

Claimant #102 - Nicholson, Effie.

(Continued)

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Slope	112	\$1.50	\$168.00
Ridge	4	\$1.00	\$ 4.00
Fg	10	\$10.00	\$100.00
Fc	25	\$12.00	\$300.00
Fr	7	\$ 4.00	\$ 28.00
	<u>158</u>		<u>\$600.00.</u>

Summary:

Total value of land.	\$600.00
Total value of timber.	\$315.00
Total value of improvements.	\$670.00
Total value of orchard.	\$153.00
Total value of tract.	<u>\$1738.00.</u>

L. W. Tanner, Sec.

County: Madison
District: Roberson

Claimant #102 - Nicholson, Effie.

Acreage Found: 158

Location: White Oak and Cedar Runs. Entirely within the Park Area.

Incumbrances, counter claims or laps: Survey of this tract shows it to contain 158 acres. The Geo. W. Dyer tract laps on this tract.

Soil: Sandy loam of a good depth and fertility over most of the area. Rocky over most of the area, very rocky in places. Grazing land is bushy over most of the area and has a poor sod in portions. F. R. has light stand of small bushes and is almost in shape for cultivation. Slopes are gentle to steep.

Roads: 8 miles via dirt road to Criglersville. 18 miles of hard surface road to Culpeper, the nearest shipping point.

History of tract and condition of timber: Most of the merchantable saw timber has been removed from this tract. There is about 137M of saw timber on the slope type.

137 M. saw timber @ \$2.00 per M.	\$274.00
42 tons chesnut oak barn @ \$1.00.	41.00
	<u>\$315.00.</u>

Improvements: Log and frame dwelling 24x20', with 4 rooms, shingle and paper roof, stone flues, 1½ story, poor condition. Occupied by tenant.

Frame grainery, 14x8x9, shingle, fair condition.

Frame Spring house, 5x7x7, shingle, good condition.

Frame Mill house and fixtures, 10x12, poor condition.

Log and Frame House, 16x20, 4 rooms, porch 7x20, shingle roof, stone flues, 1½ story, 1 ceiled wall, water supply spring, solid foundation.

Log and frame barn, 24x44x12, shingle, poor condition.

Frame hen house, 8x10x7, shingle, fair condition.

Frame meat house, 9x12x10, shingle, good condition.

Stone Cellar, 12x14x10. Good condition.

Frame Corn house and sheds, 12x24x10, shingle roof, poor condition.

Log and Frame House, 16x26, 3 rooms, porch 6x26, paper roof, 1½ story, log walls, vacant.

Log Hen house, 5x7x4, shingle.

50 apple trees, 65 yrs, poor condition.

103 " " 15-25 yrs. fair condition.

*Total values
Impr \$670.00*

Total value of orchard. -- \$153.00.

Value of land by types:

Type	Acreage	Value per acre	Total Value
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112

County: Madison
 District: Roberson

#102A Nicholson, Effie

Acreage Claimed: 140 Assessed Deed
Value Claimed: " "

Location: White Oak and Cedar Runs. Entirely within the Park area

Incumbrances, counter claims, or laps: Survey of this tract shows it to contain 158 acres. The Geo. W. Dyer tract laps on this tract.

Soil: Sandy loam of a good depth and fertility over most of the area. Rocky over most of the area, very rocky in places. Grazing land is bushy over most of the area and has a poor sod in portions. F. R. has light stand of small bushes and is almost in shape for cultivation. Slopes are gentle to steep.

Roads: 8 miles via dirt road to Criglersville. 18 miles of hard surface road to Culpeper, the nearest shipping point.

History of tract and condition of timber: Most of the merchantable saw timber has been removed from this tract. There is about 137M of saw timber on the slope type.

