

Sep 1899 acknowledged the same before me in my county and state aforesaid
Given under my hand this 30th day of Sep 1899.

John C. Rust, J.P.

Clerks Office of the Circuit Court of Loudoun County to wit, Feb 19, 1904.

The foregoing deed was this day received in said office and
admitted to record. Teste,

W.D. Hampton c.c.

15
Mercier's Comr. This deed made the 8th day of February in the year
To nineteen hundred and four between Edward Nichols Special
Graham Commissioner under the authority of the decree of the
B&S: Circuit Court of Loudoun County, Virginia, made at its
January term 1904, in the Chancery cause of Mercier's Admr. vs. Mercier
pending therein of the first part and W.R. Graham of the second part,
Witnesseth: that whereas the late Charles C. Mercier died intestate in
Loudoun County, Virginia, seized and possessed of several tracts or parcels
of land situated in the County and State aforesaid of which those herein
described were a part, and leaving surviving him a widow, mother and two
brothers, to whom said estate descended and passed, subject to such liens
as existed thereon, and Whereas after said decedent's death a certain suit
in equity was instituted in the Circuit Court of said County under the
style of Mercier's admr., vs Mercier which said widow, heirs at law of said
decedent, the trustees in the deeds of trust binding the lands whereof he
died seized, the creditors thereby secured &c., were all made parties, the
object of which was the administration of said decedent's estate &c. all
of which will more fully appear from the papers filed in the aforesaid
cause, and whereas the said widow and heirs at law of said decedent by
written contract dated Nov 9th 1903 made sale to said party of the second
part of two of the tracts of land whereof said decedent died seized in
said contract and herein described, and said contract was filed in the
record of the aforesaid suit and made a part thereof by the terms of the
decree made therein at the Jan'y term, 1904, and among other things, it was,
at said term, ordered and decreed that the sale of the two farms specified
in said contract to said party of the second part and all the terms and
provisions thereof, be approved and confirmed, and the Court further decreed
that Edward Nichols be appointed a special commissioner to receive the
purchase money agreed to be paid for said land, and authorized him to re-
ceive the same upon the execution of the bond therein specified for the
faithful discharge of his duties which he has done, and further decreed

when said purchaser shall have fully paid his purchase money for said land, which he has done, that said Edward Nichols as special commissioner appointed for the purpose do execute a deed conveying to said party of the second part with special warranty the said lands sold and confirmed to him as aforesaid. This deed, therefore, witnesseth, that in consideration of fifteen thousand five hundred dollars the receipt whereof is acknowledged said party of the first part doth hereby grant and convey under the authority of the aforesaid decree, to said party of the second part, his heirs and assigns forever, with special warranty, all those two certain tracts or parcels of land, situated in Loudoun County, Virginia, southeast of Hamilton whereof the late C.C. Mercier died seized and possessed, described as follows:

Tract number one contains one hundred and forty four & 13/100 acres according to the survey of Lemuel Norris, made April 1886, dividing the Home Farm of the late David Carr between said C.C. Mercier and David I. Mercier to whom said decedent devised each one half thereof. The metes and bounds of the above tract according to said survey are as follows, to wit: Beginning at a large White Oak corner to Samuel Crockett; thence S 23 1/4 W 2.36 chains to a stake in said Crockett's line and corner to D.I. Mercier; thence with seven lines of said D.I. Mercier on Lot No 2 as follows, S 43 1/2 E 18.07 chains to a point at the west end of a stone fence and on the south side thereof; thence S 54 3/4 E 12.56 chains; thence N 39 E 2.56 chains thence S 53 1/4 E 4.44 chains; thence S 33 3/4 E 1.73 chains, thence S 50 1/4 E 14.50 chains; thence S 48 3/4 E 37.24 chains to a stake in the line of Levi Nixon, and a corner of No 2 or the David I. Mercier tract; thence with Nixon N 44 5/8 E 10.22 chains to a large flat rock, a corner to G. Vandevanter's heirs now McCray; thence with three of said lines N 49 W 37.23 chains, N 43 1/4 E 12.14 chains and N 40 1/2 W 30.50 chains to a hickory stump, a corner to Isaac Brown and said heirs; thence with said Brown and Jos. Champ S 75 W 15.28 chains to a set/stone corner to said Champ; thence N 40 1/4 W 2.82 chains to a set stone, corner of Champ and Hamilton Wood; thence N 3 1/4 E 10.48 chains to a point in the road N 3 1/4 E 20 links from a set stone; thence with the road N 85 W 11.75 chains to a point in said road, corner to Samuel Crockett; thence S 8 1/2 W 11.79 chains to the beginning. This conveyance however is subject to a right of way over the above described tract of land to the public road reserved to and in favor of David I. Mercier his heirs and assigns upon terms to be arranged between him and said grantee W.R. Graham. Reference is made to the will of the late David Carr recorded in the Clerks office of Loudoun County Court Liber 3 C's folio 91 for greater certainty, and the land hereby conveyed is the part of the home farm of the late David Carr which by the terms of said will was devised to said C.C. Mercier and in the division of said Home Farm the part above described was surveyed as said C.C. Mercier's half thereof, and is to be the same more or less.

