

may deem adequate for the security of the debt hereby secured; but it shall not be incumbent upon the holder of said note to effect or renew any insurance upon said improvements, or to pay any taxes on said property, but that all premiums and taxes paid therefor, if any, with interest from time of payment, shall constitute a lien under and by virtue of this deed on the property hereby conveyed, and in event of sale shall be treated as a part of the debt secured by this deed, and as a part of the cost of executing this trust and if there be no sale under this deed, then all such premiums, taxes and levies are to be recoverable by all the remedies at law, or in equity, by which the debt aforesaid may be recoverable, and the parties of the first part hereby waives the benefit of their homestead exemption as to the debt secured by this deed and any expenditure for taxes, levies or insurance premiums by the holders of said notes in pursuance of this deed.

If no default shall be made in the payment of the above-mentioned notes or insurance premiums, then, upon the request of the parties of the first part, a good and sufficient deed of release shall be executed to them at their own proper costs and charges.

Witness the following signatures and seals:

Charles G. Leary (SEAL)

Zenaida Leary (SEAL)

STATE OF VIRGINIA,

Corporation of Fredericksburg to-wit:

I, Lina C. Harrison, a Notary Public in and for the Corporation aforesaid, in the State of Virginia, do certify that Charles G. Leary and Zenaida Leary, his wife, whose names are signed to the foregoing writing, bearing date on the 10th day of January 1913, have acknowledged the same before me in my Corporation aforesaid.

Given under my hand, this 15th day of January 1913.

Lina C. Harrison, Notary Public.

My commission expires Feb. 11, 1913.

Virginia, Stafford County, to-wit:

In the office of the Clerk of the Circuit Court for the County of Stafford the 18th day of January 1913, this deed was presented and, with the certificates annexed, admitted to record at 4 o'clock P.M.

Teste: Geo. W. Herring, Clerk.

In the Clerk's Office, Circuit Court, Prince William County, January 22, 1913.

THIS TRUST from Leary et ux to Swift, Tr. was received with certificate annexed and admitted to record.

622.

Teste: *J. S. Herrell*, Clerk.

Witness
Delivered to
H. A. Duvall
Jan. 28, 13.
Pres.

THIS DEED made this 22 day of April in the year one thousand nine hundred and seven, between Sarah F. Duvall of the County of Prince William and State of Virginia of the first part and H. A. Duvall of Washington City of the second part-

WITNESSETH: That in consideration of the sum of Five Hundred Dollars cash in hand paid at or before the signing and sealing and delivery of these presents the receipt whereof is hereby acknowledged, the said Sarah F. Duvall, party of the first part does grant unto the said H. A. Duvall party of the second part, with GENERAL WARRANTY, all that certain tract or parcel of land lying and being situate in Occoquan Magisterial District in Prince William

County Virga. and being the portion of land allotted to the said Sarah F. Duvall by deed of partition recorded in Deed Book 25 page 120, and bounded as follows, to-wit- Lot No. 1 (formerly owned by Lydia Byrd) Beginning at ~~the~~ figure 1 a Spanish and Box oak corner to Rigg, thence S 14-1/2 E 71 poles to 2 several marked black oak saplings corner to Holland's land, thence N 83-1/2 W 191 poles to 3 between a gum tree and two red oak stumps & another corner of Holland's land, thence N 3 W 90 poles to 4 a stone thence N 52 E 10 poles to 5 a bunch of alders on the east side of Beaver Dam Branch corner to said Riggs, thence with his line S 74-1/2 E 176 poles to the beginning containing 93 acres & 35 poles, less seven acres heretofore sold to John Duvall as shown by deed recorded in the office of the Clerk of the Court of Prince William County.

The said Sarah F. Duvall covenant that she has the right to convey the said land to the grantee; that she has done no act to encumber the said land; that the grantee 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.

Sarah F. ^{her}X Duvall (SEAL)
mark

Changes in deed (Letter "E" to Letter "F") made by me

Arthur G. Cole, Notary Public.

Witness as to signature:

Arthur G. Cole.

H.A. Duvall.

DISTRICT OF COLUMBIA, TO-WIT:

I, Arthur G. Cole, a Notary Public in and for the District of Columbia afore said, do certify that Sarah F. Duvall whose name is signed to the within writing, bearing date on the 22 day of April 1907, has acknowledged the same before me in my Dist. aforesaid.

Given under my hand this 22 day of July, 1907.

(SEAL)

Arthur G. Cole, Notary Public, D. C.

In the Clerk's Office, Circuit Court, Prince William County, January 22, 1913.

THIS DEED from Duvall to Duvall was received with certificate annexed and admitted to record.

623.

Teste: *J. Herrell*, Clerk.

THIS DEED made this 2nd day of July in the year one thousand nine hundred and twelve between James M. Jeffries, party of the first part, and M. A. Woodyard, party of the second part.

Witnesseth: That in consideration of the sum of one hundred and twenty-five Dollars, cash in hand the receipt whereof is hereby acknowledged, the said James M. Jeffries doth grant unto the said M. A. Woodyard, with GENERAL WARRANTY, all that lot of land that was conveyed to the party of the first part by Thos. H. Lion, Trustee, and commissioner, by deed dated the 9th day of October, 1908, recorded in Deed Book No. 57 pages 462&3, and described as follows:

Lot numbered thirteen (13) and bounded by the Milford road on the North-west

JEFFRIES
DEED TO
WOODYARD.

*Admitted to
Clerk's Office
May 1/13
P. H. C.*