137M saw timber @ 2.00 per M \$274.00
 42 tons chestnut oak barn @ (50¢) \$100 421.00

375.00

Improvements: Log and frame dwelling 24x20' with 4 rooms. Shingle and paper roof, stone flues, 1½ story, poor cond. Occupied by tenant

Frame Granary, 14x8x9, shingle, fair cond.	25.00
Frame Spring house, 5x7x7, shingle, good cond.	10.00
Frame Mill house and fixtures, 10x12, poor cond.	15.00
Log and Frame House, 16x20, 4 rooms, porch 7x20, shingle roof, stone flues, 1½ story, 1 ceiled wall, water supply spring, solid foundation	200.00
Log and Frame Barn, 24x44x12, shingle, poor cond.	40.00
Frame Hen house, 8x10x7, shingle, fair cond.	15.00
Frame meat house, 9x12x10, shingle, good cond.	25.00
Stone Cellar, 12x14x10, good cond.	65.00
Frame Corn house and sheds, 12x24x10, shingle roof, poor cond.	15.00
Log and Frame House, 16x26, 3 rooms, porch 6x26, paper roof, 1½ story, log walls, vacant	50.00
Log Hen house, 5x7x4, shingle	
50 apple trees, 65yrs, poor cond. (@50¢ per tree)	25.00
103 " " 15-25 yrs., fair cond. (@1.00 ")	103.00
<i>Total value orchard \$138.00</i>	
	<u>688.00</u>

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	112	\$1.50	168.00
Ridge	4	50	2.00
Crazing	10	8 00	80.00
Tillable	15	12.00	180.00
"	10	8.00	80.00
F. R.	7	158 (By Survey) / 4.00	28.00

538

County: Madison
District: Roberson

#102 A Nicholson, Effie B

(continued)

Total value of land	\$538.00
Total value of improvements	688.00
Total value of timber	<u>295.00</u>
Total value of tract	1521.00
Average value per acre	9.62

Claim of Effie B. Nicholson
In the Circuit Court of Madison County, Virginia, No. _____, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Effie B. Nicholson

more or less, of land in Madison County, Virginia, Defendants.
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Madison County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Effie B. Nicholson
My Post Office Address is Unionville Va 229

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 1.40 acres, on which there are the following buildings and improvements: 2 Dwelling houses and out buildings in barns, Grassy, Corn, Hay, wood house etc

This land is located about 4 miles from Syria Virginia, in the Roberson Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above)

I own the above land in fee simple

The land owners adjacent to the above described tract or parcel of land are as follows:
North H. S. Smith + E. T. Nicholson
South E. T. Nicholson
East Chadwell Berry tract
West Coons tract of land

I acquired my right, title, estate or interest to this property about the year 1909 in the following manner:
Bought said property from J. O. Nicholson

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 2800. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 2800.

I am the owner of _____ acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ _____.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: _____

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 12th day of July, 1930.

STATE OF VIRGINIA, COUNTY OF Madison, To-wit:

The undersigned hereby certifies that Effie B. Nicholson the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 12 day of July 1930.

Wm. B. Carpenter
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Claim of *Office of the Registrar*
in the Circuit Court of *Madison* County, Virginia, No. *105*
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. *Office of the Registrar*

more or less of land in *Madison* County, Virginia, Defendants.
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of *Madison* County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is *Office of the Registrar*
My Post Office Address is *Charlottesville, Va.*

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about *1.40* acres, on which there are the following buildings and improvements: *2 buildings, cleared and cut*

is located about *1/2* miles from *Spots* in *Virginia*, in the *Madison* District of said County.
In the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel described above.)
the above land is for sale

The land owners adjacent to the above described tract or parcel of land are as follows:
North *H. B. Smith + E. T. Nicholson*
South *W. T. Nicholson*
East *Charles Lee County*
West *Corner tract of land*

I acquired my right, title, estate or interest to this property about the year *1909* in the following manner: *purchase of property from J. D. Nicholson*

I claim that the total value of this tract or parcel of land with the improvements thereon is *\$2,800*. I claim that the total value of my right, title, estate or interest in and to this tract or parcel of land with the improvements thereon is *\$2,800*.
I am the owner of *1.40* acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$*2,800*. (In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds.)

Remarks:

(Continue remarks if necessary on the back.)

Witness my signature (or my name and mark attached hereto) this *12th* day of *July*, 1930.

