a will, financial debts, . . .), there was a suit in Fairfax County Circuit Court "entitled" Kitchen vs Kitchen. As a result of the suit, the 1/2 acre John Kitchen bought from Benjamin Tabour was sold to Charles Kitchen for \$135. Charles then "assigned" his interest to Benjamin Garrett of Fairfax County. M. H. Wells was appointed commissioner to legalize this sale; he died, and Cassius Carter was appointed as his replacement in November 1880. Carter transferred ownership of this land to Benjamin Garrett on 10 November 1880 (Z4/359).

See IIC2b for the further adventures of this 1/2 acre.

IIC2: Benjamin/Mary D. Tabour sold the "west half of lot No. 1 in block No. 3" to Charles Kitchen on 22 February 1861 (I4/248) for \$50.

- a: begin at Center and Elden,
- b: intersection of Elden with Kitchen (ba: with Elden 104' 4 1/2"),
- c: -- (cb: with Kitchen 208' 4"),
- d: Center (dc: parallel with Calyer 104' 4 1/2"),
- a: beginning (ad: with Center 208' 8 1/2"),

0.5 acre.



1" = 500'

B-1-66

I4/248

22 FEBRUARY 1861

BENJ/MARY TABOUR →

CHARLES KITCHEN

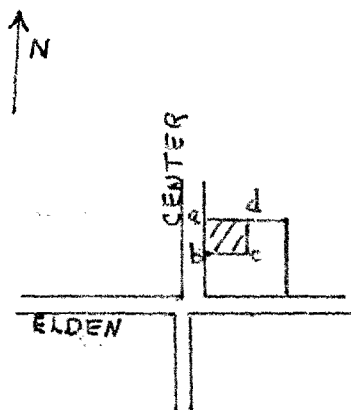
0.5 ACRE

On 11 February 1879 (X4/180) Charles W./Harriet A. Kitchen placed a lien on their 1/2 acre in order to secure a debt of \$290 (\$100 due in six and 12 months and \$90 due in 18 months) owed Smoot and Perry; John M. Johnson of Alexandria, Virginia, was appointed trustee. The lien, payable at Burke and Herbert Banking House, was on the "half acre of land on which stands a two-storey dwelling house and the Masonic Hall at the northeast corner of Elden and Center Streets," and was released on 25 December 1880 (A5/237).

IIC2a: On 5 October 1880 (K5/388) Charles H./Harriet A. Kitchen
sold part of this land to Daniel H. Leonard for \$450.

- a: begin at the corner of Mrs. Sperling, on Center St.,
- b: planted stone (ba: with Center, 78 feet),
- c: planted stone in line of John Kitchen (cb: parallel with
Elden and along Kitchen's line 104' 1/2"),
- d: Mrs. Sperling (dc: with John Kitchen, 78 feet),
- a: beginning (ad: with Mrs. Sperling, 104' 4 1/2"),

8141.25 square feet = .19 acres.



1" = 500'

K5/388
5 OCTOBER 1880
CHARLES/HARRIET KITCHEN →
DANIEL LEONARD
.190CRE

B-1-69

Daniel H./Catherine H. Leonard then sold this land to George Short for \$400 on 8 April 1882 (K5/390); [land prices must have gone down in two years--a miracle!].

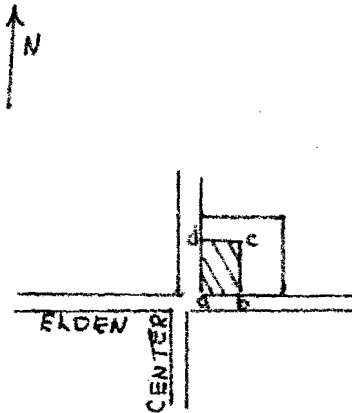
John J./Johanna A. Short of Washington inherited the land from George Short; they sold the parcel to Ernest L. Roby of Herndon for \$400 on 15 November 1901 (I6/343).

On 1 April 1902 (R6/474) Ernest L./Edith B. Roby of Herndon sold this land to George Waters of Herndon for \$450.

IIC2b: Charles W./Harriet A. Kitchen sold part of their "west half of lot no. 1 in block no. 3) to Benjamin Garrett of Williamsport, Pennsylvania, for \$1000 on 5 October 1880 (Z4/316).*

- a: begin at corner of Center and Elden Streets,
 - b: planted stone, corner to John Kitchen (ba: with Elden, 104' 4 1/2"),
 - c: planted stone, corner Daniel Leonard (cb: with Kitchen, 135' 4"),
 - d: planted stone, corner D. Leonard on Center Street (dc: with Leonard, 104' 4 1/2"),
 - a: beginning (ad: with Center street 130' 4"),
- 13,600 square feet = .31 acre.

*Z4/316 has serious and obvious errors in its metes and bounds (e.g., one leg of the boundary is left off); consequently the metes and bounds of E5/34 are used.



1" = 500'

8-1-72

74/316
 5 OCTOBER 1880
 CHARLES/HARRIET KITCHEN →
 BENJAMIN GARRETT
 . 31 ACRES

According to B5/479 Benjamin Garrett used part of Kate E. Garrett's estate to purchase both parcels of land from Charles Kitchen (the above .31 acre and the 1/2 acre of IIC1). Because of this and for "his love and affection" for his wife, Benjamin "sold" these two parcels to his wife, Kate, on 29 September 1882 (B5/479) for \$5.

Kate E. Garrett and "her husband B. Garrett" of Orange County, Florida, sold these two parcels to Sarah G. Garrett of Herndon for \$1200 on 10 May 1884 (E5/34).

Sarah kept the land for four years before she sold both parcels (they are described as two distinct parcels in the deed) to Tacey C. Garrett of Herndon for \$500 on 13 January 1888 (G5/427).

Tacey C. Garrett, now of Washington, D.C., sold all of this land, along with another half acre, to Enos Garrett of Fairfax County for "\$5" on 10 January 1891 (K5/404). The sale was made with the condition that when the "youngest living child" of Enos reaches 21 years of age, the two lots of land are to be conveyed to his "living children."

Eventually all of Enos' "living children" finally arrived at age 21 for the two parcels were sold to George A. Williams on 1 June 1918 (H8/446; this deed was repeated in Q10/529) for \$3500. Just so life is not too simple, the sale resulted from another lawsuit--Benjamin C. Garrett et al. vs Lillian A. Garrett et al.; no attempt has been made to learn the purpose of the suit. In the May 1918 term of the Circuit Court Wilson M. Farr was appointed special commissioner to convey the land to Williams. The sellers of the parcels were Granville M./Mary Garrett, Benjamin C./Nellie S. Garrett, Harry/Neva Garrett, Lillian A. Garrett, widow, and Enos L. Garrett (in his own right and as Trustee)/Louisa Garrett, his wife. Presumably the suit had some connection to the provision in K5/404.

IIC3: On 18 February 1861 (D4/57) Daniel K./Maria Calyer sold approximately 3/4 acres to the Alexandria, Loudoun and Hampshire Railroads for \$80. The land ("at Herndon") was described as adjoining the Station House and being all of that land within the boundaries (of the following plat) "except so much thereof heretofore acquired by said [railroad] company . . . further understood that the street laid out by said Calyer on one of said lines shall forever remain open for the use of said company and the public, with free and full right of way over the same." The plat does not indicate the road, but presumably it was (is) Lynn Street.

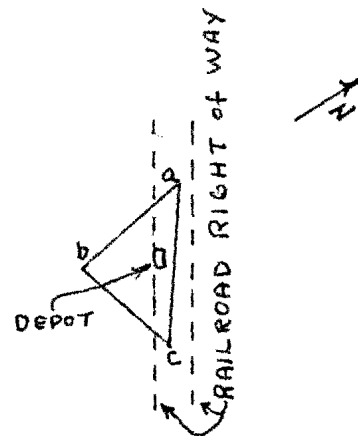
a: begin at a point in the center of the railroad right of way,

b: -- (ba: S 40° 10' E 314 feet),

c: -- (cb: N 85° 45' E 287 feet),

a: beginning (ac: N 49° 25' W 425 feet),

0.75 acres.



1" = 500'

B-1-75

D4/57

18 FEBRUARY 1857

DANIEL/MARIA CALYER →

Alex. LOUDOUN & HAMPSHIRE RAILROAD

.75 ACRES

Even though D4/57 claims that this land is about $3/4$ acres (less land already owned), the actual amount of land appears to be closer to $1/2$ acre:

- A little trigonometry yields an area for the entire triangular plot of 1.01 acres; subtracting the land already owned by the railroad as part of its right of way (the plat indicates that the northeast boundary lies precisely along the center of the 100 foot right of way) yields a net area of 0.52 acres.

- Assuming that the author of this little note on Herndon has done his geometry correctly, the land Calyer sold the railroad is (was) the land comprising the present Town Square. The Town acquired this land in two parcels (see below) totalling 0.352 acres; adding to this the approximate area of the road that, until 1974, lay directly in front of the Town Hall ($154' \times 47'$) yields 0.52 acres.

- Subsequent deeds (to Calyer's sale, e.g., F4/59) describe this land as being 0.5 acres.

Ignoring (or at least failing to think of) all counter arguments, the total (new) land sold to the railroad by Calyer will be assumed to be about $1/2$ acre.

IIC3a: On 30 March 1938 (Y12/248) the Southern Railroad Corporation sold 0.235 acres to the Town of Herndon for \$1000. The Washington and Old Dominion railroad joined Southern in selling the land since the land was part of the land (and equipment) leased to the "Washington and Old Dominion Railroad, the so called Bluemont Branch (formerly Washington, Ohio and Western Railroad) of Southern Railway Company" on 13 April 1936 for five years by Southern. The land was described as being on the southwest side of the right of way of the original Washington, Ohio and Western railroad (formerly the Alexandria, Loudoun and Hampshire railroad) and bounded as:

- on the northeast by a line running parallel with and 80 feet distant southwestwardly from the center line of the main track of the railroad,
- on the southeast by a public highway, State Road 28, which extends across the railroad, being the road southeast of the depot,
- on the south by another street of the Town,
- on the southwest by Spring Street.

