



ASSOCIATED ABSTRACT

Real Estate Title Research Quality Since 1977

3949-B University Drive Fairfax, Virginia 22030

Phone (703)273-1113 Fax (703)385-6431 assocabstract@aol.com

INVOICE

Client:	SZABO, ZELNICK & ERICKSON, PC 12610 LAKE RIDGE DRIVE WOODBIDGE VA 22192	Invoice Date:	02/19/2014
----------------	---	----------------------	------------

Owner: JAMES FRIEND OKONIEWSKI

Purchaser: NEW DIMENSIONS INC

Property Address: 523 GREAT FALLS STREET
FALLS CHURCH VA 22046

Legal Description: LOT NUMBER: 30, BLOCK: N, SUBDIVISION: SHERWOOD
SUBDIVISION.

Our File #: 2014-256600

Client Case #: 20140030

Description of Service	Amount
FULL FAIRFAX/ARLINGTON COUNTIES	150.00
Total	----- 150.00



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FALLS CHURCH CITY

A.A. CASE #: 2014-256600 **CLIENT CASE #:** 20140030

CLIENT: SZABO, ZELNICK & ERICKSON, PC

RUN DATE: 02/10/2014 **TAX MAP #:** RPC - 51-122-033

OWNER: JAMES FRIEND OKONIEWSKI

LEGAL: LOT NUMBER: 30, BLOCK: N, SUBDIVISION: SHERWOOD SUBDIVISION.

PURCHASER: NEW DIMENSIONS INC

*****ATTACH THIS FORM TO RECORDING DOCUMENTS*****



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ISSUED TO: SZABO, ZELNICK & ERICKSON, PC
ASSOCIATED FILE NO: 2014-256600

CLIENT CASE 20140030
NO:

LEGAL DESCRIPTION: LOT NUMBER: 30, BLOCK: N, SUBDIVISION: SHERWOOD SUBDIVISION.

TITLE IN: JAMES FRIEND OKONIEWSKI

DATED: 12/27/1999 RECORDED: 12/29/1999

BOOK: 3033 PAGE: 1382

TAXES PAID THROUGH: 2013

DELINQUENT: NONE

TAX MAP REF: RPC - 51-122-033

CITY/TOWN TAXES: CITY OF FALLS CHURCH

SUPPLEMENTALS:

*ASSOCIATED ABSTRACT, INC. ASSUMES NO RESPONSIBILITY FOR ANY SUPPLEMENTAL TAXES. PLEASE VERIFY WITH THE TAX OFFICE THE STATUS THEREOF.

DEEDS OF TRUST:

- 1. 3033/1385

RESTRICTIONS: NONE

RIGHTS OF

AT&T - F-6/421 (FAIRFAX)

WAY/EASEMENTS:

C&P - I-8/509 (FAIRFAX)

PER RECORDED PLAT: CLEAR

ESM'T RESERVATION PER RESTRICTIONS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
BRL PER PLAT:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
ASSESSMENTS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
CLUSTER ASSESSMENTS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
PARTY WALLS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
COMMON DRIVEWAYS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
BRL PER RESTRICTIONS:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

LIENS: NONE

JUDGMENTS: NONE

NOTES: FULL TITLE SEARCH

DATED THIS 10TH DAY OF FEBRUARY, 2014, AT 8:00 A.M.
ASSOCIATED ABSTRACT, INC. BY DEBBIE ROSE

THIS REPORT OF TITLE IS ISSUED FOR THE SOLE BENEFIT OF THE PARTY INDICATED ABOVE AND CAN NOT BE RELIED UPON BY ANY OTHER PARTY AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN PERMISSION OF ASSOCIATED ABSTRACT, INC. MATTERS AFFECTING THE ABOVE REAL ESTATE WHICH DO NOT APPEAR AMONG THE LAND RECORDS ARE NOT COVERED BY THIS REPORT.



ASSOCIATED ABSTRACT

Real Estate Title Research Quality Since 1977

3949-B University Drive Fairfax, Virginia 22030

Phone (703)273-1113 Fax (703)385-6431 assocabstract@aol.com

A.A. FILE #: 2014-256600

ENTERED: 02/14/2014 01:53 PM

DUE DATE: 02/19/2014

ENTERED BY: BRANDY COOK

CLIENT CASE #: 20140030

COUNTY: FALLS CHURCH CITY

SEARCH TYPE: FULL

ACREAGE: NO

ADDRESS: 523 GREAT FALLS STREET, FALLS CHURCH VA 22046

LEGAL DESC. LOT NUMBER: 30, BLOCK: N, SUBDIVISION: SHERWOOD SUBDIVISION.

OWNER: JAMES FRIEND OKONIEWSKI

PURCHASER: NEW DIMENSIONS INC

CLIENT: SZABO, ZELNICK & ERICKSON, PC

12610 LAKE RIDGE DRIVE

WOODBIDGE VA 22192

PHONE:

FAX:

Notes:

Zelnick & Erickson, P.C.
12610 Lake Ridge Drive
Woodbridge, VA 22192
Phone (703) 494-7171
Fax (703) 492-8941

2014-256600

To: Cedar Run

(703) 393-9718 Prince William/
Loudoun

Associated Abstract

(703) 385-6431 Fairfax

Land Title

(540) 659-4952 Stafford/Spots.

Cardinal Abstract

1 (800) 343-8648 Fauquier Co.

Landmark Title Agency

(540) 967-9213 Louisa/Lake Anna

Rapidan Title

(540) 825-9879 Orange/Culpeper

Date: 2/14/14

Date Required: 2/19/14

Full Title Search

Bringdown

Verbal

Case# 20140030

Legal Description: Lot 30 Section _____ Unit _____ Phase _____

Subdivision _____ County Falls Church ?

Property Address: 523 Great Falls Street

Falls Church, VA. 22046

Sellers Name: James F. Okoniewski

Purchasers Name: New Dimensions Inc. - Judy

★Note back case# if ordering bringdown: _____

Comments: ★ Please send copies of all exceptions on

title work. Thanks.

If you should have any questions, please call Kathy Jacobs or Sue Eyre at (703) 494-7171.



1999363083

**Received and Recorded
In the Office of the
Clerk of the Circuit Court
of Arlington County, Virginia**

Document Number: 1999363083	Book/Page: 3033/1382	Clerk ID: RECORDER
Document Type: BARGAIN AND SALE	Date Recorded: 12/29/1999	Grantor: THORNTON
Text Pages: 2	Time Recorded: 12:55:13	Assumption Bal: \$0.00
Plat Pages: 0	Document Date: 12/27/1999	New Amount: \$0.00
Received Of: G GALT BREADY	Original Amount: \$0.00	Exempt Code:

Actual Consideration:	\$158,000.00	Taxable Consideration:	\$0.00
(039) VA Tax:	\$237.00	(214) Falls Church Tax:	\$79.00
(213) Arlington Tax:	\$0.00	(222) Falls Church Transfer:	\$1.00
(212) Arlington Transfer:	\$0.00	(223) Falls Church Grantor:	\$79.00
(038) Va Grantor:	\$79.00		
(220) Arlington Grantor:	\$0.00		
(301) Clerks Fee:	\$12.00		
(145) VA Library:	\$1.00		
(106) Tech Fee:	\$3.00		
Document Total:	\$491.00		

Arlington County, Virginia
Clerk of the Court's Office

This certificate annexed constitutes the Clerk's endorsement required by sections 17-59, 17-79 and 58.1-802 of the code of Virginia.

David A. Bell
Clerk

**IMPORTANT:
DO NOT DETACH
THIS PAGE FROM
THE DOCUMENT!**

Cover Sheet required for document processing DO NOT REMOVE!

