

ROCKINGHAM COUNTY  
NAME OF CLAIMANT

#164 - Phelps, Ida

Number of Acres: 220

Location: On Gap Run. Entirely within the Park area.

Roads: Two miles of county dirt road to Yancey, the nearest shipping point.

Soil: The soil is shallow sandy loam of fair depth and fertility, except the ridge type which is mostly rocky. There is much loose rock and numerous outcrops; slopes are steep.

History of Tract and condition of timber: The tract has been cut over at various times and there is no merchantable timber left. In a few places there is some scrubby yellow pine up to 10" DBH, and a few hardwoods that sizes on the south end. The estimated amount is 80 cords of fuelwood.

Improvements: None.

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Ridge:	107	@	\$1.00	\$107.00
Slope:	108	@	2.00	216.00
Cove:	5	@	5.00	25.00
Grazing Land:				\$348.00

Fields Restocking:

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 348.00 40.00

Value of Improvements: \$ \$388.00

Value of Orchard: \$

Value of Minerals: \$

Value of Fruit: \$

Value of Timber: \$

Value of Wood: \$ 40.00

Value per acre for tract: \$1.76

Incidental damages arising from the taking of this tract: \$ NONE.

Geo. N. Pen CLERK.

Claim of \_\_\_\_\_  
In the Circuit Court of Rockingham County, Virginia, No. \_\_\_\_\_, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. Ida H. Phelps  
Two Hundred and twenty acres  
more or less, of land in Rockingham 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 Rockingham County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is Ida H. Phelps  
My post office address is Elkton Virginia

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 220 acres, on which there are the following buildings and improvements: No improvements, but timber  
and mineral

This land is located about Four miles from Elkton Virginia, in the Stonewall 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 am sole owner

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

North Buz Crawford

South Do not know

East Do not know

West Do not know

I acquired my right, title, estate or interest to this property about the year 1922 in the following manner:

By deed from W.C. Long

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 2000.00. 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 \$ 2000.00.

I am the owner of 00 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 February, 1931.

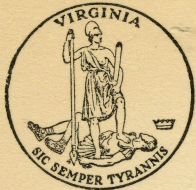
Ida H. Phelps

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

The undersigned hereby certifies that Ida H. Phelps 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 12th day of Feb., 1931, 1930.

W. B. G. Gentry  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.

2/17/31



JOHN M. PURCELL  
TREASURER OF VIRGINIA

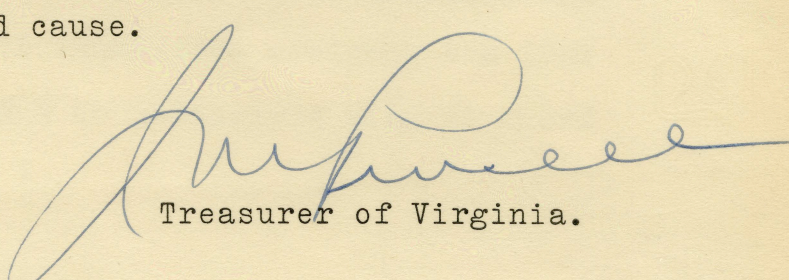
# Commonwealth of Virginia

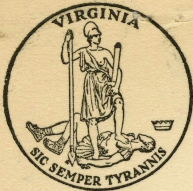
TREASURER'S OFFICE

RICHMOND, VA.

December 28, 1933

This is to certify that I, J. M. Purcell, Treasurer  
of Virginia have this 28 day of December in accordance  
with an order of the circuit court of Rockingham County  
dated 12/26/33 in the cause of the State Commission  
on Conservation and Development of the State of Virginia  
vs. Cassandra Lawson Atkins  
paid to Ida H. Phelps  
\$ 388.00 being in full settlement of tract # 164  
in the above mentioned cause.

  
Treasurer of Virginia.



JOHN M. PURCELL  
TREASURER OF VIRGINIA

# Commonwealth of Virginia

TREASURER'S OFFICE

RICHMOND, VA.