0.235 Acres.

IIC3b: On 13 July 1938 (G14/17) the Southern Railway Corporation (joined again by the WO&D railroad) sold 0.117 acres to Mary McMillen. The land was described as being a triangular parcel bounded by:

- on the northeast by a line running parallel with and 44 feet southwest of the center line of the original Washington, Ohio, and Western railroad on the south of Eldon (sic) Street,
- on the west by Station Street extending across the railroad southeast of the depot.

0.117 acres.

IID: Robert A./Matilda Matthews of Washington sold the 401 acres less the 3 1/2 acres described above to Ancel St. John and J.H. Thompson on 18 October 1865 for \$11,000 (F4/57). St. John and Thompson assumed the deed of trust which appears to have been overdue--possibly the Matthews were having financial difficulties. In addition to assuming this lien, St. John and Thompson placed a lien of their own on the land on 18 October 1865 (F4/110) in order to secure a loan of \$2000 Robert A. Matthews; they agreed to repay \$500 in 3, 6, 9 and 12 months. The lien was released by Matilda Young, trustee, on 16 November 1866 (G4/457).

J. Harry/Jane Thompson then divided this land with Ancel/Isabella St. John on 1 September 1867 (H4/290). In addition to the separate ownership of the two parcels, the St. Johns paid the Thompsons \$2500 as compensation for the difference in the value of the two tracts of land.

Thompson Tract

- a: begin at the southeast corner of the entire 401 acre tract
at a planted stone in the line of Farr's corner to William
Barker,
- b: pile of stones in Van Dusen's line 1 1/2 poles above
recently marked pine (ba: N 2° W 323 poles),
- c: to center of County road (cb: with Van Dusen's corrected
line, N 61° W),
- d: south line of the track to Barker's line (dc: southerly
along the center of County road as it now runs),
- a: beginning (ad: along south line S 82° E)

198.1 acres*

*H4/290 does not assign a size to either of these two parcels; in fact, not until 1872 (04/390) does any deed even mention any size--they all merely refer to H4/290. Consequently, the sizes of Thompson's and St. John's parcels were deduced using this "logic": in 04/390 Austin Brown sold "151 acres 2 rood and 32 poles" to the Van Vlecks; this size was the result of a "recent survey" and the land was "all and singular that piece or parcel of land [of] . . . J4 folio 464." Since in J4/464, the Thompsons sold all of the land remaining from their partition with St. John to Austin Brown [the only land they had sold before was 13 acres to Downing in 1860 (J4/398)], it might seem that the Thompsons must have had 164.7 acres and the St. Johns the remainder--230.8 acres. This "logic" unfortunately, is incorrect; a simple exercise in geometry shows that the Van Vleck land is approximately 150 acres in itself; consequently the "151 acres 2 rood and 32 poles" must explicitly refer to only the Van Vleck land and the total land is $151.7 + 13 + 17 + 16.4 = 198.10$ acres regardless of any inferences one might wish to read into 04/390; the 13, 17, and 16.4 acres refer to sales to Downing (see below). Another hint that this is correct is St. John's land: Ancel/Isabella sold about 30 acres in/near downtown Herndon themselves and sold the remainder to Lyman Ballou; Ballou sold about 107 acres before 1900 and had about 58 acres left then-- $30 + 107 + 58 = 195$ acres which is absolutely consistent with Thompson having 198 acres!!

St. John Tract

- A: begin at a planted stone in the center of the County road,
corner to Farr's heirs,
- B: planted stone at the angle of the fence (BA: N $65\frac{1}{4}^{\circ}$ W
58 poles 8 links),*
- C: center of County road leading through the tract
(CB: S 82° E),**
- D: north line of the [401 acres] track and Van Dusen's line
(DC: northerly along the center of the County road as it now
runs),
- E: gum tree at Folly Lick now marked by consent of Van Deusen
as a substitute for a fallen maple called for in former
deeds (ED: along Van Deusen's line, N 61° W),
- F: large Chestnut Oak, corner to Orrison, Bready and this tract
(FE: up Folly Lick with the several courses and meanders),
- G: stone in the center of the County road, corner to Bready
(GF: with Bready, S 5° E 240 poles 18 links),
- A: beginning (AG: along County road, N $85\frac{3}{4}^{\circ}$ E 101 poles)
199.4 acres

*The deed is clearly in error; it says N $5\frac{1}{4}^{\circ}$ W but clearly, by reference to all earlier deeds, it must be N $65\frac{1}{4}^{\circ}$ W.

**Point C is unclear; according to where Elden and Monroe Streets now are (1981), point B is already on the County road [Monroe], so point C is coincident with B; possibly this was not true in 1867. Probably, while point A is clearly in the road in 1867 (see "AG") the road did not follow "BA" so point B lay off the road in 1867 but this discrepancy has been obscured in the last 100 years of paving and regrading of Monroe St. Since no length is given for segment "CB", it is possible that these 2 points were very close together even in 1867 and so the discrepancy between then and now is not very large.

Figure: _____

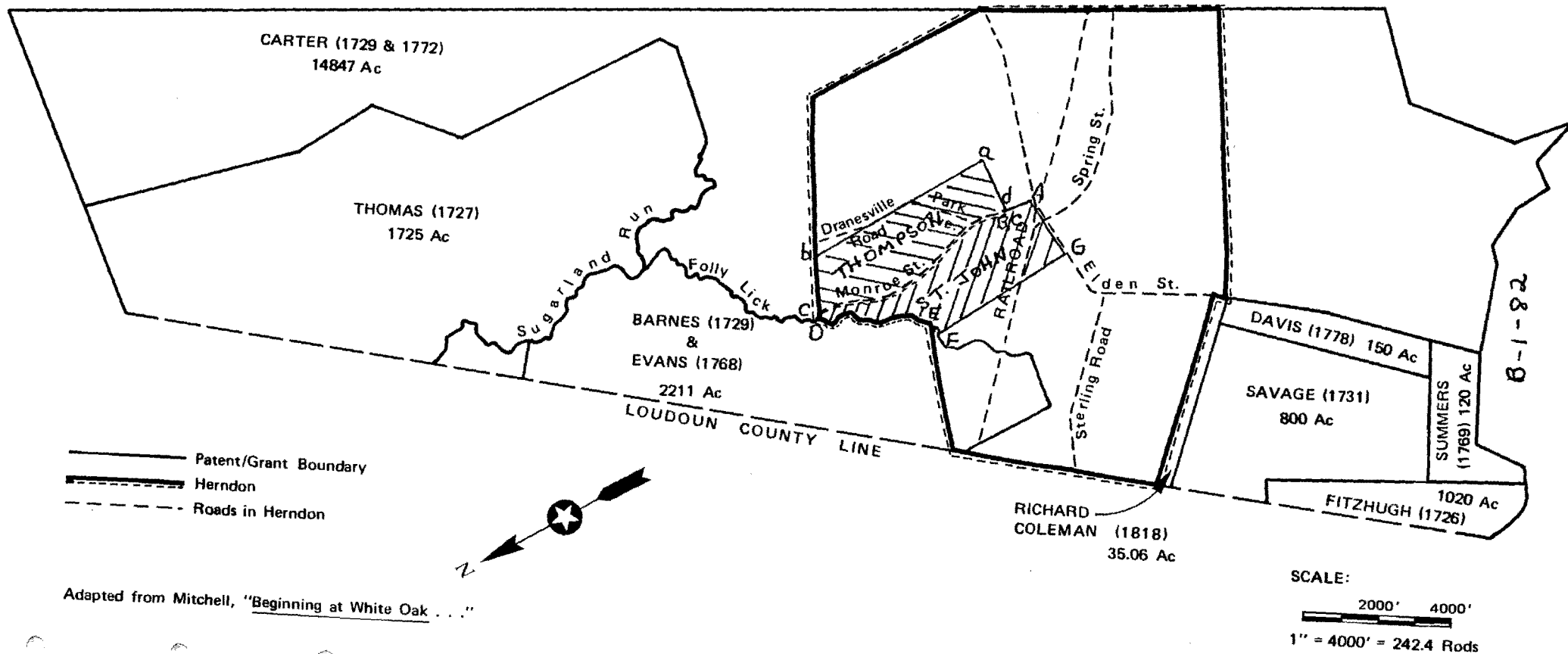
DEED BOOK/PAGE: H4/290

DATE: 1 SEPT 1867

FROM: ST. JOHN/THOMPSON

TO: SUBDIVISION

ACREAGE: 397 1/2 ACRE



IID1: John Harry/Jane Thompson of Washington, D.C., owned 164.7 acres after their partition with Ancel St. John in 1865. Even with the \$2500 the St. Johns paid the Thompsons as part of this partition, the Thompson finances must not have been healthy--they placed a lien on their land on 9 June 1868 (I4/288) in order to secure a loan of \$1487.39 due Thomas P. St. John. The money was to be repaid in four installments (each plus interest from 4 June 1868): \$300 on 1 September 1868, \$200 1 November 1868, \$500 1 February 1869, and \$487.39 on or before 15 April 1869; Ancel St. John acted as trustee. As usual, if the Thompsons defaulted, St. John, as trustee, would advertise for 30 days in some newspaper "printed and published in the city of Alexandria" and then auction the land. The lien was released on 29 April 1869 (J4/463).