THIS DEED, made this 27th day of December, 1999, by and between WILLIAM M. THORNTON and RITA I. THORNTON, husband and wife, GRANTORS, and JAMES FRIEND OKONLEWSKI, GRANTEE,

W I T N E S S E T H :

That for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey unto the GRANTEE, with GENERAL WARRANTY of title, the following described real estate in the City of Falls Church, Virginia:

Lot 30, Block N, SHERWOOD SUBDIVISION, as the same appears duly dedicated, platted and recorded in Deed Book K-5 at page 674, among the Fairfax County, Virginia land records.

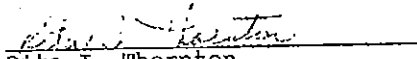
For derivation of title, reference is made to Deed recorded in Deed Book 5509, page 1090 of the Fairfax County land records and corrected in Deed Book 2439 page 286 of the Arlington County land records; to Deed recorded in Deed Book 2537, page 1180 of the Arlington County land records; and to Deed recorded in Deed Book 2708, page 933 of the Arlington County land records.

The GRANTORS do hereby covenant that they have the right to convey the said land, free from all encumbrances, that the GRANTEE shall have quiet possession of the same, and that the GRANTORS will execute such further assurances of title as may be necessary.

WITNESS the following signatures and seals:



William M. Thornton (SEAL)



Rita I. Thornton (SEAL)

Consideration: \$158,000.00

Tax map # 51 122 033

Address of Grantee: c/o American Homes Realty, Inc.
210 East Broad Street, #100, Falls Church, VA 22046

Prepared by and Return to G. GALT BREADY, Attorney
P.O. Box 476, Falls Church, VA 22040-0476

363091

THIS DEED, made this 27th day of December, 1994, by and between ROSANNE M. LABROZZI, formerly ROSANNE M. SKUBAL, GRANTOR, and WILLIAM M. THORNTON and RITA I. THORNTON, husband and wife, GRANTEES,

WITNESSETH:

That for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey unto the GRANTEES as tenants by the entireties with the full common law rights of survivorship expressly retained, with GENERAL WARRANTY of title, all of her undivided one-fourth interest in and to the following described parcel of land in the City of Falls Church, Virginia:

Lot 30, Block N, SHERWOOD SUBDIVISION, as the same appears duly dedicated, platted and recorded in Deed Book K-5, at page 674, among the Fairfax County, Virginia land records.

For derivation of title, reference is made to Deed recorded in Deed Book 5509 at page 1080 among the Fairfax County, Virginia land records, and to Deed of Correction recorded in Deed Book 2439 at page 286 among the Arlington County, Virginia land records.

Subject to restrictions, rights of way and easements of record.

Subject to Deed of Trust recorded in Deed Book 4520 at page 282 among the Fairfax County, Virginia land records, which by acceptance of this Deed, the GRANTEES do hereby assume and agree to pay.

The GRANTOR does hereby covenant that she has the right to convey the said land, free from all encumbrances except as aforesaid, that the GRANTEES shall have quiet possession of the same, and that the GRANTOR will execute such further assurances of title as may be necessary.

WITNESS the following signature and seal:

Rosanne M. Labrozzi (SEAL)
Rosanne M. Labrozzi

CONSIDERATION: \$31,599.88

Trust Assumed (74 BAC)

204 Hazelton Street Falls Church VA 22044

MAP REFERENCE # 51-122-033

RETURN TO: G. GALT BREADY, Attorney Post Office Box 476 Falls Church, Virginia 22040

(2)

WAS
admitted to
12-29-94
Time 12:40
CONSIDERATION
DATE: David a. Bell CLERK

COMMONWEALTH OF VIRGINIA, at large,
CITY OF FALLS CHURCH, to-wit:

I, SUZETTE R. CARABIN, a Notary Public in and for the Commonwealth of Virginia, at large, whose commission as such expires on the 31st day of August, 1998, do hereby certify that ROSANNE M. LABROZZI, whose name is signed to the foregoing and hereunto annexed Deed, personally appeared before me and acknowledged the same.

Given under my hand on this 27th day of December, 1994.



Suzette R. Carabin

Notary Public

212115

THIS DEED, made this 20th day of July, 1992, by and between MARIKA TOLZ, Trustee in Bankruptcy for FREDERICK M. SKUBAL, Debtor in Bankruptcy Case No. 91-23024-BKC-SMW (Chapter 7) in the United States Bankruptcy Court, Southern District of Florida, GRANTOR, and,

WILLIAM M. THORNTON and RITA I. THORNTON, husband and wife, GRANTEES,

W I T N E S S E T H :

That for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, the GRANTOR does hereby grant and convey unto the GRANTEES as tenants by the entireties with the full common law right of survivorship expressly retained, with SPECIAL WARRANTY of title, all of the undivided one-fourth interest of FREDERICK M. SKUBAL, divorced and not remarried, in and to the following described property in the City of Falls Church, Virginia:

Lot 30, Block N, SHERWOOD SUBDIVISION, as the same appears duly dedicated, platted and recorded in Deed Book K-5, at page 874, among the Fairfax County, Virginia land records.

For derivation of title, reference is made to Deed recorded in Deed Book 5509 at page 1090 among the Fairfax County, Virginia land records, and to Deed of Correction recorded in Deed Book 2439 at page 286 among the Arlington County, Virginia land records.

Reference is made to the Order of the Court authorizing conveyance of the said property, a certified copy of which is attached hereto.

Subject to Deed of Trust, restrictions and conditions of record.

WITNESS the following signature and seal:

Marika Tolz (SEAL)
Marika Tolz, Trustee in Bankruptcy for
Frederick M. Skubal

Deed was presented
and returned to record on
July 30, 1992
14113
CONSIDERATION 32,406.00
FEE: Said a bell CLERK

STATE	48.75
CP	16.25
TR	1.00
CI	13.00
GR	TAX 24.00
TOTAL	103.00

CONSIDERATION: \$32,406.00
TRUST ASSUMED: 8,600.00
\$23,806.00

MAILING ADDRESS 3041 Hazelton Street
OF GRANTEE Falls Church, VA 22044
TAX MAP REFERENCE # 51-122-033

RETURN TO: G. GALT BREADY, Attorney
Post Office Box 476
Falls Church, VA 22040

5

STATE OF FLORIDA, at large,
COUNTY/CITY OF Broward / Hollywood, to-wit:

I, Olga Tsiaussis, a Notary Public in
and for the State of Florida, at large, whose commission as such
expires on the 13th day of January, 1996,
do hereby certify that MARIKA TOLZ, Trustee in Bankruptcy, whose
name is signed to the foregoing and hereunto annexed Deed,
personally appeared before me and acknowledged the same.

Given under my hand and seal this 20th day of July,
1992.



OLGA TSIAUSSIS
MY COMM. EXP. 1-13-96
BONDED BY SERVICE MFG CO
NO. CC179264

Olga Tsiaussis
Notary Public

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO: 91-23024-BKC-SMW
CHAPTER 7

IN RE:

FREDERICK M. SKUBAL,

Debtor.

ORDER APPROVING SALE OF REAL PROPERTIES,
FREE AND CLEAR OF CERTAIN LIENS AND ENCUMBRANCES,
WITH ALL LIENS, CLAIMS AND ENCUMBRANCES TO
ATTACH TO ATTACH TO THE PROCEEDS OF SALE

THIS MATTER having come before this Court on June 24, 1992 at 1:30 o'clock p.m., on the Trustee's Motion for Approval of Sale of Real Properties with Liens and Encumbrances to Attach to the Proceeds of Sale, and the Court having considered the record in this matter, the argument of counsel and there being no objection raised by the interested parties and creditors in this cause, this Court finds and concludes as follows:

A. The Motion for Approval of Sale of Real Properties with Liens and Encumbrances to Attach to the Proceeds of Sale and the Notice of Sale and Notice of Hearing on Motion for Approval of Sale of Real Property with Certain Liens and Encumbrances to Attach to the Proceeds of Sale was duly served upon all creditors and interested parties claiming an interest in the property pursuant to the Order Amending Order Granting Trustee's Motion to Shorten Time for Giving Notice of Proposed Sale dated June 17, 1992.