Tract number two contains one hundred and eighty

one acres ,more or less, and is the same tract of land which was conveyed to the late C.C.Mercier by Jos A.Dillon and others by deed of record in the Clerks Office of Loudoun County Court Liber 6 P's folio 344, and therein described as adjoining and bounded by the lands of the late Benjamin Saunders and James M.Hoge and others and as the Same which was conveyed to Dillon &c by deed recorded in said office Liber 6 I's folio 271, and the same which was conveyed by Phoebe Hoge to Wm.Carruthers by deed recorded in said office Liber 5 I's folio 353, in which last named deed the metes and bounds are set forth as follows, to wit: Beginning at a stake at the southwest end of a stone fence a corner to David Milbourn in a line of Diggs Valley tract, now a line of Isaac Hoge's heirs; thence with said line S 39 1/2 W 279.3 poles to a stone planted in a line, corner to the heirs of Thos, Higes decd., thence with their line S 58 E 99.6 poles to a white oak stump with a small scrubby ash growing by it, a corner to same; thence with another of their lines S 12 E 7.7 poles to a stone near a Red Oak about one pole on the South side of a small branch, a corner to same; thence with another of their lines S 53 3/4 E 30 1/2 poles to a stone in the Leesburg road corner to Lewis Burk's lot; thence with a line of said lot N 9 1/2 E 28 poles to a stone corner to said lot; thence with another of said lines N 69 E 16.4 poles to a stone, to be planted in Hughes' line (formerly White); thence with said line N 5 E 26.8 poles to a stone on a steep hill side, a corner to said Hughes; thence with another of his lines N 51 1/2 E 133.2 poles to a heap of stones with several pointers marked round it, a corner to Richard White in Saunders line; thence thencewith N 31 1/4 W 36 1/2 poles to a heap of stone, a hickory and gum pointer, a corner to Saunders and Carruthers lot; thence with a line of said lot S 49 W 4.3 poles to another corner of said lot; thence with another of said lines N 44 1/2 W 35 poles to another corner of said lot; thence with another of said lines N 50 E 24.5 poles to a pile of stone corner to Milbourn's lot; thence N 15 1/2 W 92.2 poles to the place of beginning. Witness the following signature and seal.

Edward Nichols, Special Comr. (seal)

State of Virginia, Loudoun County, to wit:

I, W.A. Metzger a Notary Public for the County and state aforesaid do certify that Edward Nichols Special Commissioner whose name is signed to the above writing bearing date on the 8th day of February 1904 has acknowledged the same before me in my county aforesaid. My commission expires Sept., 6th, 1907. Given under my hand this 10th day of Feby 1904.

W.A. Metzger. N.P.

*Indefinite
to transfer
2/20/04
W.D.*

Clerks Office of the Circuit Court of Loudoun County to wit, Feby. 20, 1904.

The foregoing deed was this day received in said office and admitted to record.

Teste,

W.D. Vesterman c.c.

