

County: Madison
District: Roberson

Claimant #15 - Nicholson, Paul.

Acreage Found: 16 A. Assessed 15 A.

Location: Hughes river, on public road.

Incumbrances, counter claims or laps: None.

Soil: Shallow loam, rocky and steep. Southern exposure.

Roads: Twenty one miles over dirt road to Culpeper.

History of tract and condition of timber: Separate mountain timbered areas which goes with a farm outside of the Park Area. Most of the saw timber has been removed. There remains a fair reproduction of pine and oak which has been made defective on account of repeated fires. Timber: 23 M. @ \$2.00 per M. -- \$46.00

Improvements: None.

Value of land by types:

Type	Acreage	Value per acre	Total Value
Slope	16	\$2.50	\$40.00

Summary:

Total value of land.	\$40.00
Total value of timber.	\$46.00
Total value of tract.	<u>\$86.00.</u>

L. W. Farmer Sec.

#15-a - Nicholson, Paul

Acreage Claimed: 52 A. Assessed 54 Deed ^{61A} 5 - 2380
Value Claimed: \$9000.00 " \$1349.00 "
Location: Near Old Rag Post Office and entirely within the Park area.

Incumbrances, counter claims or laps: None known.

Soil: Sandy loam, of a fair depth and fertility. Scattering loose rock over the entire tract and some outcrops.

Roads: Secondary dirt road twelve miles and ten miles of hard surface to Culpeper.

History of tract and condition of timber: No merchantable saw timber. Some scattering scrubby oaks and some small second growth poplar.

Improvements: Dwelling: Log and frame, 17x28', 3 rooms, porch 7x17', shingle roof, stone flues, 1½ story, fair condition, occupied by tenant, spring, solid foundation - \$200.00
 Spring house: Log, 5x8', shingle roof, poor condition -- 5.00
 Hen house: Log, 8x8', shingle roof, poor condition ---- 5.00
 Corn crib & shed: Log, 5x12', shingle roof, poor condition -- 5.00
 Meat House: Frame, 8x10', shingle roof, fair condition --- 15.00
 Total value Impr. 230.00

OK
 CPM

Orchard copy

Value of land by types:

Type	Acreage	Value per acre	Total Value
Cove	16	\$2.00	\$32.00
Slope	13	1.00	13.00
Fg	16	8.00	128.00
Fc	4	10.00	40.00
Orchard	4	65.00	--
Orchard	8	135.00	--
	61 (By Survey)		\$213.00

Total value of land \$213.00
 Total value of improvements 230.00
 Total value of fruit trees - 23.75
 Total value of orchard 1340.00
 Total value of tract 1806.75
 Average value per acre 29.62

Claim of Paul Nicholson
In the Circuit Court of Madison County, Virginia, No. 82, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. W. D. Anderson & others

15 acres
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 Paul Nicholson
My Post Office Address is Culpeper 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 15 acres, on which there are the following buildings and improvements: none
1/2 in timber, balance in grass

This land is located about 1 1/2 miles from Getters Virginia, in the Robertson 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).
sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:
North Cristadora
South Wm. Woodward
East same
West Cristadora

I acquired my right, title, estate or interest to this property about the year 1926 in the following manner:
By purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 225.00. 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 \$ 225.00.

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 19 day of July, 1930.

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

The undersigned hereby certifies that Paul 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 19 day of July, 1930.

A. H. Carr
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

Paul Nicholson

Claim of *Paul Nicholas*
in the Circuit Court of *Madison* County, Virginia, No. *12*
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. *M. A. [unclear]*

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 *Paul Nicholas*
My Post Office Address is *[unclear]*

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about *10* acres, on which there are the following buildings and improvements: *[unclear]*

The land is located about *1/2* miles from *Madison* in *Madison* County, Virginia, in the *Madison* District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: *[unclear]*
I claim that the total value of my right, title, estate or interest in the tract or parcel of land described above is *\$225.00*.
I claim that the total value of the improvements thereon is *\$225.00*.