B. At the hearing held on June 24, 1992 at 1:30 p.m., counsel appeared on behalf of the parties and all parties were afforded an opportunity to be heard.

C. The Court finds that the Trustee has met the requirements

38

of 11 U.S.C. Section 363.

D. The Trustee has received an offer to purchase the Debtor, FREDERICK M. SKUBAL's one-fourth interest in the following described properties, which the Trustee is vested in the one-fourth ownership interest in by virtue of the filing of the Debtor's voluntary petition in bankruptcy:

3704 Arlington Boulevard, Arlington, VA, legally described as Part of Lot 3, DYES 4TH ADDITION TO ASHTON HEIGHTS, Arlington County, Virginia

523 Great Falls Street, Falls Church, Virginia, legally described as Lot 30, Block N, SHERWOOD, City of Falls Church, Virginia

6418 Maplewood Drive, Falls Church, Virginia, legally described as Lot 47, Section 1, BELVEDERE, Fairfax County, Virginia

Also any equities, escrows, existing mortgages, including negative cash flow in the accounts.

E. The purchase price is \$54,000.00 net to the estate which the Trustee believes is fair value for a one-fourth ownership interest in the properties.

F. The proposed purchaser, William M. Thornton, is a co-owner on these same properties and is a bona fide and good faith purchaser for value.

G. The Court finds that approval of the sale is in the best interest of the creditors of this estate.

In view of the foregoing, it is hereby

ORDERED AND ADJUDGED that:

1. The Trustee's Motion for Approval of Sale of Real Properties with Liens and Encumbrances to Attach to the Proceeds of Sale is granted.

2. The properties described above will be sold free and clear

of all liens (except recorded mortgages of record which purchaser assumes), encumbrances, claims and adverse interest of whatever kind or description and any taxes owed by the Debtor relative to these properties as of the date of closing.

3. The net proceeds of sale shall be deposited into the Trustee's account. All liens (except recorded mortgages of record which purchaser assumes), and claims against the Debtor's one-fourth interest in the properties shall be adjudicated by further order of this Court and, to the extent valid, will attach to the proceeds of sale and will be disbursed in accordance with subsequent Court order.

4. The Debtor, FREDERICK M. SKUBAL is directed to execute all documents necessary to consummate the closing of this matter, including but not limited to a no-lien affidavit and a non-marriage certificate.

DONE AND ORDERED in the Southern District of Florida on this 7th day of June, 1992.

Sidney M. Weaver

SIDNEY M. WEAVER
Chief Bankruptcy Judge

Copies furnished:

Reggie David Sanger, Esquire
208 S.E. 9th Street
Fort Lauderdale, FL 33316

Interested parties on attached list by Reggie David Sanger, Esquire

062492/tm



Certified to be a true and correct copy of the original.
Karen Eddy, Clerk
U.S. Bankruptcy Court
So. Dist. of Fla.
By *Karen Eddy*
Date: 7/6/92

80-089373

BK 5509 1090

BOOK 2439 PAGE 286

CORRECTED

00262

THIS/DEED, made this 18th day of December, 1980, by and unmarried

between KATHLEEN M./MARSH/trading in relation to her sole and separate equitable estate, party of the first part; and FREDERICK M./SKUBAL and ROSANNE M./SKUBAL, his wife, as tenants by the entirety with the common law right of survivorship, as to their undivided one half interest; parties of the second part; and WILLIAM M./THORNTON and RITA I./THORNTON, his wife, as tenants by the entirety with the common law right of survivorship, as to their undivided one half interest, parties of the third part:

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the party of the first part hereto does hereby grant, bargain and sell with GENERAL WARRANTY of title, unto the parties of the second part, and third part, as tenants by the entirety with the common law right of survivorship, all that certain lot or parcel of land situate, lying and being in the County of Fairfax, State of Virginia, and more particularly described as follows:

Lot 30, Block N, SHERWOOD SUBDIVISION, as the same appears duly dedicated, platted and recorded in Deed Book K-5, at page 674, among the Fairfax County, Virginia land records.

AND BEING the same property conveyed to the parties of the first by Deed recorded in Deed Book 4520, page 261 among the aforesaid County land records.

SUBJECT to Restrictions, Rights-of-way and Easements of Record.

SUBJECT to the lien of a first Deed of Trust in the original amount of \$44,600.00 (present amount \$43,097.39), recorded immediately prior hereto among the said County land records.

Tax Paid
Sec 58-54 117.60
Sec 58-55.1 39.20
Sec 58-54.1 34.00
Consideration 78,400

GRANTEES: 450 W. BRAD ST., SUITE 30
FALLS CHURCH, VA 22046

Part 2:

Paul H. Humber
450 Maple
Ave., East
Virginia, VA
22180

The said party of the first part covenants that she has the right to convey the said land to the parties of the second and third parts; that she has done no act to encumber the same; that the said parties of the second part and third part shall have quiet possession of the said land, free from all encumbrances, except except as above; and that she the said party of the first part will execute such further assurances of the said land as may requisite.

WITNESS the following signature and seal:

Kathleen M. Marsh (SEAL)
KATHLEEN M. MARSH

STATE OF VIRGINIA

COUNTY OF FAR FAX, to-wit:

I, Paul H. Heubusch, a Notary Public in and for the State of Virginia at large, whose commission as such will expire on the 7th day of July, 1981, do hereby certify that FREDERICK M. SKUBAL and ROSANNE M. SKUBAL, his wife and WILLIAM M. THORNTON and RITA I. THORNTON, his wife, whose names are signed to the foregoing and hereunto annexed Deed bearing date on the 18th day of December, 1980, have personally appeared before me in my State and County aforesaid and acknowledged the same.

GIVEN under my hand this 18th day of December, 1980.

Paul H. Heubusch
NOTARY PUBLIC

RECORDED W/CERTIFICATE ANNEXED

1980 DEC 19 AM 9:10

FAIRFAX COUNTY, VA.

TESTE: *Ann. T. H. Hoyle*
CLERK

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

I, PAUL H. HEUBUSCH, a Notary Public in and for the State of Virginia at Large, whose commission as such will expire on the 7th day of July, 1981, do hereby certify that KATHLEEN M. MARSH, unmarried, whose name is signed to the foregoing and hereunto annexed Deed bearing date on the 18th day of December, 1980, has personally appeared before me in my State and County aforesaid and acknowledged the same.

GIVEN under my hand this 18th day of December, 1980.

Paul H. Heubusch
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

The foregoing Deed is re-recorded for the sole purpose of affixing the above corrected jurat .

Margaret L. Lewis
NOTARY PUBLIC

My commission expires:

7-31-93

VIRGINIA: IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF THE COUNTY OF ARLINGTON

This deed was presented, and with the
certificate annexed, submitted to record

on July 5, 1980 at 10:59 o'clock am.