IIDla: These financial difficulties apparently were real, for according to J4/408 (28 January 1869) ". . . it became necessary under the provisions of the said deed [I4/288] to make sale of a portion of the land conveyed by said deed . . . of trust. . . ." Ancel St. John organized an auction for 13 acres of this land; Benjamin W. Clark and Lawrence Hindle bought the land for \$221 and Ancel transferred the title to the land on 28 January 1869 (J4/408).

Benjamin W./Matilda Clark and Lawrence/Susanah Hindle of Herndon did not keep the land long; they sold it to Alonzo Downing of Washington, D.C. on 10 March 1869 (J4/398) for \$452 - a nice profit!

- a: "land to be marked off from Thompson land by line drawn at right angles to original last line of tract far enough north from original south line to contain 13 acres of land,"
 - b: running from the said original east line W 2° S* to center of road or west line of tract heading north and south,
 - c: then south along center of road and St. Johns' east line to south end of said tract and to Barker's land,
 - d: S 82° E to planted stone in line of Farr's corner to William Barker,
 - a: N 2° W along original east line of tract to beginning,
- 13 acres.

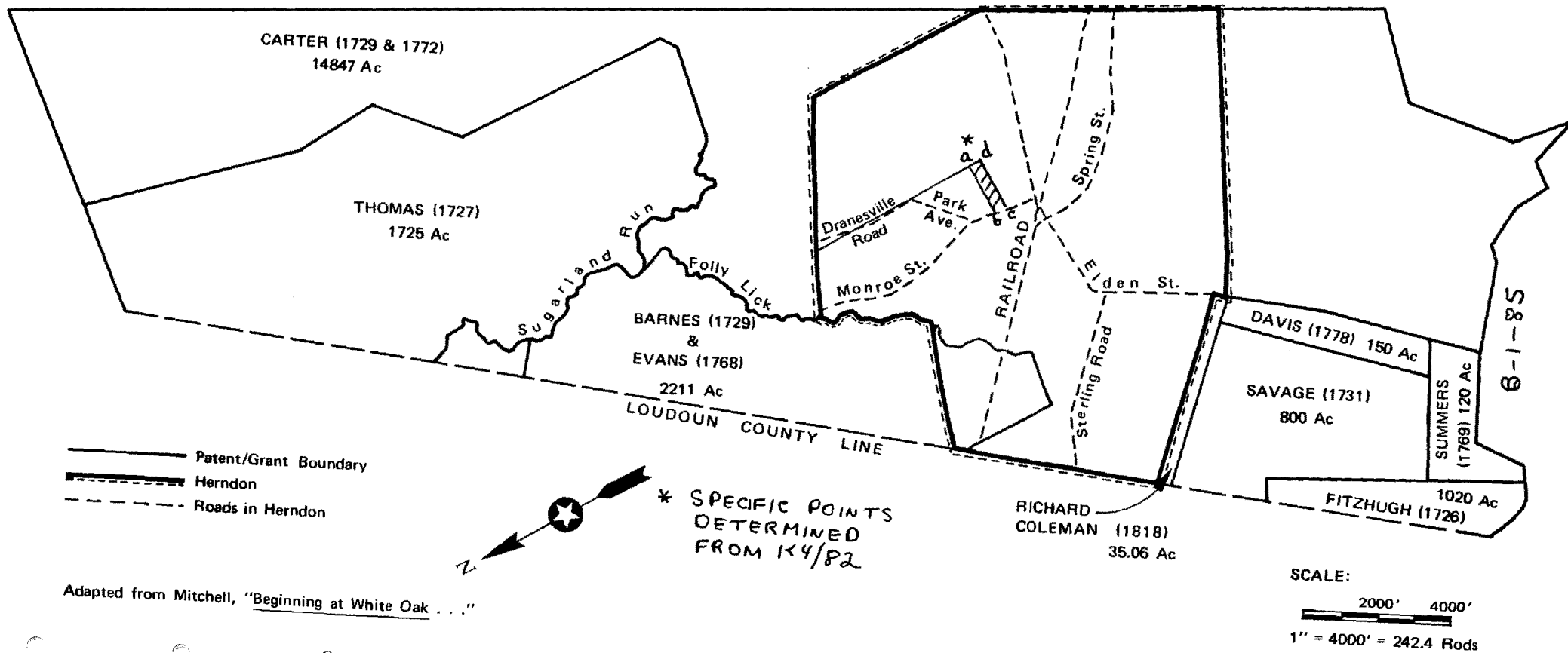
*Deeds often use an underline (crossing out a word or phrase seems to be very rare) to indicate an error (usually corrected by a note in the margin) or a questionable fact (for some reason the clerk is not certain of this direction).

Figure: _____

DEED BOOK/PAGE: J4/398

DATE: 10 MAR 1869 FROM: CLARK & HINOLE

TO: ALONZO DOWNING ACREAGE: 13 Acres



Since Alonzo Downing bought other land from this tract, it is easier to describe the subsequent history of these thirteen acres along with his other purchases--see IIDlf.

IID1b: John Harry/Jane Thompson of Washington sold all of their Herndon land (164.7 acres less the 13 acres sold to Clark and Hindle) to Austin P. Brown, also of Washington, D.C., for \$4500 on 4 March 1869 (J4/464). The sale was subject to the "deed of trust of 9 June 1868 to secure bond to Thomas P. St. John on which is still due \$515 due 8 March now next and balance of \$272.59 15 April now next." The land was called the eastern portion of the Calyer Farm.

- a: begin at the southeast corner of said tract at a planted stone in line of Farr's corner to Wm Barker,
 - b: pile of stones in Van Deusen's line 1 1/2 poles above recently marked pine (ba: N 20° W 323 poles),
 - c: center of road leading from north to south through original Calyer Farm (cb: with Van Deusen N 61° W),
 - d: south line of tract and Barker's line (dc: south along center of road,
 - a: beginning (ad: along south line S 82° E)
- 151 acres 2 rood 32 poles = 151.7 acres*

*Notice that the metes and bounds are the same as in H4/290 even though the acreage is less. This is not uncommon--to give the dimensions of a larger parcel and to state that the land to be sold is that larger parcel less some smaller piece already sold; frustrating, maybe, but still true.

Austin P. Brown of Washington placed a lien on his land (described as the Thompson tract less 13 acres sold to Clark/Hindall and 17 acres sold to Downing) in order to secure a \$3735.76 debt due in one year (with interest, of course) to Scott Walter and Company of Philadelphia. Nathaniel Wilson of Washington, D.C., acted as trustee for this 1 August 1869 (M4/6) lien; he released the lien on 14 May 1872 (P4/279).

IIDlc: Alonzo J. Downing of Washington, D.C. bought 17 acres more from Austin P. Brown of Washington for \$552.50 on 21 July 1869 (K4/82). The land was described as being north of the 13 acres Downing bought from Thompson on 10 March 1869 (J4/398).

- a: begin at a point in the original line of the Thompson tract 8.25 chains (1 chain = 4 poles) north from original south line of said tract and a planted stone in line of Farr's corner to William Barker,
- b: center of the road on west side of Thompson tract to a point 4.85 chains north from the original south line thereof, a corner (ba: W 2° S at right angles with east line, along north line of Downing, 21 chains)
- c: --(cb: N 10 1/2° W 6.16 chains),
- d: a corner, along road (dc: N 10° E 2 chains along center of road--it being the road so called leading from Herndon to Jenkins Mills, which road is the boundary or division line between the said Thompson's tract and the farm recently owned by Ancel St. John),
- e: original east line of tract, a corner (ed: E 2° N 21 1/2 chains, parallel with Downing),
- a: beginning (ae: S 2° E along east line 8 chains),

17 acres.

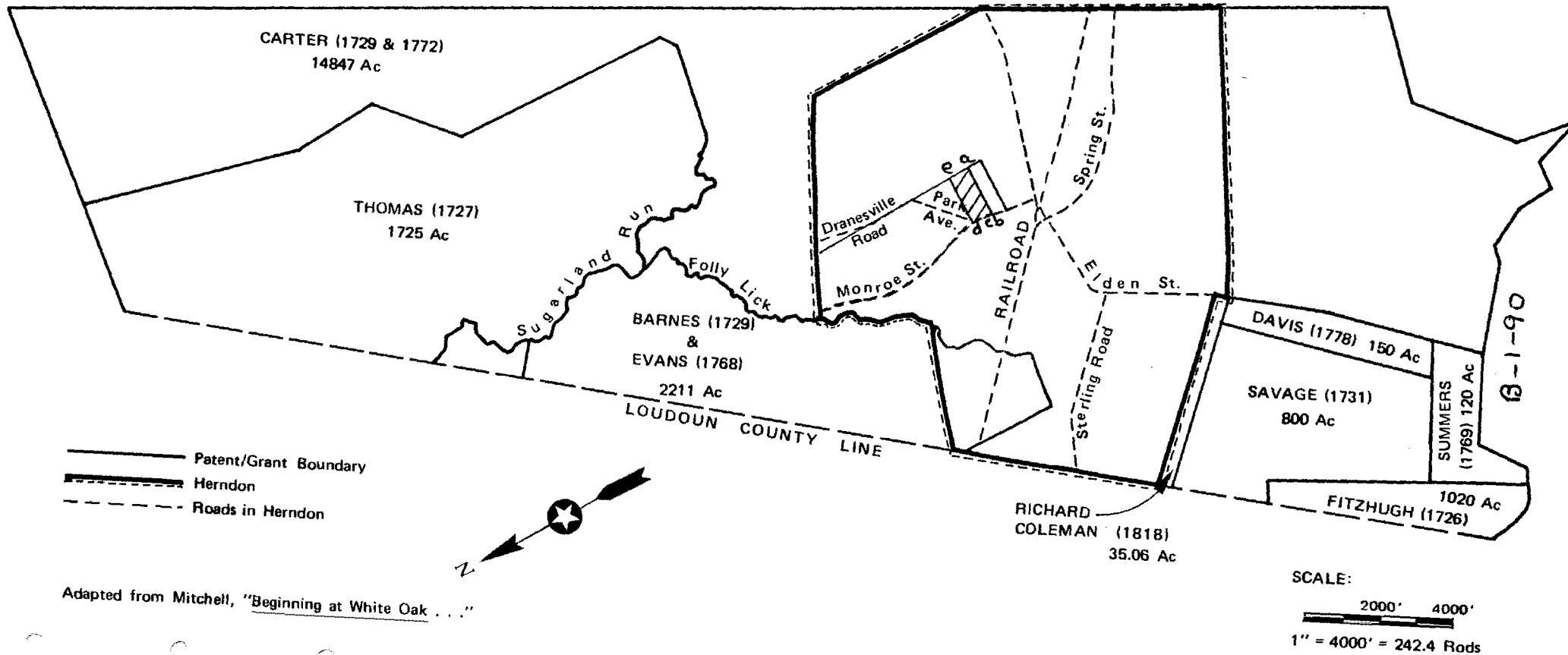
See section IIDlf for this 17 acres' later history.