Graham This deed made this 18th day of February 1904 between W.R.Graham
 To and Maggie Graham his wife parties of the first part and George W.
 Graham's Tee, St.Clair, Trustee, party of the second part, and S.C.Graham party of
 Trust: the third part, Witnesseth: That for and in consideration of the sum
 of ten dollars cash in hand paid the receipt whereof is hereby acknowledged and
 for the purpose of securing the payment of the hereinafter described debt the said
 W.R.Graham and Maggie Graham do hereby grant and convey unto the said George W.
 St.Clair, Trustee, those two certain tracts of land situated about two miles East
 of the village of Hamilton, in Loudoun County, Virginia, and described as follows;
 Tract No 1, contains one Hundred and forty four & 13/100 acres known as the "Home
 Farm" of the late C.C.Mercier, adjoining the lands of D.I.Mercier, W.H.Grubb, and
 others. Tract No 2, contains one hundred and eighty one acres situated about two
 miles east of Hamilton known as the "High Point Farm" of the late C.C.Mercier, ad-
 joining the lands Mrs Hoge, L.M.Shumate and others, both of which tracts of land
 were conveyed to the said W.R.Graham by deed of Edward Nichols Special Comr. for
 C.C.Mercier's heirs, dated February 8th, 1904, and recorded contemporaneously herewith
 and to which reference is herein specially made for a more particular description
 of said lands; For the said George W.St.Clair to hold the said lands IN TRUST to
 secure the following described debt, to wit: a debt of seven thousand dollars and
 interest thereon owing to the said S.C.Graham by the said W.R.Graham and evidenced
 by the bond of the said W.R.Graham in said sum of \$7000. bearing date January 1st
 1904 payable to the said S.C.Graham five years after date with interest thereon
 at the rate of 5% payable annually on the 31st day of December of every consecu-
 tive year after said January 1st, 1904, and waiving the Homestead exemption. This
 deed is to be governed by the provisions of the code of Virginia except that any
 sale made hereunder shall at the election of the said W.R.Graham or his legal rep-
 resentatives, be of either of said farms or so much thereof as may be necessary to
 satisfy this trust, or of the whole of either farm upon terms of enough cash to
 satisfy said debt or what may then be due thereon and upon such terms as to the
 residue as the said W.R.Graham or his legal representatives may appoint. The said
 W.R.Graham covenants with the said grantee that he will warrant generally the lands
 hereby conveyed. Witness the following signatures and seals the day and year
 first above written.

Released, see Deed of S.C. folio 296

| | |
|----------------|--------|
| W.R.Graham. | (seal) |
| Maggie Graham. | (seal) |

State of Virginia, Loudoun County, to wit:

I, S.E. Rogers a Notary Public in and for the County of Loudoun State of Virginia, do hereby certify that this day Maggie Graham wife of W.R. Graham whose names are signed to the foregoing deed has acknowledged the same before me in my State and County aforesaid. My Commission as Notary expires on the 17th day of Sept 1905.

Given under my hand this 19th day of February 1904.

S.E. Rogers, N.P.

Clerks Office of the Circuit Court of Loudoun County to wit, Feb 20, 1904.
The foregoing deed was this day received in said office, acknowledged by W.R. Graham before me, and admitted to record.

Teste,

W.D. Linkert c.c.

*Original copy to W.R. Graham
1/20/04
S.E.R.*

Hickman's Comr. This deed made this 1st day of November 1898 between Maggie V. Dawson and J.B. McCabe Special Commissioner as hereinafter set forth parties of the first part and T.W. Hickman and J.C. Slater of the County of Loudoun State of Virginia parties of the second part: Whereas by a decree of the Circuit Court of the County of Loudoun entered on the 26th day of April 1898 in the Chancery cause entitled "Hickman Wm's heirs vs Hickman" therein depending, it was among other things adjudged, ordered and decreed that J.B. McCabe who was thereby appointed Special Commissioner for the purpose should sell by public auction after certain advertisement and upon certain terms in the said decree fully set forth certain real estate therein described; and whereas the said J.B. McCabe pursuant to the said decree did on the 16th day of July 1898 after having duly advertised the same in accordance with the terms of the said decree offer for sale by public auction the following described real estate, to wit: All the land of Wm. Hickman and Ann E. Hickman his wife lying on the East side of Kctoctin Creek near Taylorstown in Loudoun County Va., and containing about 85 1/2 acres to be the same more or less, it lies on the West side of Kctoctin Mountain, on the North it adjoins the land of Hickman & Slater purchased of Christina S. Hickman on the East it adjoins the lands of Lewis Wright and Fredk. Orrison, on the south it adjoins Slater and Spring and others. And the said Maggie V. Dawson unites herein to convey her one tenth interest in said land, she being inadvertently omitted from said partition suit does now grant with general warrantry her said interest in said land to said T.W. Hickman

W.D.