CONSIDERATION \$ _____

STATE TAX _____

CITY TAX _____

NOTARY FEE _____

CLERK'S FEE 1.00

CLERK'S TAX _____

TOTAL 13.00

WITNESSED BY: David A. Bell CLERK

80-089373

BK5509 1090

GRANTEE: 450 W. BRAD ST., SUITE 30
FALLS CHURCH, VA 22046

THIS DEED, made this 18th day of December, 1980, by and
unmarried
between KATHLEEN M./MARSH/ trading in relation to her sole and
separate equitable estate, party of the first part; and FREDERICK
M./SKUBAL and ROSANNE M./SKUBAL, his wife, as tenants by the
entirety with the common law right of survivorship, as to their
undivided one half interest; parties of the second part; and
WILLIAM M./THORNTON and RITA I./THORNTON, his wife, as tenants by
the entirety with the common law right of survivorship, as to
their undivided one half interest, parties of the third part:

WITNESSETH: That for and in consideration of the sum of Ten
Dollars (\$10.00) cash in hand paid, and other good and valuable
consideration, receipt of all of which is hereby acknowledged, the
party of the first part hereto does hereby grant, bargain and sell
with GENERAL WARRANTY of title, unto the parties of the second
part, and third part, as tenants by the entirety with the common
law right of survivorship, all that certain lot or parcel of land
situate, lying and being in the County of Fairfax, State of
Virginia, and more particularly described as follows:

Lot 30, Block N, SHERWOOD SUBDIVISION, as the
same appears duly dedicated, platted and
recorded in Deed Book K-5, at page 674, among
the Fairfax County, Virginia land records.

AND BEING the same property conveyed to the
parties of the first by Deed recorded in
Deed Book 4520, page 261 among the aforesaid
County land records.

SUBJECT to Restrictions, Rights-of-way and Easements of
Record.

SUBJECT to the lien of a first Deed of Trust in the original
amount of \$44,600.00 (present amount \$43,097.39), recorded
immediately prior hereto among the said County land records.

Part to:

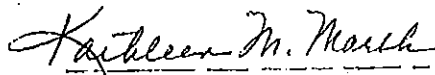
R.H. Heubner

Tax Paid
Sec 58-54 117.60
Sec 58-55.1 29.20
Sec 58-54.1 36.00
Consideration 78,400.

BK5509 1091

The said party of the first part covenants that she has the right to convey the said land to the parties of the second and third parts; that she has done no act to encumber the same; that the said parties of the second part and third part shall have quiet possession of the said land, free from all encumbrances, except except as above; and that she the said party of the first part will execute such further assurances of the said land as may requisite.

WITNESS the following signature and seal:

 (SEAL)
KATHLEEN M. MARSH

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

I, Paul H. Heubusch, a Notary Public in and for the State of Virginia at large, whose commission as such will expire on the 7th day of July, 1981, do hereby certify that FREDERICK M. SKUBAL and ROSANNE M. SKUBAL, his wife and WILLIAM M. THORNTON and RITA I. THORNTON, his wife, whose names are signed to the foregoing and hereunto annexed Deed bearing date on the 18th day of December, 1980, have personally appeared before me in my State and County aforesaid and acknowledged the same.

GIVEN under my hand this 18th day of December, 1980.

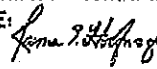

NOTARY PUBLIC

RECORDED W/ CERTIFICATE ANNEXED

1980 DEC 19 AM 9:10

FAIRFAX COUNTY, VA.

TESTE:


CLERK

56648

BOOK 4520 PAGE 261

THIS DEED, made this second day of December, 1976, by and between SUSAN M. SMITH, trading with respect to her sole and separate equitable estate, party of the first part; and KATHLEEN M. MARSH, as and for her sole and separate equitable estate, party of the second part:

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the said party of the first part does hereby grant and convey with General Warranty of Title unto the said party of the second part, as and for her sole and separate equitable estate, with full and complete authority in and to said party of the second part to alien, convey, encumber, and otherwise deal with and dispose of the same without necessity of joinder by or with her husband, all that certain land situate in the County of Fairfax, Virginia, and particularly described as follows:

Lot THIRTY (30), Block N, SHERWOOD SUBDIVISION, as the same appears duly dedicated, platted and recorded in Liber K, No. 5 at Page 674 among the Fairfax County, Virginia, land records.

AND BEING the same property conveyed to the party of the first part by Deed recorded in Deed Book 4039 at Page 712 among the said land records.

SUBJECT TO restrictions, conditions and rights of way of record.

TO HAVE AND TO HOLD the said property unto the said party of the second part, as and for her sole and separate equitable estate free from any liability whatsoever, and from debts of and claims against the husband of the party of the second part, free from any courtesy rights or inchoate curtesy rights of the said husband or any future husband of the party of the second part, with full and complete authority in and to said party of the second part to alien, convey, encumber and otherwise deal with and dispose of the same, without necessity of joinder by or with her husband.

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

WITNESS the following signature and seal:

Susan M. Smith (SEAL)
SUSAN M. SMITH

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, *James E. Hooper*, a Notary Public in and for the County of Fairfax, State of Virginia, whose commission expires on the *11th* day of *July*, 19*77*, do hereby certify that SUSAN M. SMITH has acknowledged the same before me this second day of December, 1976.

This instrument with certificate annexed, admitted to record-Office of Circuit Court
Fairfax County, Va. DEC 8 1976 at 12:11 p

James E. Hooper
NOTARY PUBLIC

Grantee: 523 Great Falls Street
Falls Church, Virginia 22046

RETURN TO:
HALL, SURGIVAL,
JACKSON & COLTEN
4641 UNIVERSITY DRIVE
SUITE 300
FAIRFAX, VIRGINIA
(703) 991-1000

Teale
James E. Hooper Clerk

1039 712

1974

THIS DEED, made this 26th day of April, 1974, by and between EDWARD JAMES SMITH and SUSAN M. SMITH, his wife, parties of the first part, and SUSAN M. SMITH, party of the second part,

W I T N E S S E T H :

That for and in consideration of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey unto the party of the second part, with GENERAL WARRANTY of title, the following described parcel of land in the City of Falls Church, Virginia:

Lot THIRTY (30), Block N, SHERWOOD Subdivision, as the same is duly dedicated, platted and recorded in Liber K, No. 5, at Page 674, among the land records of Fairfax County, Virginia.

And being the same property conveyed to the parties of the first part by Deed recorded in Deed Book 3220 at page 536 among the said land records.

Subject to restrictions, rights of way and conditions, if any, contained in the deeds forming the chain of title to this property.

Subject to Deed of Trust of record.

It is distinctly understood that this conveyance is made to the said party of the second part as her sole and separate estate free from the debts, controls and marital rights, including curtesy, of any present or future husband she may have; she may encumber said property or convey the same, by her sole act without the union of her husband in any deed that she may make with reference thereto, and she shall in all respects hold and dispose of the said property as though she were a feme sole.

The parties of the first part hereby covenant that they have the right to convey the said land, free from all encumbrances, except as aforesaid, that the party of the second part shall have quiet possession of the same, and that the parties of the first part will execute such further assurances of title as may be necessary.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Tax Paid
Sec 68-54 82.50
Sec 68-63.1 250
Sec 68-64.1 -

Edward James Smith (SEAL)
Edward James Smith

Susan M. Smith (SEAL)
Susan M. Smith

STATE OF VIRGINIA,
COUNTY OF FAIRFAX, to-wit:

I, SUZETTE R. CARABIN, a Notary Public in and for the State and County aforesaid, whose commission expires September 2, 1974, do hereby certify that EDWARD JAMES SMITH and SUSAN M. SMITH, his wife, whose names are signed to the foregoing Deed, personally appeared before me and acknowledged the same.

Given under my hand on this 26th day of April, 1974.