Figure: _____

DEED BOOK/PAGE: K4/82

DATE: 21 July 1869 FROM: AUSTIN BROWN

TO: ALONZO DOWNING ACREAGE: 17 acres



IIDld: Alonzo J. Downing of Herndon bought a third piece of the Thompson tract for \$533 on 7 September 1870 (04/8) from Austin P. Brown.

- a: begin at the northeast corner of Downing's land on the west line of Mrs. Barker's land,
- b: line of so called new road (ba: N 20° W 17 3/4 chains),
- c: center of road constituting the easterly line of Mr. Ballou's (formerly St. John) (cb: S 49° W 27 chains from Barker's west line along south line of said new road),
- d: northwest corner of Downing (dc: N 10° W 3/4 chains)
- a: beginning (ad: E 20° N 22 chains along north line of Downing).

16.4 acres.

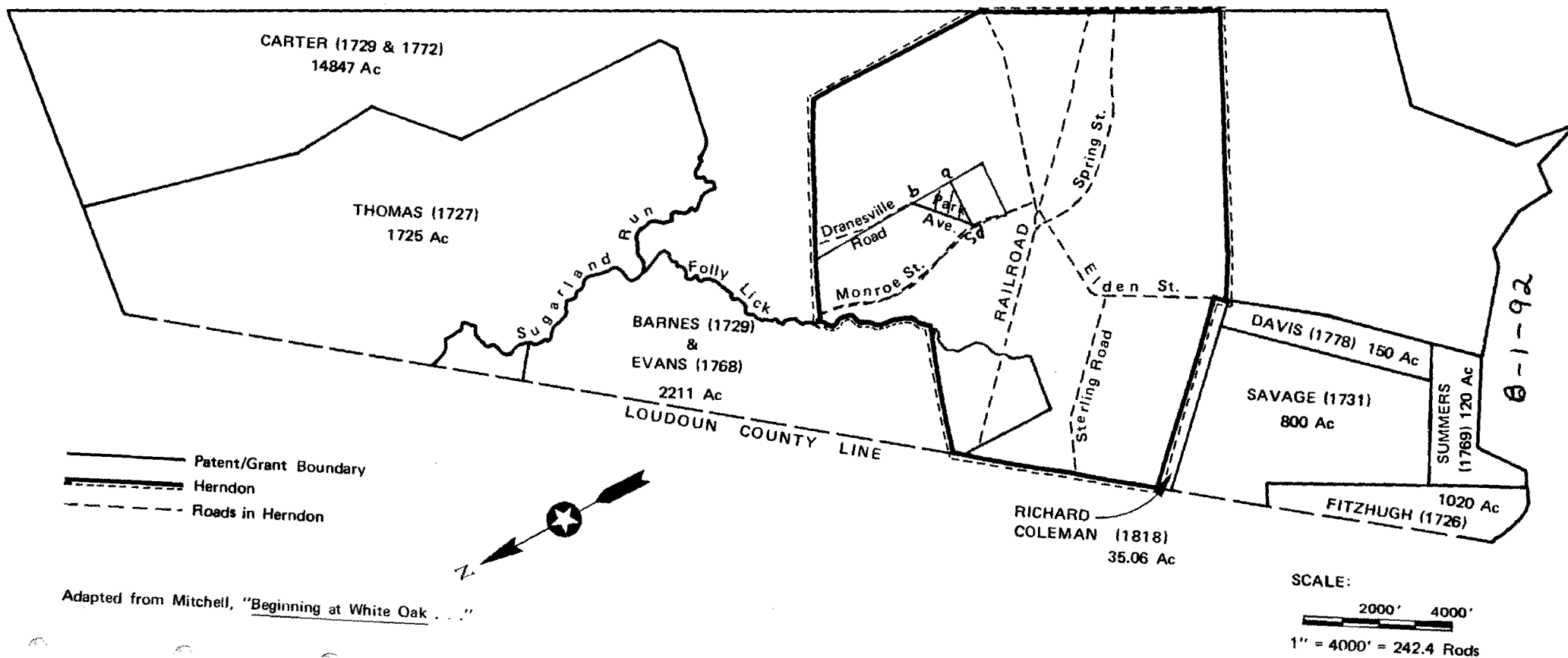
See IIDlf for further details of this land.

Figure: _____

DEED BOOK/PAGE: 04/8

DATE: 7 Sept 1870 FROM: AUSTIN P BROWN

TO: ALONZO DOWNING ACREAGE: 16.4 acres



Adapted from Mitchell, "Beginning at White Oak . . ."

IIDle: Austin P./Clara B. Brown of Washington, D.C., sold their remaining land $(198.1 - (13 + 17 + 16.4) = 151.7)$ to Catherine/Durbin Van Vleck of Fairfax County for \$3030 on 1 May 1872 (04/390).

Catherine F. Van Vleck sold her interest in this land to her husband Durbin (both resided in San Francisco) for \$1500 on 10 May 1882 (B5/242).

- a: begin at a stake at the intersection of "Jenkins Mill Road" with the County road leading from Old Leesburg Road to Herndon,
- b: pine tree in an angle of said road, in a line with Mrs. William Barker (ba: with County road, N $49 \frac{1}{4}^{\circ}$ E 104 poles),
- c: stone and marked pine tree corner to this farm in a line of Van Deusen (cb: with Barker bounded in part by County road N $1 \frac{1}{4}^{\circ}$ W 184 poles),
- d: stake and pile of stones on west side of "Jenkins Mill" road (dc: with Van Deusen N $60 \frac{1}{4}^{\circ}$ W 90 poles),
- e: --(ed: with said road in the middle thereof S $19 \frac{1}{4}^{\circ}$ W 12 poles),
- f: --(fe: S $8 \frac{3}{4}^{\circ}$ W 36, 15 poles),*
- g: --(gf: S $16 \frac{1}{2}^{\circ}$ W 76, 15 poles),
- h: --(hg: S 4° E 60, 10 poles),
- i: --(ih: S 14° E 29 poles),
- a: beginning (ai: S 17° E $94 \frac{1}{2}$ poles),

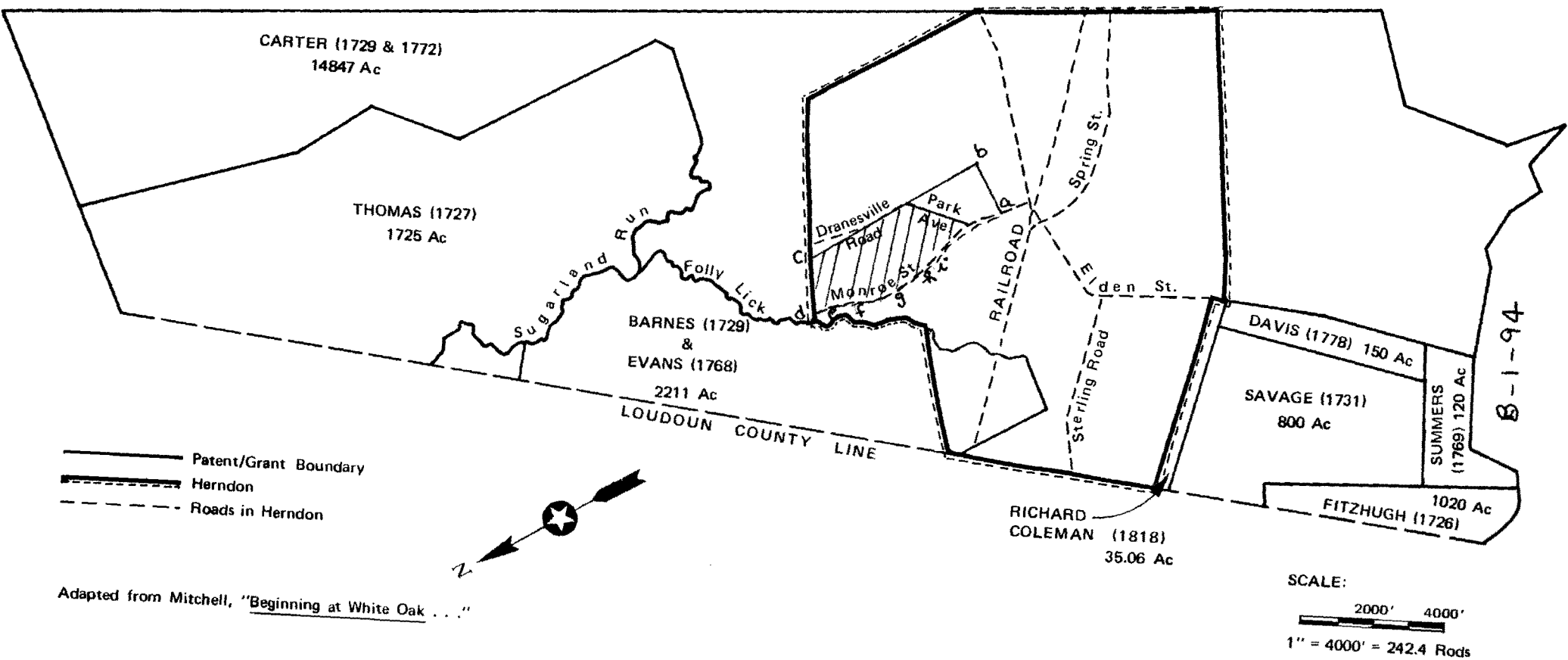
151 acres.