STATE OF VIRGINIA, COUNTY OF *Madison*
The undersigned hereby certifies that *Office of the Registrar* the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, and things appearing in his above answer are true to the best of his knowledge and belief, this *12th* day of *July*, 1930.
Notary Public or Justice of the Peace
Office of the Registrar

Filed July 12, 1930 -
Tob: *A. H. Carl*
Quirk

Office of the Registrar

Virginia: In the Circuit court for Madison county, Virginia -

The State Commission on Conservation and Development of the
State of Virginia - - - - - Petitioner -

Vs(At law No. 82)

D. F. Anderson and others, and 55,000 acres
of land in Madison county, Virginia - - - - - Defendants -

On this the _____ day of ~~#####~~ January, 1934, came Effie B. Nicholson, and on her motion, leave is granted her to file her application for the payment of the sum of \$1738.00, the amount of the award set out in the judgment of condemnation for Tract No. 102, and heretofore paid into court, and thereupon State Bank of Madison, Incorporated, and Carpenter Motor Company tendered their respective answers to said petition, which answers are hereby accordingly filed, and it appearing from the report of the Board of Appraisal Commissioners, heretofore filed in this cause, and in the petition for judgment and condemnation entered herein on the _____ day of December, 1933, that in the opinion of the petitioner, the said Effie B. Nicholson, also known as Effie Nicholson, is invested with a superior or better right or claim of title in and to the said tract of land No. 102, or the proceeds arising from the condemnation thereof, except as hereinafter provided: upon consideration whereof, it is considered by the court that the said sum of \$1738.00, paid into court as just compensation for said Tract No. 102, be paid out and distributed as follows:

- 1 - To B. S. Utz, Treasurer, Madison, Va., Taxes 1933 - \$ 10.48
 - 2 - To N.G. Payne, Atty., Madison, Va., for costs and fee 12.00
 - 3 - To State Bank of Madison, Incorporated, Madison, Va.,
in full of bond secured by deed of trust - - - - - 568.00
 - 4 - To Carpenter Motor Company, Madison, Va., in
full of note secured by deed of trust - - - - - 337.87
 - 5 - To Effie B. Nicholson, Unionville, Va. balance - 809.65
- \$ 1738.00

And the clerk of this court is directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay out said funds as above provided, the items above set out aggregating the award set out in the judgment of condemnation for tract No. 102, taking from said parties to whom the fund is payable as aforesaid receipts therefor, and certifying such payment to the clerk of this court for appropriate entry thereof, as provided by law -

Office of the State Commissioner of Conservation and Development

Office for Distribution

Anderson and others

Ellie B. Nicholson)

Order

[Handwritten signature]

[Handwritten date]

[Handwritten text]

And the clerk of this court is directed to transmit a certified copy of this order to the Treasurer of Virginia, who shall pay out said funds as above provided, the items above set out representing the award set out in the judgment of condemnation for tract No. 103, ask-

The State Commission on Conservation and Development of the State of Virginia

(Order for Distribution Vs (of Award for Tract No. (102 -

D. F. Anderson and others - (Effie B. Nicholson)

Enter L. H. Judge -

Dep on # 53

LAW ORDER BOOK 9 PAGE 716

NOTE—This need not be filed until the record discloses that the awards have been paid into the custody of the Courts.

Virginia: In the Circuit Court of Madison County at Madison, Virginia

The State Commission on Conservation and Development of the State of Virginia . . . PETITIONER.

V. At Law No. 82

D. F. Anderson and others, and Fifty-Five Thousand (55,000) Acres, more or less, of land in Madison County, Virginia DEFENDANTS

Comes now the undersigned and shows to the Court:

That a judgment in rem has heretofore been entered in this proceeding condemning to the use of the Petitioner the fee simple estate in the tract(s) of land numbered as follows: Tract No. 102-----: Tract No. -----: Tract No. -----;

and described in the report of the Board of Appraisal Commissioners appointed herein and shown, numbered, and delineated on the County Ownership Map filed therewith, upon payment into the custody of the Court of the sum(s) set out in the said judgment as constituting the award(s) therefor, as follows:

Award on Tract No. 102----- \$1738.00; on Tract No. ----- \$-----; on Tract No. ----- \$-----;