Suzette R. Carabin
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia MAY 29 1974
This instrument was received and, with the certificate annexed, admitted to record
Tostes Clerk

Mackin G. Tolson
Clerk

20.1.110 1039 712
573 West Great Falls Street
Fairfax, Va. 22046
of Brentlee

Ad. to: Ed & Susan Smith

Sept. 25, 1969. Ret. to: Tramoto, Kohlhaas & Garnier

THIS DEED, Made and entered into this 2nd day of September 1969 by and between RALPH J. APTON and RENATE S. APTON, his wife - - - - - parties of the first part; and EDWARD JAMES SMITH and SUSAN M. SMITH, his wife - - - - - as tenants by the entirety, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt whereof before the signing, sealing and delivery of these presents is hereby acknowledged, the said parties of the first part hereby grant, bargain, sell and convey with general warranty of title, unto the parties of the second part, as tenants by the entirety, with the full common law right of survivorship and not as tenants in common, all that certain piece or parcel of land with all its improvements and appurtenances thereunto belonging, situate, lying and being in the City of Falls Church, County of Fairfax, Virginia, and being more particularly described as follows:

Lot THIRTY (30), Block N, SHERWOOD Subdivision, as the same is duly dedicated, platted and recorded in Liber K, No. 6, at Page 674, among the land records of Fairfax County, Virginia.

AND BEING the same property acquired by the parties of the first part by Deed recorded in Deed Book 2875, at Page 86, among the land records of said County.

This conveyance is made subject to the restrictions, rights of way, and conditions, if any, contained in the deeds forming the chain of title to this property.

The grantors covenant that they have the right to convey the aforesaid property unto the grantees; that the grantees shall have quiet possession thereof; that the said grantors have done no act to encumber said land, except as above, and that they will execute such further assurances of the land as may be requisite.

WITNESS the following signatures and seals:

[Signature] (SEAL)
RALPH J. APTON
[Signature] (SEAL)
RENATE S. APTON

STATE OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

I, the undersigned, a Notary Public in and for the County of ARLINGTON in the State of Virginia, do hereby certify that RALPH J. APTON and RENATE S. APTON, his wife whose names are signed to the foregoing writing, bearing date on the 2nd day of September, 1969, have personally appeared before me in my County of ARLINGTON aforesaid and acknowledged the same.

GIVEN under my hand and seal this 2nd day of September, 1969. My commission expires February 9, 1971.

State Tax \$34.75
County Tax \$116.5
Add'l. Tax \$23.50
[Signature]
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia SEP 11 1969 at 10:27 AM
This instrument was received and, with the certificate annexed, admitted to record

Teste: [Signature] Clerk

THIS DEED, Made this 3rd day of March, 1967, by and between PIONEER REALTY, INC., a Virginia corporation, party of the first part; and RALPH J. APTON and RENATE S. APTON, his wife, as Tenants by the Entirety, parties of the second part.

Apr. 10, 1967-Ret. to: Tramonte, Kohhaas and Garnier

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does grant and convey with General Warranty of Title unto the said parties of the second part, as tenants by the entirety, with full common law right of survivorship, and not as tenants in common, all of that certain piece or parcel of land, together with the improvements thereon situate in the City of Falls Church, Fairfax County, Virginia, described as follows:

Lot 30, Block N, SHERWOOD Subdivision, as the same is duly dedicated, platted and recorded in Deed Book K-5 at page 674, among the land records of Fairfax County, Virginia;

AND BEING the same property conveyed to the party of the first part by Deed recorded in Deed Book 2853 at page 409, among the said land records.

THIS CONVEYANCE is made subject to a Deed of Trust recorded in Deed Book 2194 at page 105, among the said land records, securing a note in the original principal sum of \$15,250.00, the unpaid balance of which the parties of the second part agree to assume and pay as is evidenced by their acceptance of this Deed.

The said party of the first part covenants that it has the right to convey the said land to the said parties of the second part; that it has done no act to encumber the same except as herein set forth; that the said parties of the second part shall have quiet possession of the said land, free from all encumbrances, except as herein set forth; that the said party of the first part will execute such further assurances of the land as may be requisite.

IN WITNESS WHEREOF, the said PIONEER REALTY, INC., a Virginia corporation, has caused this Deed to be executed in its corporate name by L. C. WADE, its President, and its corporate seal to be hereto affixed and attested by HANK HALLAND, its Secretary, said officers being thereunto duly authorized, all as of the day, month and year first hereinabove written.

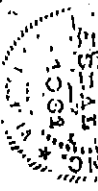
PIONEER REALTY, INC.

By: L. C. Wade
L. C. WADE, President



ATTEST:

Hank Halland
HANK HALLAND, Secretary

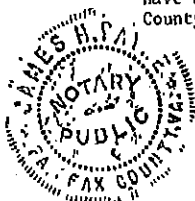


STATE OF VIRGINIA,
COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a Notary Public in and for the County aforesaid in the State of Virginia, do hereby certify that L. C. WADE and HANK HALLAND, whose names as President and Secretary, respectively of PIONEER REALTY, INC. are signed to the above writing bearing date on the 3rd day of March, 1967, have on behalf of said corporation acknowledged the same before me in my County aforesaid.

GIVEN under my hand this 10th day of March, 1967.

My commission expires: 2/2/70



James H. P. A.
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia MAR 23 1967 at 10:30 A.M.
This instrument was received, with the certificate annexed, admitted to record

Teste: James H. P. A. Clerk

City of Falls Church, Virginia

Parcel ID: 51-122-033
Property Address: 523 GREAT FALLS ST
 FALLS CHURCH, VA 22046
Owner's Name: OKONIEWSKI JAMES FRIEND
Mailing Address: 210 E BROAD STREET SUITE 100
 VA22046

General Information

Legal Description: LOT 30
 BLOCK N
Legal Acreage: 0.20630
Land Square Footage: 8,985

2013
 \$3,464.78 pd
 \$3,464.77 pd

Assessment Information

Valuation as of:	Current	2013	2012
Land Value:	\$440,800	\$419,800	\$404,800
Improvement Value:	\$108,500	\$111,200	\$111,200
Total Value:	\$549,300	\$531,000	\$516,000

Ownership History

Grantor	Sale Date	Sale Price	Doc # or Deed Book/Pg
No Data	1999-12-29	\$158,000	3033 1382
No Data	1994-12-29	\$31,599	2708 0933
No Data	No Data	\$0	No Data

Improvements

Building Type:	18 1+1/2 STORY FINISHED	# of Bedrooms:	3	Attic Sq Ft:	
Type of Struct:	DWELLING	# of Full Baths:	1	Bsmt Sq Ft:	884
Year Built:	1925	# of Half Baths:	0	Att Garage Sq Ft:	
Fin Sq Ft:	1,105	Foundation:	Full Bsmt	Att Carport Sq Ft:	
Basement Sq Ft:	884	Frame:	Alum siding	Det Garage Sq Ft:	200
Fin Basement Sq Ft:		Roof Type:	Hip	Outbuildings:	Residential Detached Gar
Fin Attic Sq Ft:		Roof Material:	Comp sh to 235#		
# of Rooms:	7	Heat Type:	21		
		Air Cond:	Y		

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as the city of Falls Church expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

The City of Falls Church, VA

Legend

- City Boundary
- Parcels
- Roads



Date: 2/19/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and the City of Falls Church is not responsible for its accuracy or how current it may be.