*Not sure if 36,15 poles means 36.15 poles or 36 poles 15 links (.6 poles). With the accuracy of my drawings the two options are indistinguishable.

Figure: _____

DEED BOOK/PAGE: 04/390

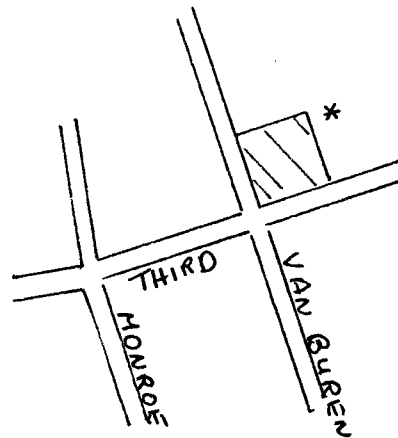
DATE: 1 MAY 1872 FROM: AUSTIN/CLARA BROWN TO: CATHERINE VAN VLECK ACREAGE: 156.7 acres



IIDlel: Durbin Van Vleck of Georgetown, Nebraska, and "unmarried,"
sold 1 acre to Mrs. H. B. Nordstrom on 27 June 1888 (15/176) for \$100.

- a: begin at a stake and stones on the east side of the County
road, opposite the house of F. Stanley,
- b: N 74° E 11 rods 22 links,
- c: S 16° E 13 rods 10 links,
- d: S 74° W 11 rods 22 links to the County road,
- a: with the road, N 16° W 13 rods 10 links to the beginning,
1 acre.*

*This description is, unfortunately, too vague for me to be positive as to the precise location--the accompanying figure is my "best estimate." Further research should be done to fix the position of this 1 acre for certain.



N
1" = 500'

IS/176

27 JUNE 1888

DURBIN VAN VLECK →

HATTIE NOROSTROM

1 ACRE

* SEE TEXT FOR
CAUTIONARY
NOTE ON THIS
LOCATION

B-1-96

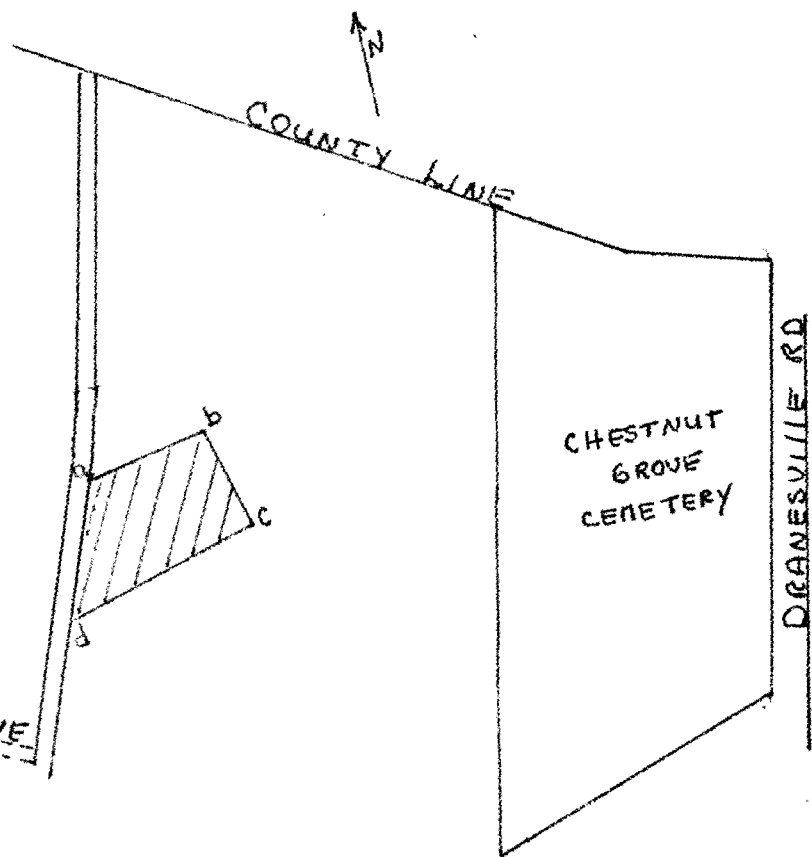
IIDle2: On 23 June 1893 (Q5/126) Durbin Van Vleck, "unmarried" (divorced or widowed?) of Arapahoe County, Colorado, sold three acres to Federick Cook of Fairfax County for \$150.

- a: begin at a point on the east side of the County road on the west side of the Van Vleck tract 9 links from "stone marked 1 (one) distant along the said County road, sixty-four (64) rods from the line of William Vanderson,"
 - b: N 76° E 22.5 rods,
 - c: S 17° E 16 rods,
 - d: S 73° W 33 rods to the County road,
 - a: with the road N 15° E 21 rods to the beginning,
- 3 acres.

Q5/126
23 JUNE 1893
DURBIN VAN VLECK →
FREDRICK COOK
3 ACRES

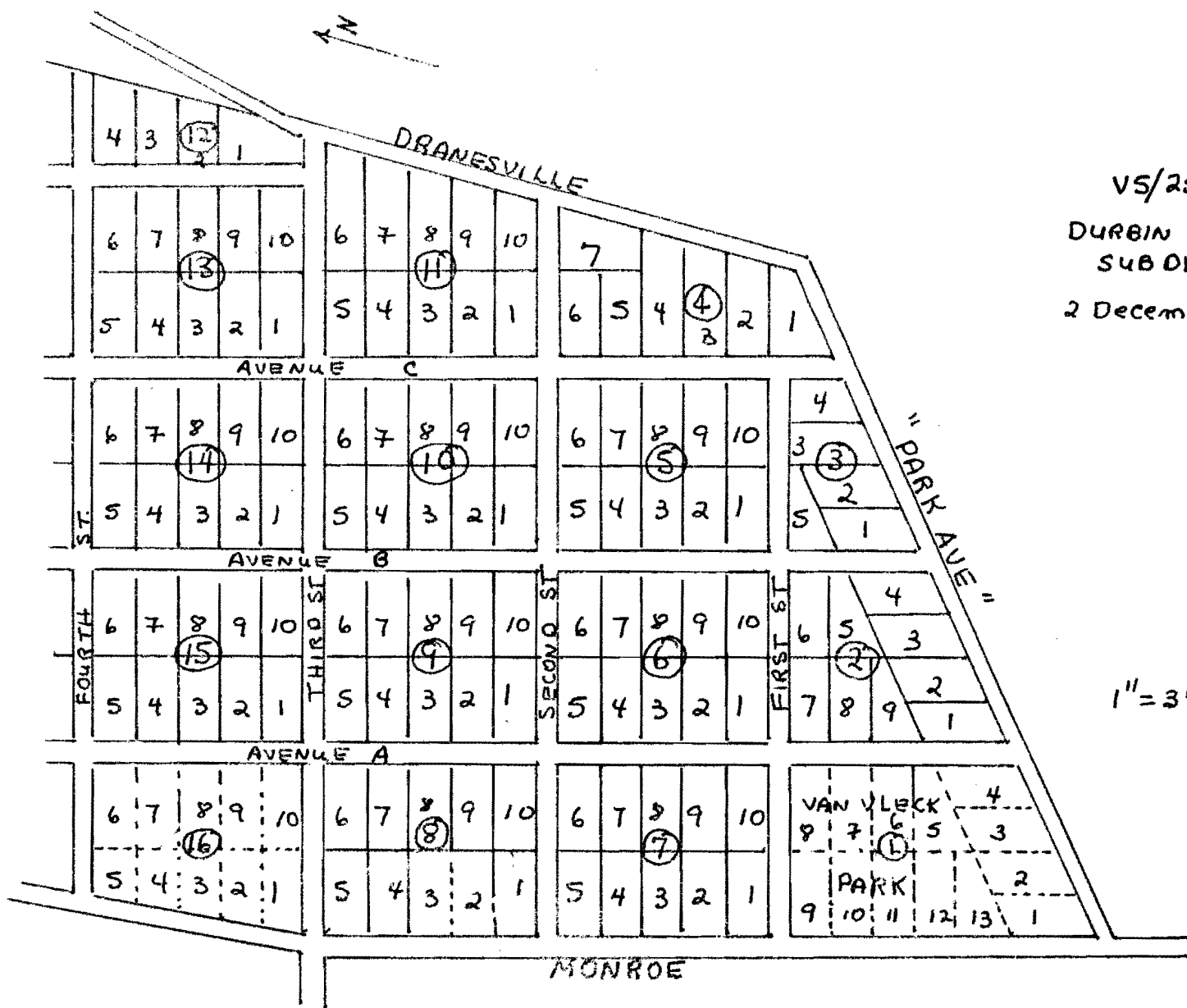
1" = 500'