I acquired my right, title, estate or interest in this property about the year *1922* in the following manner: *[unclear]*

North *[unclear]*
South *[unclear]*
East *[unclear]*
West *[unclear]*

I am the owner of *[unclear]* 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 \$ *[unclear]*.

(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: *[unclear]*

(Continue remarks if necessary on the back.)
Witness my signature (or my name and mark attached hereto) this *12* day of *July*, 1930.

To-wit: *Paul Nicholas*
The undersigned hereby certifies that *Paul Nicholas* the above named claimant personally appeared before him and made oath that the matter and things appearing in his above answer are true to the best of his knowledge and belief.

this *12* day of *July*, 1930.

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

Filed July 19, 1930
C. H. Carr
Clerk

Paul Nicholas

Claim of Paul Nicholson
In the Circuit Court of Madison County, Virginia, No. 82, At Law.
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. M. D. Anderson & others

52 & 8 acres

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 Paul Nicholson

My Post Office Address is Culpeper

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 6 & 8 52 acres, on which there are the following buildings and improvements: Dwelling-house, barn & other outbuildings & orchard of about 650 trees

This land is located about 1 miles from Old Rag Virginia, in the Robertson 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).

Sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:

North Chas. Seal & Elmer Dyer

South Mrs. H. F. Anderson

East "

West Cristadoro

I acquired my right, title, estate or interest to this property about the year 1920 in the following manner:

By purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 9,000.00. 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 \$ 9,000.00.

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 19 day of July, 1930.

Paul Nicholson

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

The undersigned hereby certifies that Paul 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 19 day of July, 1930.

A. H. Case

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

12-5
Paul Nicholson
In the Circuit Court of Madison County, Virginia, No. 12
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. M.A. Nicholson & others

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 Paul Nicholson
My Post Office Address is Campbell

I claim a right title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 2.52 acres on which there are the following buildings and improvements: Building - garage, barn, etc.

located about 1 mile from Old Top, Madison County, Virginia, in the Magisterial District of said County.

I claim the following right title, estate or interest in the tract or parcel of land described 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 state exactly what right title, estate or interest he has in or to the tract or parcel of land described above.)
The owner is Paul Nicholson

The land owners adjacent to the above described tract or parcel of land are as follows:
North: Charles Lee & James Lee
South: M.A. Nicholson

East: G. H. ...
West: G. H. ...

I acquired my right title, estate or interest in this property about the year 1920 in the following manner:
by purchase

I claim that the total value of this tract or parcel of land with the improvements thereon is \$2,000.00. 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 \$2,000.00.

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 19 day of July, 1930.

STATE OF VIRGINIA, COUNTY OF MADISON
To-wit: Paul Nicholson

The undersigned hereby certifies that 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 19 day of July, 1930.

Clerk of the Court or Special Investigator or Notary Public or Justice of the Peace
O. H. ...

Filed July 19, 1930
Paul Nicholson

In the Circuit Court of Madison County, Virginia.

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

Petitioner -

v

D.F. Anderson and others and 55,000 acres of
land in Madison County, Virginia,

Respondents-

On this, the 27 day of January, 1934, came Paul Nicholson and on his motion, leave is given him to file his application for the payment of the sum of \$86.00 and \$2329.50, making a total of \$2415.50, the amount of the award set out in the judgment# of condemnation for Tracts No# 15 and 15A and heretofore paid into the Court, and thereupon State Bank of Madison, Incorporated and Mabel P. Twyman 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 4 day of Dec, 1933, that, in the opinion of the petitioner, the said Paul Nicholson is invested with a superior or better right or claim of title in and to the said tracts# of land Nos. 15 and 15-a, or to the proceeds arising from the condemnation thereof except as hereinafter provided, and it further appearing to the Court that all taxes due or payable upon said Tracts Nos. 15 and 15-a have been paid except for the year 1933; upon consideration whereof, it is considered and ordered by the Court that the said sum of \$2415.50, paid into Court as just compensation for said Tracts Nos. 15 and 15-a be paid out and distributed as follows:

- (1) To B.S. Utz, Treasurer for Madison County, the sum of \$8.64
- (2) To State Bank of Madison, Incorporated, the sum of \$1659.81
- (3) To N. G. Payne, Attorney for
Mabel P. Twyman, the sum of \$401.73
- (4) To Paul Nicholson, the sum of \$345.32.