1999363084

**Received and Recorded
In the Office of the
Clerk of the Circuit Court
of Arlington County, Virginia**

Document Number: 1999363084	Book/Page: 3033/1385	Clerk ID: recorder
Document Type: DEED OF TRUST	Date Recorded: 12/29/1999	Grantor: OKONIEWSKI
Text Pages: 2	Time Recorded: 12:57:32	Assumption Bal: \$0.00
Plat Pages: 0	Document Date:	New Amount: \$0.00
Received Of: G GALT BREADY	Original Amount: \$0.00	Exempt Code:

Actual Consideration: \$148,000.00	Taxable Consideration: \$0.00
(039) VA Tax: \$222.00	(214) Falls Church Tax: \$74.00
(213) Arlington Tax: \$0.00	(222) Falls Church Transfer: \$0.00
(212) Arlington Transfer: \$0.00	(223) Falls Church Grantor: \$0.00
(038) Va Grantor: \$0.00	
(220) Arlington Grantor: \$0.00	
(301) Clerks Fee: \$12.00	
(145) VA Library: \$1.00	
(106) Tech Fee: \$3.00	
Document Total: \$312.00	

Arlington County, Virginia
Clerk of the Court's Office

This certificate annexed constitutes the
Clerk's endorsement required by sections
17-59, 17-79 and 58.1-802 of the code of
Virginia.

David A. Bell
Clerk

**IMPORTANT:
DO NOT DETACH
THIS PAGE FROM
THE DOCUMENT!**

Cover Sheet required for document processing DO NOT REMOVE!

DEED OF TRUST

THIS DEED, made this 27th day of December, 1999, by and between JAMES FRIEND OKONIEWSKI, GRANTOR, and G. GALT BREADY, a resident of the City of Falls Church, whose business address is 210 East Broad Street, Falls Church, Virginia 22046, TRUSTEE, GRANTEE,

W I T N E S S E T H :

That in consideration of the sum of FIVE DOLLARS in hand, the receipt whereof is hereby acknowledged, and for the express purpose of securing the payment of the hereinafter-described indebtedness, the said GRANTOR does hereby grant and convey with GENERAL WARRANTY of title, unto the said TRUSTEE, all of the following real estate, including all improvements thereon and appurtenances thereunto belonging, and also all fixtures now or hereafter attached to or used in connection with the property herein described, located in the City of Falls Church, State of Virginia, and described as follows:

Lot 30, Block N, SHERWOOD SUBDIVISION,
as the same appears duly dedicated,
platted and recorded in Deed Book K-5
at page 674, among the Fairfax County,
Virginia land records.

And being the same property conveyed to
the GRANTOR by Deed recorded immediately
prior hereto.

NOTICE: THE DEBT SECURED HEREBY IS SUBJECT TO CALL
IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE
EVENT OF SALE OR CONVEYANCE OF THE PROPERTY REFERENCED
ABOVE.

IN TRUST, however, to secure the payment of one Note of even date herewith, made by the GRANTOR, in the amount of \$148,000.00, payable to WILLIAM M. THORNTON and RITA I. THORNTON, OR SURVIVOR, and due and payable in full December 27, 2024. Full prepayment rights are reserved. This Note represents deferred purchase money. This Note shall become due and payable in full at the option of the Noteholder, in the event of transfer of title to the above-described property.

Address of Noteholder: 913 Gracelyn Court, Blacksburg, VA 24060
Tax map # 51 122 033
PREPARED BY AND RETURN TO G. GALT BREADY, Attorney -
P.O. Box 476, Falls Church, VA 22040-0476

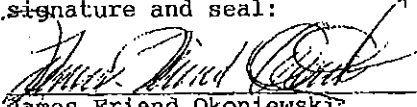
THIS DEED OF TRUST shall operate as an assignment of rents to the Noteholder in the event of default.

FAILURE OF GRANTOR to pay real estate taxes or hazard insurance premiums when due shall constitute a default herein. GRANTOR agrees to provide immediate written proof to the Noteholder of payment of real estate taxes when due.

ANY DEFAULT or failure to pay any other lien or encumbrance on the property shall be a default of the trust unless cured within ten days after written notice from the Noteholder.

THIS DEED OF TRUST is made under the provisions of Article 2, Chapter 4, Title 55 of the Code of Virginia, as amended, except as modified herein. TRUSTEE COMMISSION in the event of advertisement but payment before sale, 2-1/2% of the face of said Note with the minimum fee of \$500.00; in the event of sale, 5% with a minimum fee of \$750.00. ADVERTISEMENT REQUIRED: to publish the time, place and terms of the sale once a week for two successive weeks in a newspaper published or having general circulation in the City of Falls Church, Virginia, with the last insertion, if desired, on the day of sale. INSURANCE against fire and windstorm is required in an amount equal to the face of said Note or the full insurable value of the improvements, whichever is smaller, and the policy or policies must be placed with the beneficiary hereunder. All exemptions are hereby waived.

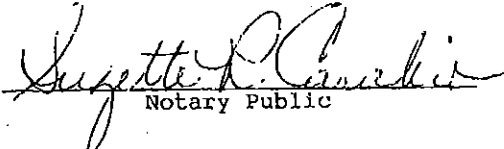
WITNESS the following signature and seal:


James Friend Okoniewski (SEAL)

COMMONWEALTH OF VIRGINIA,
CITY OF FALLS CHURCH, to-wit:

I, SUZETTE R. CARABIN, a Notary Public in and for the Commonwealth of Virginia, at large, whose commission as such expires on the 31st day of August, 2002, do hereby certify that JAMES FRIEND OKONIEWSKI, whose name is signed to the foregoing and hereunto annexed Deed of Trust, personally appeared before me and acknowledged the same.

Given under my hand and seal on this 27th day of December, 1999.