— YOUNG AVE



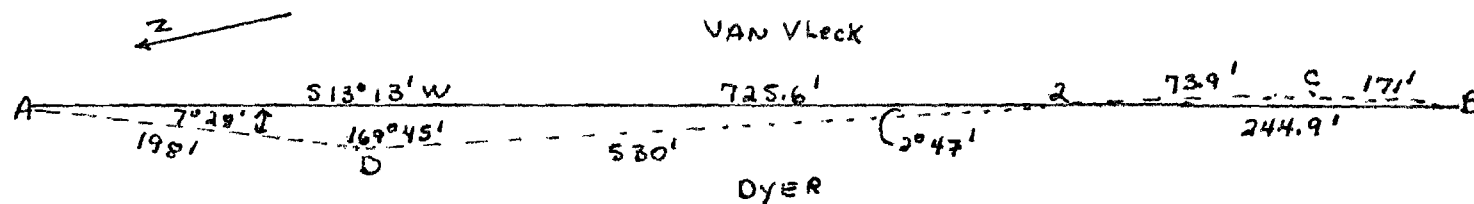
B-1-98

IIDle3: On 2 December 1805 (V5/252) Van Vleck subdivided his land:



VS/252A
 DURBIN VAN VLECK
 SUBDIVISION
 2 December 1895

● On 28 February 1896 (Y5/332) Van Vleck and Elisha Dyer exchanged land in order to "establish a straight boundary or division line between their properties . . . according to a survey made November 1, 1895. . . . "



5Y/332

28 FEBRUARY 1896

VAN VLECK - DYER EXCHANGE*

* NOT SURE WHERE THIS LAND
IS ALONG MONROE ST.
(FIGURE IS A COPY OF PLAT, 5Y/333)

B-1-102

Van Vleck sold parcel AD2 (0.214 acres) to Dyer for \$10 while Dyer sold parcel 2CB (.004 acres) to Van Vleck for \$0.25. The new dividing line is described as "beginning at A a stone in the middle of an old road, a corner to said Van Vleck and Dyer, and running thence . . . S 13° 13' W . . . 970.5 feet to B a stone agreed to by both parties. . . . "

- On 30 April 1896 (W5/253) Durbin, now of Fairfax County, sold lot 6 and the northern half of lot 7 in block 11 to Thekla Coleman for \$112.50. The parcel contains 41,715 square feet.

- On 21 May 1896 (B6/136) Van Vleck sold 1 acre to George R. Darde of Fairfax County for \$50.

a: begin at A, a point on the east side of the road between Van Vleck and Elisha Dyer, intersecting the line between Van Deusen and Van Vleck 15.7 feet along said line easterly from stone on south side of road, corner to Van Deusen, Van Vleck and Dyer,

b: South along the east side of road 188.7 feet to B ("the angle at A is 72° 41'"),

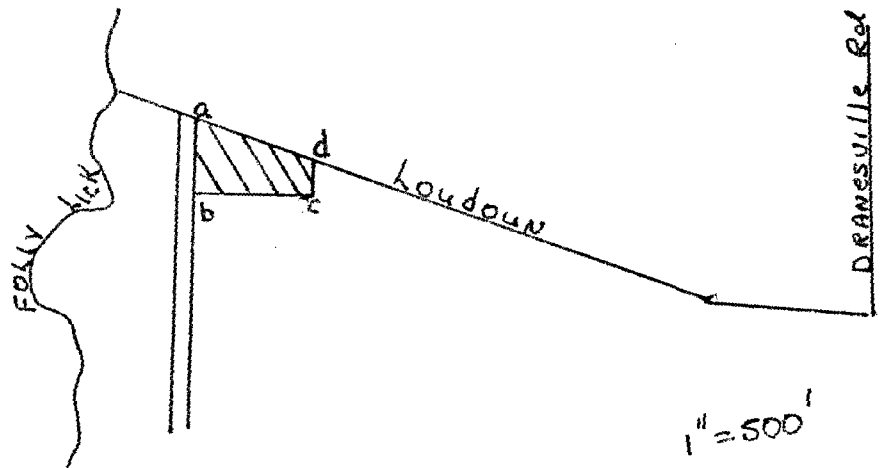
c: ("the angle at B is 90°"),

d: at right angles north and parallel to the road 91.9 feet to D ("the angle at C is 90°"),

a: West along the line between Van Deusen and Van Vleck 325.3 feet to the beginning ("the angle at D is 107°19'"),

1 acre.

B6/136
21 MAY 1896
DURBIN VAN VLECK →
GEORGE DAROE
1 acre



HIGH
SCHOOL

B-1-104

● On 10 July 1896 (X5/50) Durbin, now "of Herndon" sold lots 1 and 2, block 2 (40,000 square feet) to Ernest L. Roby of Herndon for \$125.

● On 22 August 1896 (X5/546) Durbin sold Benjamin B. Detwiler, "of Herndon," lots 3, 4, and 5 of block 7 (60,000 square feet) for \$185.

● Lots 1, 2, and 5 of Block 3 were sold to Maria B. Stanley of Herndon for \$175 on 14 January 1897 (Y5/573).

● Fannie Cockerille of Loudoun County paid \$100 on 10 May 1897 (Z5/430) for a part of block 11: all of lot 8, the southern strip of lot 7 adjoining Thekla Coleman and consisting of a parcel 50 feet wide along the entire length of this strip, and the northern part of lot 9--a parcel 37 feet wide along the entire length of lot 9.

● Van Vleck sold 80,000 square feet of block 1 to Mary Susanna Montgomery on 12 August 1897 (Z5/384).

a: begin at the southeast corner of Monroe and First Street,

b: south along the east line of Monroe, 200 feet,

c: at right angles, east and parallel with First Street 400 feet to Avenue A,

d: at right angles, north and parallel to Monroe and along the west line of Avenue A 200 feet to the southwest corner of Avenue A and First Street,

a: at right angles, west and along the south line of First Street 400 feet to the beginning,

80,000 square feet = 1.84 acres.

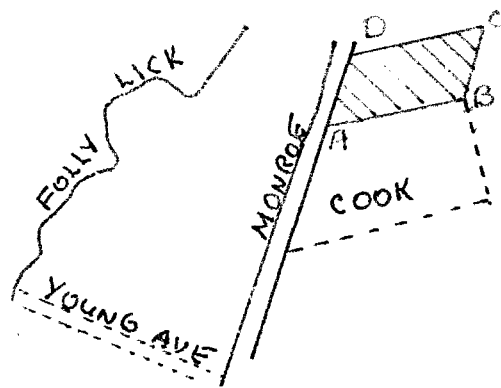
● Lot 9, block 5 (20,000 square feet) was sold to William W. Thompson of Fairfax County for \$50 on 29 September 1897 (A6/216).

● Jackson Terrell bought 1.94 acres from Van Vleck on 15 October 1897 (E6/595) for \$72.

a: begin at A, corner to Fred Cook, a point on the east side of
the road between Van Vleck and Dyer,
b: B, corner to Cook (ba: N 76° E 348 feet),
c: N $13^{\circ} 04'$ E 193.5 feet to C,
d: at right angles, S $76^{\circ} 47'$ W 310.5 feet to D,
a: at right angles, S $13^{\circ} 13'$ W and parallel to BC, 350.6 feet
to the beginning,

1.94 acres.

"The angle at A is $63^{\circ} 10'$, at B $116^{\circ} 50'$."



1"=500'

E6/595
 15 OCTOBER 1897
 DURBIN VAN VLECK →
 JACKSON TERRELL
 1.94 ACRE

8-1-107

• Ernest L. Roby bought lot 9 of block 2 (15,000 square feet) for \$100 on 3 November 1897 (Z5/670).

• Van Vleck sold lot 10, block 10 (20,000 square feet) to Minnie Lee Mahoney for \$70 on 4 November 1897 (A6/72).

• On 3 November 1897 (B6/382) J. R. McMillen of Fairfax County paid \$60 for a 10,000 square foot parcel--the southern half of lot 8, block 2.

• C. R. Waldecker of Washington, D.C., paid \$60 for 30,358 square feet on 28 May 1898 (B6/17). He bought lot 10 plus a 63 foot strip along the entire length of the north to south side of lot 9, block 11.

• Richard Mahoney paid \$125 for lots 1, 2, 3, and 4 of block 12 on 1 June 1898 (D6/215).

- Durbin died sometime between June 1898 and March 1899; he left all of his land to Frederick B. (married M. Louise) Van Vleck of Brooklyn, New York, Abraham Kip (married Annie W.) Van Vleck of Manhattan, New York, and Sarah Susannah (married Lysander T.) Burbank of Fresno, California. These heirs of Durbin were the sellers in all of the subsequent deeds.

• Van Vleck's heirs sold the residue of block 1 (called "Van Vleck Park" on the subdivision map) to Mary S. Montgomery (wife of David W.) of Herndon for "\$1" on 8 March 1899 (C6/388). The deed was explicit in stating that the purpose of the sale was to give Mary all of Block 1 that she did not then own.

• John R. McMillen, Dranesville, paid \$40 to Durbin's heirs on 8 August 1899 (F6/414) for the northern half (10,000 square feet) of lot 8, block 2.

● Lot 3, block 2 (20,000 square feet) was sold to Carl Ryon of Herndon for \$80 on 16 June 1900 (J6/390).

● Joseph C. Beard of Washington, D.C., paid \$50 on 10 July 1900 (G6/35) for lot 7 of block 10 (20,000 square feet).