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 fund as above provided, the items above set forth aggregating the award set out in the judgment of condemnation for Tracts Nos. 15 and 15-a, 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.

Enter.

Judge -

The Post Office addresses of the said parties are as follows:

B. S. Utz, Treasurer, Madison, Va.

State Bank of Madison, Incorporated, Madison, Va.

N. G. Payne, attorney, Madison, Va.

Paul Nicholson, Culpeper, Va.

BOOK 2 PAGE 2
TWM OKDSE



Paul Nicholson
Culpeper, Va.

Paul Nicholson and others -

(12-8)

(The same - Excess of 12 8)

(Order for Disposition of

State of Virginia -
from any Decree of the
State Commission on Counties -

M.G.R.

State Commission on Conserva-
tion and Development of the
State of Virginia -

, (Order for Distribution of
vs (the award - Fracts # 15 &
(15-a

D# F. Anderson and others -

Enter.

[Handwritten Signature]

Judge -

[Large handwritten checkmark]

LAW ORDER

BOOK 9 PAGE 96

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.

Enter.

Judge -

The Post Office address of
the said parties are as follows:

D. S. Cox, President, Madison, Va.

State Bank of Madison, Incorporated, Madison, Va.

N. G. Payne, Attorney, Madison, Va.

Paul Nicholson, Culpoper, Va.

In the Circuit Court of Madison County, Virginia:

The answer of Mabel P. Twyman to a petition filed by Paul Nicholson in the circuit court of Madison county in the condemnation proceedings of State Commission on Conservation and Development vs D.F. Anderson and others as to Tracts No. 15 and 15-a in the Park Area -

Your respondent for answer to the said petition, answering says:

That it is true that the said Paul Nicholson did on the 19th day of December, 1933, convey said Tracts No. 15 and 15-a in trust to secure to your respondent the payment of a bond for \$400.00, with interest thereon from the 19th day of December, 1933, as set out in the said petition, and the said bond is due and unpaid, and your respondent asks that the said bond be paid out of the said award for the said Tracts No. 15 and 15-a.

And your respondent will ever pray, etc.

Mabel P. Twyman

Respondent -

H. G. Payne p.d.

In the Circuit Court of Madison County, Virginia:

The answer of State Bank of Madison to a petition filed by Paul Nicholson in the circuit court of Madison county in the condemnation proceedings of State Commission on Conservation and Development vs D.F. Anderson and others as to Tracts Nos. 15 and 15-a in the Park Area -

Your respondent for answer to the said petition, answering says:

That it is true that the said Paul Nicholson did on the 21st day of November, 1933, convey said Tracts Nos. 15 and 15-a in trust to secure to your respondent the payment of a bond for \$1645, with interest thereon from the 21st day of November, 1933, as set out in the said petition, and the said bond is due and ~~#####~~ unpaid, and your respondent asks that the said bond be paid out of the said award for the said Tracts No. 15 and 15-a.

And your respondent will ever pray, etc.