Notary Public

A COPY - Just: THOMAS P. CHAPMAN JR. CLERK
BY Frank D. Swart
Deputy Clerk

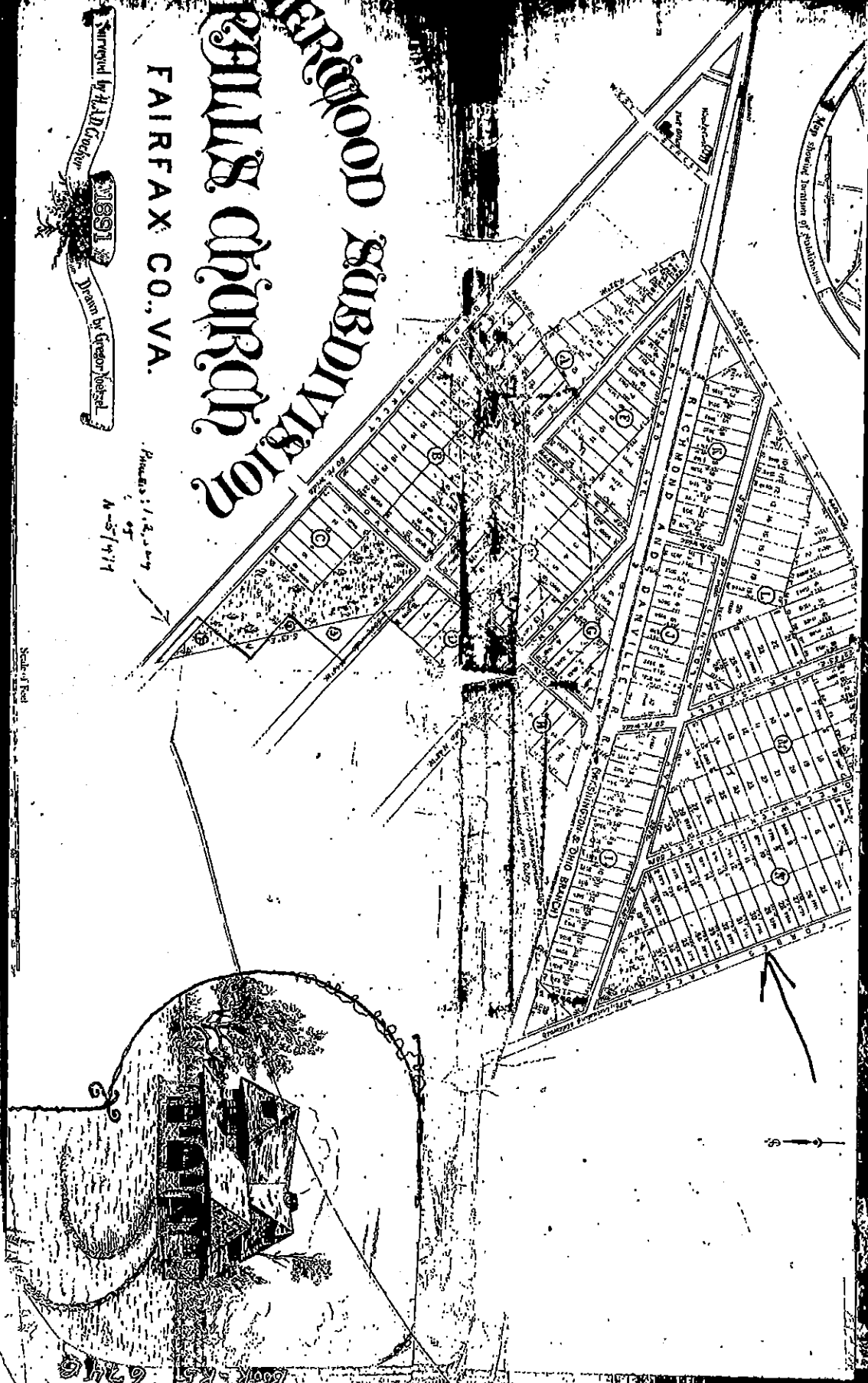
SHARPOOD SUBDIVISION GENUS OPERA

FAIRFAX CO., VA.

Surveyed by H. M. Cooper
1891
Drawn by George Westall

Plotted 1:2,000
A-5/1911

Scale of Feet



Book - 125
62146

Deed
of
Dedication
for
Sherwood

County of Fairfax State of Virginia
I Robert Morrison a Notary Public in and for the
County aforesaid do hereby certify that Joseph Riley and
Mary E. Riley his wife jointly to wit certain and bearing date on
The 20 day of July AD 1891 and having appeared personally
appeared before me on The 23 day of July the said J^o
Riley and Mary E. Riley his wife being personally
known to me to be the persons who executed the said
deed and acknowledged the same to be their act and
deed. Given under my hand this 25 day of July
AD 1891

Robert Morrison Notary Public

In the County Office of Fairfax County Virginia
July 25th 1891

This deed was received duly
authenticated and admitted to record.

Teste

J. M. Richardson Clerk

July 20th
Same as
last.

This deed of Dedication of the attached plat of a
certain subdivision of land situated at
Falls Church in the County of Fairfax and State
of Virginia known as the Sherwood subdivision
and bounded and described as follows
is hereby entered into by the subscribers named
Jacob C. D. Nelson the trustee of the said Sherwood
subdivision, no further use of the agreement
entered into by the parties in witness as
evidenced by the same on record in the
Land Records of Fairfax County Virginia in
Book of No 5 folio 64 and Joseph W. Riley and
Mary E. Riley his wife of Falls Church Virginia
witnesseth. That the said land beginning at
a point where the centre of Broad Street intersects
the line of Joseph W. Riley extended and (58) fifty
three feet from a stake in the North East line of
the said street or lot line of the said subdivision
thence along the centre of Broad Street N 48° W
1752 feet and six sevenths hundredths fifty two
feet and eight inches to a spike in the North West
side of a bridge in the line of Collins extended
thence crossing the street and along the line of
Wm. C. Collins N 51° 10' E (rough 910) 275 feet and

Twenty four feet and nine inches to a stake a
 corner to William H. Ellison, thence with the line
 of Wm H. Ellison N 32° W (558 ft 3 in) four hundred
 and fifty eight feet three inches to a stone in the
 line of Wm H. Ellison and in the line of West Street
 extended, thence along the line of Wm H. Ellison
 crossing the Washington Ohio & Western R.R.
 and with the south side of West Street N 59°
 35' E (1239 ft 4 in) Two hundred and thirty
 nine feet and ten inches to a stake in the north
 side of West Street thence along the north side
 of said West Street N 78° 27' East (1066 ft 10 in)
 one thousand and sixty six feet and two inches
 to a stake in the centre of Forbes Street, thence
 along the centre of Forbes Street S 22° 53' E (1470 ft
 and fourteen hundred and seventy feet to a
 stake where the same intersect with the north
 line of the said W. O. & W. Rail Road, thence along
 the north line of said Rail Road (313 ft 4 in)
 Three hundred and thirteen feet & three inches
 to a stake in the line of Riley thence with the
 line of Riley crossing the said Rail Road S
 83° 42' W (280 ft) Two hundred and sixty feet
 to a stake at the intersection of Riley's line with
 the Southern boundary of the said Rail Road
 thence along the Southern line of the said Rail
 Road N 74° 18' W (327 ft 8 in) Three hundred
 and twenty seven feet and eight inches to a
 stake a corner to Riley, thence with the line of
 Riley passing for the greater part of the distance
 along the South East side of a ditch S 42° 07' (862 ft
 2 in) Eight hundred and sixty two feet & two
 inches to a stake a corner of Riley thence with
 the line of Riley S 13° E (507 ft) Eight hundred and
 one feet and nine inches to the place of beginning
 including the land owned and occupied by the
 Washington Ohio and Western Rail Road, including
 within the boundaries of this survey, with the
 streets and avenues and the subdivisions as
 indicated by notes and bounds thereon is with
 the foregoing and in accordance with the
 desire of the proprietors thereof and no claims
 the same interest of record in the land records
 of the County of Fairfax in the State of Virginia

as recited of reference, the streets and avenues situated on the said plat being hereby dedicated to the public use as provided for by the revised Statutes of the State of Virginia. Witness the following signatures and seal July 22^d 1891.

J. C. DePetron Trustee
J. H. Coley
Mary E. Coley
Mary E. DePetron
W. H. Church

District of Columbia Washington D.C.
I Joseph Roy a Notary Public in and for the District of Columbia do certify that Jacob C. DePetron Trustee whose name is signed to the annexed deed of dedication dated July 22^d 1891 has acknowledged the same before me in my District of Columbia, Given under my hand and Notarial Seal this 23^d day of July 1891
Joseph Roy Notary D.C.

State of Virginia County of Fairfax D.C.
I Robert Morrison a Notary Public in and for the aforesaid County do certify that Joseph H. Coley & Mary E. Coley his wife parties to a certain deed of Dedication dated July 22^d 1891 and hereto annexed personally appeared before me on the 28^d day of July 1891 and acknowledged that they severally signed the above instrument for the uses therein set forth.
Robert Morrison Notary

In the Clerk's Office of Fairfax County Court
July 28^d 1891

This deed was received duly authenticated and admitted to record
Eusebio W. Richardson Clerk

Same as last

~~This Deed made this 29th day of June in the year One thousand eight hundred and ninety one between Jacob C. DePetron Trustee party of the first part and John L. Wise of Washington D.C. parties of the second part. Witnesseth that in consideration of the sum of One thousand and fifty \$150⁰⁰ dollars the said Jacob C. DePetron Trustee~~

an of a circle with the radius of 701 ¹/₁₀ feet to a stake; thence N. 20 degrees 57 minutes E. 957 ⁴/₁₀ feet to a stake on the south line of a thirty-foot road; thence along the said south line of the aforesaid road N. 45 degrees E. 98 ⁷/₁₀ feet to a stake; thence through the Longson estate the following three courses: S. 20 degrees 57 minutes E. 1099 feet to a stake; thence 1046 ¹/₁₀ feet by an arc of a circle with the radius of 741 ¹/₁₀ feet to a stake; thence N. 78 degrees 15 minutes E. 76 ⁷/₁₀ feet to a stake on the West side of a thirty-foot road; thence along the said West side of the aforesaid road N. 28 degrees 30 minutes E. 52 ¹/₁₀ feet to a stake at the place of beginning, being a strip or parcel of land 40 feet wide with an average depth of 2135 ¹/₁₀ feet, containing 1 ¹/₁₀ acres, more or less. This deed is made subject to the provisions contained in the last named decree, heretofore recited, in respect to the construction by the party of the record part of its road within three years from date of sale. Witness the following signature and seal.