● The heirs sold 1 acre for \$50 to Benjamin B. Detwiler on 1 July 1901 (H6/358).

a: begin at H, the southeastern corner of Fred Cook,

b: easterly 200 feet to B,

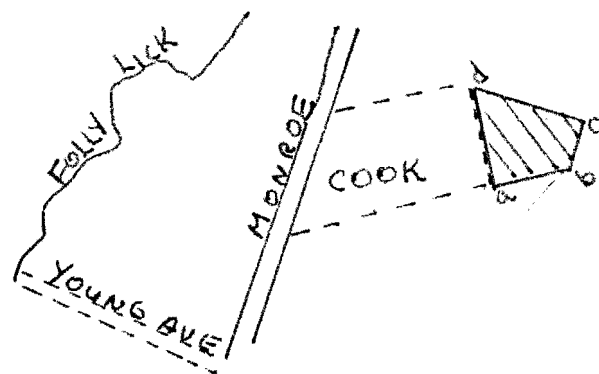
c: N $13^{\circ} 15'$ E 123.9 feet to C,

d: at right angles and in easterly direction, 302.7 feet to D,

a: in a southerly direction, 248.7 feet to the beginning,

1 acre.

"The angle at H is $92^{\circ} 53'$, at B, $117^{\circ} 14'$, at C 90° and at D, $59^{\circ} 53'$."



H6/358

1 July 1901

VAN VLECK HEIRS →
BENT. DETWILER
1 ACRE

8-1-110

- The heirs sold lot 7 block 4 (24,870 square feet) to Ada L. Mullen of Herndon on 1 July 1901 (L6/31) for \$75.
- Lot 4, block 2 went to Carl Ryon of Herndon for \$85 on 15 April 1902 (J6/392).
- Ferdinand D. Stephenson of Herndon bought lots 1, 2, 9, and 10 of block 7 (80,000 square feet) for \$250 on 3 May 1902 (K6/68).
- On 4 June 1902 (K6/77) the Van Vleck heirs sold 32.6 acres to Benjamin B. and Edwin L. Detwiler for \$500.

a: begin at a stone in the line of Van Deusen and a corner to the Herndon Cemetery,

b: with the Cemetery, S 0° 15' W (all bearings calculated with respect to A) 1262 feet to the north side of Fourth Street,

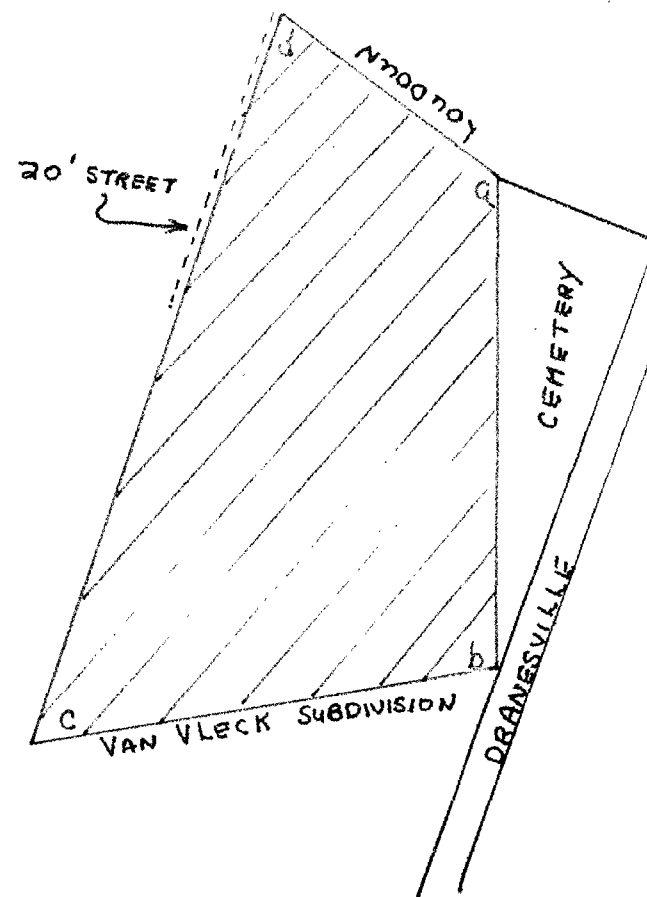
c: with the north side of Fourth Street, S 75° 19' W 1175.6 feet to a stake,

d: W 15° 02' E to and with the east side of a 20 foot street 2016.5 feet to Van Deusen,

a: with Van Deusen S 57° 50' E 732 feet to the beginning,

32.6 acres.

6K/77
4 JUNE 1902
VAN VLECK HEIRS →
Benj B. & Edwin L.
Detwiler
32.6 ACRES



1" = 500'



B-1-112

IIDIf: In 1870 Alonzo J. Downing owned 46.4 acres (13 + 17 + 16.4) of land from Thompson's tract. Since these parcels are adjacent to each other and become mingled together, their subsequent history will be treated together.

- 21 July 1869 (K4/80): Alonzo J./Sarah A. Downing of Washington, D.C., placed a lien on their 17 acres (K4/82) in order to guarantee Austin P. Brown \$388.74; \$31.87 is due in 3 months, and again in 4 months while \$325 is to be paid in 14 monthly installments (starting 1 October 1869)--interest (no percent is given) is also to be paid. Samuel P. Brown of Washington is trustee and releases the lien on 18 July 1870 (M4/196).

- 17 August 1870 (L4/373): the Downings of "Herndon Station, Township of Dranesville" place a lien on 30 acres (J4/398 plus K4/82) in order to secure a loan of \$500 due in one year, at 10% interest, to Isaac N. Goodhue of Washington. Israel Dille of Washington is trustee; the lien is released 20 July 1872 (04/417).

- 7 September 1870 (L4/410): The Downings ask Samuel P. Brown of Washington to be trustee for another lien, this one on the 16.4 acres the Downings bought from Austin Brown [Samuels' brother?]. The lien was to protect a debt of \$483 (\$161 due in 6, 12 and 18 months) owed Austin P. Brown and was released 23 July 1872 (R4/245).

- 20 March 1871 (M4/248): The Downings place still another lien on the 13 acres gotten from Clark/Hindle in 1869 plus the 17 acres bought from Brown in 1869; again Israel Dille of Washington as trustee. The lien was also to secure another debt owed Isaac N. Goodhue; just as in L4/373 the amount was \$500 and the interest rate was 10%. The lien was released

on 20 July 1872 (04/417). The extraordinary similarity of these 2 liens might suggest that M4/248 is merely a re-recording of L4/373; this, however, is not true. This assertion is based on the release (04/417) which refers to these two liens as being separate debts.

- 1 February 1872 (Q4/215): The Downings and Lyman D./Hannah Ballou of Herndon decided to exchange land so that the road running between the properties would actually be the true boundary rather than having a small amount of Ballou's land on the west side of the road where the bulk of Downing's land lay and similarly for Downing's small holdings east of the road. Thus for \$65 the Ballous sell the Downings all the land "lying on the upper or easterly side of county road [Monroe Street between Madison and Park] running between the lands of said Lyman D. Ballou and Alonzo J. Downing and adjoining land of said Downing and one John H. Barker the same being one acre more or less, said county road is 30 feet wide, the lower [sic--mean upper] or easterly side of which is established at a point on the south line of said Ballou's land where the land Ancel St. John and John H. Barker converged prior to the laying out of said road [about 160 feet north of Madison and Monroe]. Thence the lower or westerly side of road runs N 20° E 25 rods and thence running due north the center of the road being the boundary line," (i.e., Downing and Ballou exchanged land so that all of Downing's property was on the east side of Monroe and all of Ballou on the west side.

- 22 August 1872 (04/414): John W. Alvord and George W. Stickney of Washington are appointed trustees to oversee a lien on all of the Downings Thompson tract land (46 2/5 acres.)* This lien of \$2000 is owed

*Except, of course, the land of Q4/215.

the Freedman's Savings and Trust Company and is due in 1 year at 10% interest. This lien is released on 7 October 1874 (T4/21).

- 22 August 1872 (T4/207): For some reason the transfer of land from Downing to Ballou necessary to complete the exchange of land bordering the County road did not occur until August. For \$10, Downing sold Ballou all the land he bought from Austin Brown which lies west of the center of the county road, about 20 rods (1/8 acre).

- 10 September 1874 (R4/251): The Downings place another lien on their 46 2/5 acres; this lien uses Charles Mankin of Broad Run Township, Loudoun County, as trustee and is intended to protect a debt of \$1800 (at 7%) owed Thomas Little also of Broad Run; the money is due in 5 years. The lien is released 22 April 1887 (F5/626).

- 15 September 1874 (R4/298): Alonzo owes A. A. Whitney of Washington \$500 (plus 10% interest); Amos Crounse and George Rollins of Herndon agree to guarantee the debt, due in 1 year. In order to protect Crounse and Rollins, Downing places a second trust (R4/251 is the first trust) on the 46.4 acres.* Stephen Killam of Herndon is the trustee and releases the lien on 29 September 1875 (V4/102).

- 29 January 1876 (T4/484): Another lien, this one with Amos Crounse, still of Herndon, as trustee, is geared to protect G. F. Rollins of Washington, D.C. for possible loss of the \$563.63 the Downings owe him. Alonzo/Sarah agree to repay the money in 15 monthly installments of \$37.57 1/2 plus 10% (annual) interest starting 1 February 1876; they also agree to insure the property with Mutual Fire Insurance Company of London,

*After the exchange with Ballou, Downing really owns about 47.3 acres.

Waterford, Virginia, and to assign policies 1100 and 1701 to Rollins.

Crounse releases the lien on 27 June 1877 (V4/198).

● 13 August 1877 (V4/219): Daniel Smith of Washington purchases 50 acres from the Downings for \$8000; this deed specifies that this is the 3 parcels Downing bought from Hindle/Clark and Brown (plus the Ballou exchange of land), the increase in land results from a recalculation after a new survey. The land is sold subject to the lien of R4/251 written to secure a debt owed Thomas Little*; Smith accepts responsibility for the lien.