H. G. Payne p.d.

State Bank of Madison
Inc -
Respondent -

In the circuit court of Madison county, Virginia:

State Commission on Conservation and Development
of the State of Virginia

Vs(Petition of Paul Nicholson, owner of Tracts Nos. 15 and 15-a)

D. F. Anderson and others -

To the Honorable Lemuel F. Smith, Judge of the circuit court of
Madison county, Virginia:

Your petitioner, Paul Nicholson, respectfully represents unto
your Honor as follows:

That your petitioner, Paul Nicholson, is the fee simple owner of
Tracts #15 and #15-a, set out and described in the report of the Board
of Appraisal Commissioners filed in the above entitled condemnation pro-
ceedings, and which two tracts of land are situate, lying and being in
Madison county, in the Robertson Magisterial District, and within the
bounds of the Shenandoah National Park, which are known and designated
on the Madison county ownership map filed in the above condemnation pro-
ceedings as Tract No. 15 and Tract No. 15-a; and,

That the said Board of Appraisal Commissioners awarded to the said
Paul Nicholson for Tract No. 15 the sum of eighty six dollars, and for
tract No. 15-a, the sum of two thousand, three hundred and twenty nine
dollars and fifty cents, making a total of \$2415.50, as compensation and
damages for the taking thereof, as will more fully appear from the said
report heretofore filed in these proceedings on the 2nd day of June,
1932, which said report has been duly confirmed as to the two said
tracts or parcels of land, and the award for the condemnation thereof
orderd to be paid into the custody of this court pursuant to an order
heretofore entered in this cause; and,

That the petition for condemnation in these proceedings states that
the said Paul Nicholson is the apparent fee simple owner of the two said
tracts or parcels of land, and that the record in this proceeding does
not disclose any denial or dispute of such statement or charge contained

in said petition, nor are there any adverse claims or laps reported in connection with the said two tracts of land.

That on the 21st day of November, 1933, Paul Nicholson and wife conveyed to N. G. Payne, Trustee, the two said tracts of land, to-wit: Tracts Nos. 15 and 15-a, in trust to secure to State Bank of Madison, Incorporated, the payment of a bond for the sum of \$1645.00, with interest thereon from the 21st day of November, 1933, and which deed of trust is duly recorded in the clerk's office of Madison county in deed of trust book 8, page 81 - That no part of said bond has been paid, and the same is still due and payable.

That on the 19th day of December, 1933, the said Paul Nicholson and wife conveyed to N. G. Payne, trustee, the said two tracts of land, known as Tracts No. 15 and 15-a, in trust to secure to Mabel P. Twyman the payment of a bond for the sum of \$400.00, with interest thereon from the 19th day of December, 1933, until paid, and which said deed of trust is duly recorded in the clerk's office of Madison county in deed of trust book No. 8, page 104.

That the taxes due and unpaid on the said two tracts of land are as follows: The taxes for the year 1933 including penalty which amounts to the sum of \$8.64.

Your petitioner asks that out of the award the said taxes be first paid, second, that the bond due State Bank of Madison for the sum of \$1645.00, with interest thereon from the 21st day of November, 1933, be paid; third, that the bond for \$400.00 due Mabel P. Twyman, with interest thereon from the 19th day of December, 1933, be paid; and that the remainder of the said award be paid to your petitioner, Paul Nicholson.

Your petitioner here states that there are no other liens against the said two tracts of land.

Wherefore your petitioner prays that State Bank of Madison, Incorporated, and Mabel P. Twyman may be made parties defendant to this petition and required to answer the same; that an order may be entered herein di-

recting the distribution of the said award of \$2415.50 as above indicated; and that your petitioner may have all such other and further relief in the premises as the nature of his case may require, or to equity shall seem meet.

And your petitioner will ever pray, etc.

W. G. Payne

Counsel -

Paul Richard

Petitioner,

This is to certify that there are 1933 taxes of record
in my office to the amount of \$ 8.64 . against the tract of land
owned by ... Paul Nicholson

..... which is
designated as Tract No. 15 . . . ; Tract No. 15-a . ; 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

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 Paul Nicholson which is designated as Tract No. 15.....; Tract No. 15A..; 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 9th day of January....., 1934..

..... *A. H. Care* Clerk..
Circuit Court, Madison County, Virginia
By *Bertha W. Patten*..... Deputy
Clerk