J. M. Low
Special Commissioner

In the Clerk's office of Fairfax County Court Va. Sep. 17th 1900.
This deed was received, duly acknowledged before me by
J. M. Low, Sp. Comm. & admitted to record.
No stamp required.

W. W. Dickerson, Clerk.

Witness 27.
Witness 16
Bunker Hunt.
Clerk, 11

This deed made this 18th day of September, A.D. 1900, by and between Weston G. Church and Carrie B. Church, his wife of Falls Church, Virginia, as parties of the first part and The Falls Church Telephone and Telegraph Company, a Corporation, incorporated under the laws of the State of Virginia, party of the second part.
Witnesseth: That for and in consideration of the sum of Eleven thousand (\$11,000.00) Dollars, the said Weston G. Church and Carrie B. Church, as parties of the first part, do hereby grant, bargain, sell and convey unto the said The Falls Church Telephone and Telegraph Company, with General Warranty all of their right, title and interest whatsoever in the telephone and Telegraph lines, easements, rights of way, instruments, equipments, tools and all material and effects of whatever

description, pertaining to the Telephone and Telegraph business now owned by them and located in Fairfax and Alexandria Counties, Virginia, and enumerated in part as follows, viz: - A line of poles and eight wires (two of which are copper) extending from Falls Church to the Aqueduct Bridge in Alexandria County; another line of three wires, extending from Falls Church to Fairfax Court House, with laterals from each line to accommodate subscribers; several short lines in the town of Falls Church; a line under construction from Falls Church to a point near the Theological Seminary, with laterals; about twenty telephone instruments of the Elliott Manufacture; tools, such as spades, shovels, spike poles, linemen's outfit, inspector's outfit; a tin drop switch-board of the Western Telephone Construction Company's manufacture, and all other tools, equipments and property - of pertaining to the said Telephone business.

The said parties, of the first part, covenant that they have the right to convey the said property to the grantee; that they have done no act to obstruct the same; that the grantee shall have quiet possession of the same, free from all encumbrances; and that they, the said parties of the first part, will execute such further assurance of the same as may be legally requisite.

Witness the following signatures and seals the day and date above written.

Wm. E. Church 
 Carrie B. Church 

State of Virginia: to-wit:

County of Fairfax:

J. S. Mathur, a Notary Public, in and for the County in the State aforesaid, do certify that Weston E. Church and Carrie B. Church, (his wife) whose names are signed to the aforesaid bearing date on the 19th day of September A. D. 1900, personally appeared before me, in my County aforesaid and acknowledged the same to be their act and deed.

Given under my hand this 20th day of September A. D. 1900.

J. S. Mathur
 Notary Public for Fairfax County, Va.

BK I-8/509

~~Given under my hand this 18th day of November, 1918.~~

~~W. P. Woolle.~~

~~Notary Public.~~

~~In the Clerk's Office of the Circuit Court of Fairfax County, Va., Nov., 18th 1918.~~

~~This deed was received, duly authenticated and admitted to record.~~

~~Teste.~~

~~*J. W. Richardson*~~

~~Clerk.~~

*Rec'd at Court
21st Oct.
1918
W. P. Woolle*

~~\$1.00 Received of the Chesapeake and Potomac Telephone Company of Virginia, One 00/100 Dollar, in consideration of which I hereby grant unto said Company, its successors and assigns, the right to construct, operate and maintain its lines of telephone and telegraph, including the necessary poles, cables, wires and fixtures upon, over and across the property which I own, or in which I have any interest, in the District of Falls Church, County of Fairfax, and State of Virginia, and upon and along the roads, streets or highways adjoining the said property; to permit the attachment of the wires of any other Company or person; to trim any trees along said lines so as to keep the wires cleared at least three (3) -- with the further right to cut down all trees that interfere with wires, to erect and set the necessary guy and brace poles and anchors and to attach and to tress the necessary guy wires; said sum being received in full payment therefor.~~

~~E. O. Victoria B. O.~~

~~Witness my hand and seal this 21st day of Oct. A. D. 1918.~~

~~A. A. Freeman.~~

~~(Seal)~~

~~Witness;~~

~~K. L. Mattie.~~

~~S. A. Terry.~~

~~District of Columbia, County of Washington, to-wit:~~

~~I, S. A. Terry a Notary Public of the Dist. of Columbia in and for the County aforesaid, do hereby certify that A. A. Freeman whose name is signed to the within writing bearing date on the 21st day of October 1918, has acknowledged the same before me in my District aforesaid.~~

~~Given under my hand & Notarial Seal this 21st day of October 1918.~~

~~(Seal)~~

~~S. A. Terry.~~

~~Notary Public.~~

~~My Commission expires 2nd day of April 1919.~~

~~In the Clerk's Office of the Circuit Court of Fairfax County, Va., Nov. 16 1918.~~

~~This deed was received, duly authenticated and admitted to record.~~

~~Teste.~~

~~*J. W. Richardson*~~

~~Clerk.~~

*21st Oct.
Rec'd at
W. P. Woolle
Alex. Va.*

~~Know All Men By These Presents, that I, Macdonald Douglass, of Alexandria, Virginia, have made, constituted and appointed, and by these presents do make, constitute and appoint Gardner L. Boothe of Alexandria, Virginia, my true and lawful Attorney for me and in my name, place and stead, to sign any deed or deeds for any property in Fairfax County, Virginia, or in Alexandria City, Virginia, with my wife Hazel B. Douglass,~~

ASSOCIATED ABSTRACT, INC.

BORROWER/OWNERS: THORNTON, WILLIAM M. & RITA I.

BORROWER/OWNERS: SKUBAL, FREDERICK M. + ROSANNE M.

JUDGMENTS/LIENS/UCC: NONE (LABROZZI)

PURCHASERS: _____

total class
NW (1/2 int)
total class
NW (1/2 int)

BOOK/PAGE/INST	DOC TYPE	AMOUNT	REL/OPEN	RELEASE INFO/NOTES
5509/1090	D			(FAIRFAX)
5509/1092	T	0/5642/1169		to 11/88
2439/280	CORR D	5509/1090 (FX)		
2537/1180	D	FREDERICK M. SKUBAL (1/4 int)		(ARLINGTON)
2708/933	D	ROSANNE M. SKUBAL kna LABROZZI (1/4 int)		from 11/88

BORROWER/OWNERS: MARSH, KATHLEEN M.

BORROWER/OWNERS: _____

JUDGMENTS/LIENS/UCC: NONE

BOOK/PAGE/INST	DOC TYPE	AMOUNT	REL/OPEN	RELEASE INFO/NOTES
4520/261	D			(FX)
4520/262	T	0/510220/177		
4798/77	F	DNA		
5509/1090	D			



ASSOCIATED ABSTRACT

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3949-B University Drive Fairfax, Virginia 22030

Phone (703)273-1113 Fax (703)385-6431 assocabstract@aol.com

TO: All Title Processors

FROM: Ervin "Butch" Holloway

RE: Outer County Title Searches

DATE: FEBRUARY 19, 2014

The purpose of this memo is to reaffirm Associated Abstract's outer county policy, implemented in May 2006, requiring full payment for all outer county title searches – regardless of cancellation. This policy applies to all counties except the following: Alexandria, Arlington, Fairfax, Loudoun and Prince William. Thank you.