- a: begin at a point in the center of the County road 15 feet from the present line of fence, on the west side of said road near line of fence between Ancel St. John and Lyman Ballou's land, corner to St. John and Ballou, Amos Crounse and Alonzo Downing and southwest corner of land herein conveyed,
- b: land of William Barker's heirs and point known as "Farr's corner to William Barker" (ba: S 82° E along Crounse, John H. Barker and others),
- c: point opposite or nearly opposite house of Henry Bixler (sic: Bicksler) in south line of County road (cb: N 2° W along line of heirs of William Barker),

*Note the interesting quirk that R4/251 was released in April 1877--probably this inconsistency arose because Downing actually sold Smith the land several months before the deed was recorded and when the sale took place the lien had not yet been released.

d: center of County road east of Ballou's buildings and 20 feet
west of present line of Downing's front fence, running north
and south (dc: S 49° W along south line of road),
e: point nearly opposite south side of Downing's dwelling
(ed: south along center of road),
a: beginning (ae: southwest along center of road)
50 acres, more or less.

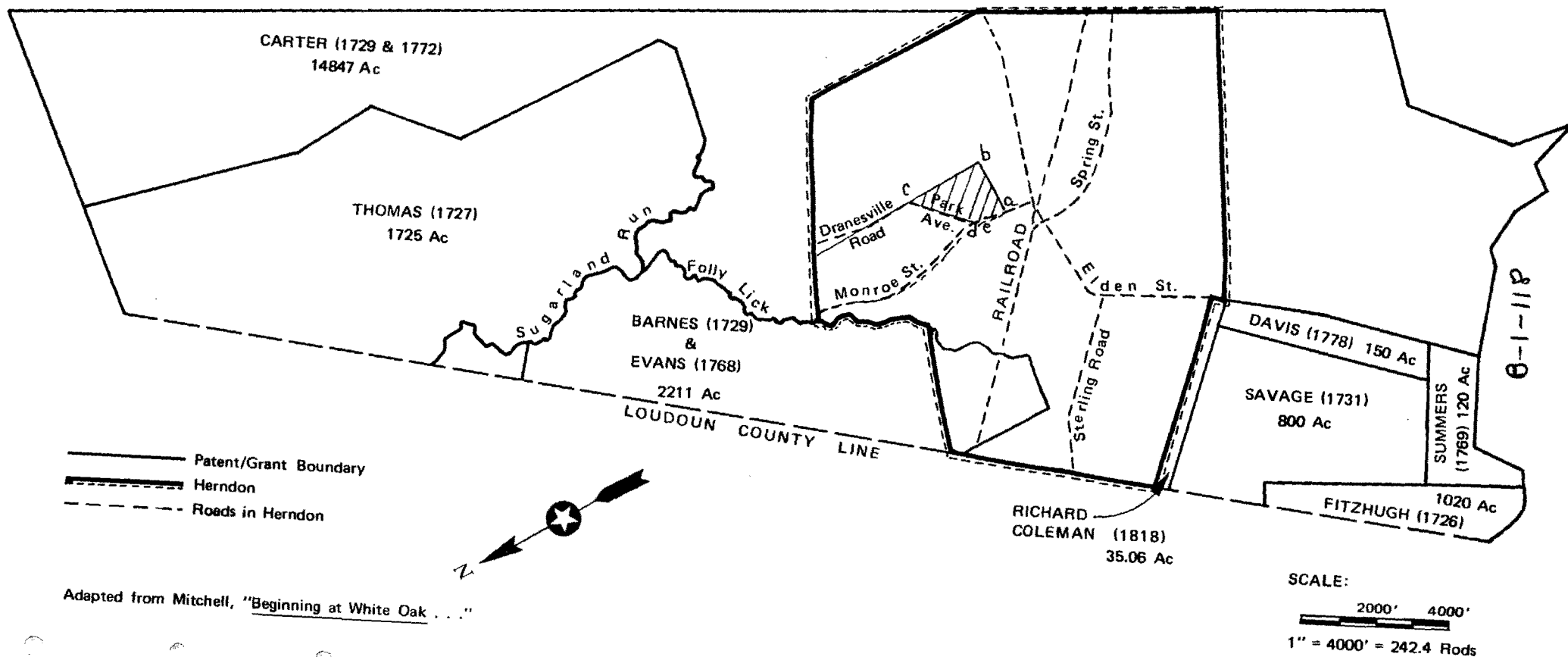
Figure: _____

DEED BOOK/PAGE: V4/219

DATE: 13 August 1877 FROM: ALONZO/SARAH DOWNING

TO: DANIEL SMITH

ACREAGE: 50 acres



Daniel/Sarah L. Smith of Washington decided to try to emulate the Downings--they placed a lien on their land to secure a debt of \$2100 they owed A. L. Barker and others. The lien, dated 13 August 1877 (V4/222), was "payable in lumber and building material at cash price"; there is also a provision for the repayment schedule--\$200 in 1, 2, . . . 8 months and \$500 in six months, all at 7% and all payable with lumber. The wood did not run out and the lien was released on 24 May 1878 (F5/48) by J. Joseph Albright of Washington, the trustee.

The Smiths, I guess, could not figure a way to juggle all the liens that Downing could, so they gave up the attempt and sold the land to Laura R. Yount of Washington, D.C. for \$3600 (a substantial loss) on 23 May 1878 (W4/284) "subject to deed of trust for \$1800 due in five years from September 4, 1874 . . . given to Chas. L. Mankin of Green Spring, Loudoun County . . . by Downing . . . " [Downing's R4/251 lien] and two certain judgments for \$141.43 [Clark and Hindle vs Downing with interest from 2 January 1872 plus \$8.84 Court costs] and \$85.47 [Smoot and Perry vs Downing with interest from 12 January 1876 and \$8.61 in Court costs; \$20 had already been paid of this total]." Yount accepts all of these debts.

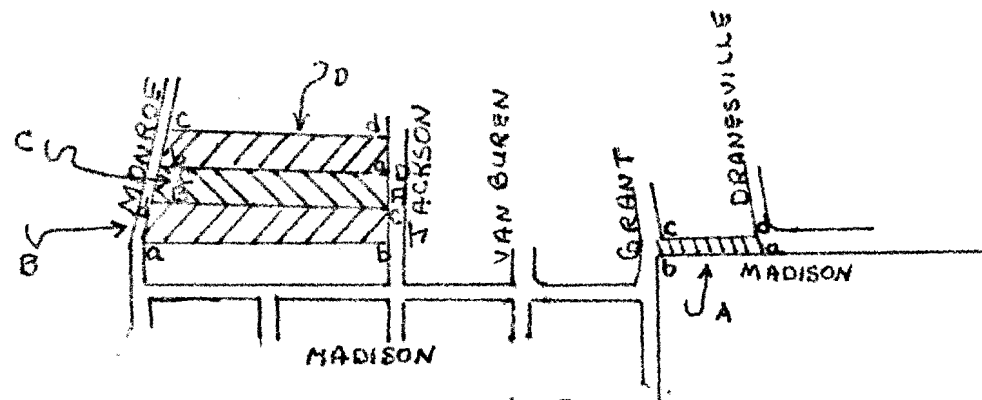
On 1 April 1887 (F5/628) Laura R. Yount of Herndon places a lien on this land since she owes George W. Bell \$1300 and for which she agrees to pay 6% interest and repay the money in 3 years. Charles Pomeroy of Herndon acts as trustee and releases the land on 5 January 1901 (marginal note of F5/628).

Laura (and husband Ephraim M.) place another lien on their 50 acres on 4 January 1901 (G6/49) in order to secure a debt of \$1300 (at 6% interest) due Philip W. Lawrence of North Bingham, County of Potter, Pennsylvania, on

or before 15 January 1906. Edwin L. Detwiler, trustee, releases the lien
on 13 April 1904 (P6/490).

IIDlf 1: On 16 April 1910 (F7/646) E.M./Laura A. Yount of Herndon
sold 9060 square feet of land to the public (for a highway) for \$35.

- a: begin at southeast corner of Laura A. Yount,
- b: with her line west 302 feet,
- c: at right angles north 30 feet,
- d: at right angles and parallel to 1st line 302 feet to west
boundary of roadway on the J.H. Bicksler subdivision,
- a: south along west side of said road to 30 feet to beginning,
9060 square feet.



A: F7/646
16 APRIL 1910
E.M./LAURA YOUNT →
HERNDON

B: N9/317
10 JUNE 1925
LAURA YOUNT HEIRS →
HAROLD HANES

C: N9/421
LAURA YOUNT HEIRS →
WILLIAM MYERS
10 JUNE 1925

D: P10/343
8 NOVEMBER 1929
LAURA YOUNT HEIRS →
LOTTIE MEYER

B-1-122

IIDlf 2: Laura R. Yount's heirs (Clarence E.(son)/Clara C. Yount of Prescott, Arizona; E. M. Yount (widower); Alice Moore Yount, single, daughter; E. Claude Yount, bachelor, son; Maurice A.(son)/Elma B. Yount, all of Herndon (except Clarence) sold Harold Hanes lot 1 for \$1250 on 10 June 1925(N9/317).

- a: begin at point in center of County road, corner to original tract and land of Crounse, Aud and Bready,
- b: marker in center of Madison St.* extended South from this point and in south line of original tract [all bearings calculated from A to B as base line] (ba: with Crounse S 77° 24' E 665 feet),
- c: marker (cb: N 12° 36' E 90.8 feet),
- d: in center of County Road and in line of original tract (dc: at right angle N 77° 24' W 649 feet);
- a: beginning (ad: S 22° 45' W 93 feet)

1.357 acres

*Notice that what the deeds call Madison Street is now called Jackson Street. Since this "error" is in three deeds from Yount (and her heirs), one asks if Jackson was once called Madison. This is not likely, for Barker named Jackson in his subdivision (see Chapter F) long before Yount owned the land; consequently this is likely just an ordinary "run of the mill" error.