That the report of the said Board sets forth that the following named persons claim, or appear to have a claim to an interest in the said tract(s) of land or in the proceeds arising from the condemnation thereof;

Your undersigned, Effie Nicholson, also known as Effie B. Nicholson, owns the fee simple interest in this tract of land No. 102. Her husband is J. O. Nicholson -

That the Petitioner has paid into the custody of the Court the said sum(s) set out in said judgment as constituting the award(s) for the fee simple estate in the said tract(s) of land;

That your undersigned, on the date of the said judgment in rem condemning the said tract(s) of land, owned or was (were) entitled to the following interest in the said tract(s) or in the proceeds arising from the condemnation thereof:—

The record of the Board of Appraisal Commissioners shows that Geo. W. Dyer laps on this tract, and the lap on this tract is known as No. 53-1 Geo. W. Dyer, \$5.00 for two acres of land -

That no other person or persons than the undersigned are entitled to share in the distribution of the said award(s) except the following named persons whose interest in said tract(s) or in the proceeds arising from the condemnation thereof on the date of entry of said judgment was as follows:

There are two deeds of trust against this land, one executed by the undersigned on Sep. 8th 1916, and recorded in D.T.B. 2, page 531 to secure to State Bank of Madison, Inc., bond for \$570.00. The balance due is \$554.20 with interest from Sep. 8th 1933 -and a deed of trust to Carpenter Motor Company for \$337.87

Wherefore, your undersigned pray(s) that [he (they) be made a party (parties) herein under the provisions of Section 21 of the Public Park Condemnation Act, and that] an order be entered for the distribution of said sum(s) set forth in said judgment in rem as constituting the award(s) for the fee simple estate in the said tract(s) condemned as aforesaid, and for the payment to the undersigned of the said award(s) or of as much thereof as the Court may find that the undersigned is (are) entitled to

receive, and which the undersigned aver(s) is as follows: Tract No. 102----- \$1738.00: Tract No. ----- \$-----: Tract No. ----- \$-----;

The undersigned further aver(s) that: (Leave this space blank unless there is some other pertinent matter to be brought specially to the attention of the court)

If the award on Tract No. 53-1 in the name of Geo. W. Dyer for \$5.00 should be deducted from the award on Tract No. 102, then the undersigned ask that the \$5.00 be deducted.

NAME	P. O. ADDRESS
<u>Effie B. Nicholson</u>	<u>Remondville Va</u>
<u>J. O. Nicholson</u>	<u>Remondville Va</u>
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NOTE—A supply of this blank form has been placed in the Clerk's office for the convenience of interested parties. No one is required to use this form, as the form is not prescribed by law, and claimants can either change or modify it as they deem necessary, or present their motions in any form they may desire which meets with the approval of the Court. This blank form may not and probably will not cover all cases. It has been printed merely as a suggestion of a form of a motion which may be used, subject to the approval of the Court in each case.

This is to certify that there are . No. . . delinquent taxes of record in my office to the amount of \$ against the tract of land owned by Effie B. Nicholson which is designated as Tract No. 102 . . . ; Tract No. ; Tract No. on the County Ownership Map filed in my Office in the action at Law pending in the name and style of the Commission on Conservation &c., vs. W. D. Anderson, and others.

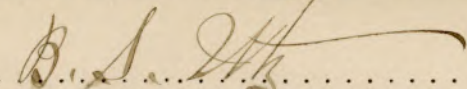
Given under my hand this 22 . day of . . January . . . , 1934 . .

..... *A. H. Carl* Clerk..
Circuit Court, Madison County, Virginia

By *Bertha W. Porter* Deputy
Clerk

This is to certify that there are . 10,48 . 1933 taxes of record
in my office to the amount of \$10,48 . against the tract of land
owned by . Effie B. Nicholson
..... which is
designated as Tract No. 102 . . ; Tract No. ; Tract No.
on the County Ownership Map filed in my Office in the action
at Law pending in the name and style of the Commission on
Conservation &c., vs. W. D. Anderson, and others.

Given under my hand this 11 . day of January , 1934 . .



.....
Treasurer, Madison County, Virginia

By Deputy
Treasurer