December 28, 1933

Ida H. Phelps

Received of J. M. Purcell, Treasurer of Virginia, the sum of \$ 388.00, in accordance with an order of the Circuit Court of the county of Rockingham entered on the 26th day of December 1933, in the matter of the State Commission on Conservation and Development v Cassandra Lawson Atkins and others, being full and complete settlement for the tract of land known in said proceeding as # 164.

Witness  
H. B. Co. Gentry

Ida H. Phelps

Sign original and duplicate  
and return to the Treasurer  
of Virginia.

County: Rockingham  
District: Stonewall

#164 - Phelps, Ida

Acreage Claimed: 220 A.

Assessed: 220 A.

Deed: 220 A. \$150.  
(1921) (Probably  
surface measure-  
ment)

Value Claimed: \$2000.00

" \$110.00

Location: On Gap Run. Entirely within the park area.

Incumbrances, counter claims or laps: The mineral rights are in the name of Jacob Yost, Trustee.

Soil: The soil is shallow sandy loam of fair depth and fertility, except the ridge type which is mostly rocky. There is much loose rock and numerous outcrops; slopes are steep.

Roads: Two miles of county dirt road to Yancey, the nearest shipping point.

History of tract and condition of timber: The tract has been cut over at various times and there is no merchantable timber left. In a few places there is some scrubby yellow pine up to 10" DBH, and a few hardwoods that sizes on the south end. The estimated amount is 80 cords of fuelwood valued @ 50¢, making a total of \$40.00.

Improvements: None.

Value of land by types:

<u>Type</u>	<u>Acreage</u>	<u>Value per acre</u>	<u>Total Value</u>
Cove	5	\$4.00	\$20.00
Slope	108	2.00	216.00
Ridge	92	.75	69.00
	<u>205</u>		<u>\$305.00</u>

Total value of land	\$305.00
Total value of improvements	--
Total value of timber	<u>40.00</u>
Total value of tract	345.00
Average value per acre	1.68

IN THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

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

Petitioner

v. #1829

Cassandra Lawson Atkins, et als, etc.

Defendants

On this, the 26 day of December, 1933, came \_\_\_\_\_  
Ida H. Phelps, and on her motion leave is given her to file  
her application for the payment to her of the sum of \$ 388.00,  
the amount of the award set out in the award of condemnation for  
Tract No. 164, heretofore paid into Court.

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 November,  
1933, that in the opinion of petitioner, the said Ida H. Phelps  
is invested with a superior or better right or claim of title in and  
to the said Tract of land No. 164, and that the record of this  
cause does not disclose any denial or dispute by any party or person  
in interest as to the title to the said Tract No. 164, or to the  
proceeds arising from the condemnation thereof, and that the said  
Ida H. Phelps is entitled to receive the proceeds arising  
from the condemnation of said Tract No. 164, and it further appear-  
ing to the Court that all taxes due or taxable upon said Tract No. 164  
have been paid:

Upon consideration whereof, it is considered and ordered by  
the Court that the said sum of \$ 388.00 paid into Court by peti-  
tioner as just compensation for Tract No. 164 be paid unto the said  
Ida H. Phelps; and the Clerk of this Court is directed to  
transmit a certified copy of this order to the Treasurer of Virginia,  
who shall pay unto the said Ida H. Phelps the said sum of  
\$ 388.00, the amount of the award set out in the judgment of con-  
demnation for Tract No. 164, taking from the said Ida H. Phelps,  
a receipt therefor and certifying such payment to the Clerk of this  
Court for appropriate entry thereof as required by law.

Ent, 12/23

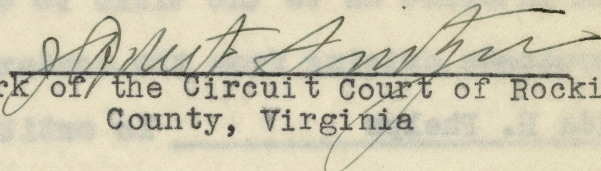
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State of Virginia,

County of Rockingham, to-wit:

I, J. Robert Switzer, Clerk of the Circuit Court of Rockingham County do hereby certify that the records in my office do not show any delinquent taxes against the tract of 220 acres in Stonewall District, assessed in the name of Ida H. Phelps.

Given under my hand this 22d day of December, 1933.

  
Clerk of the Circuit Court of Rockingham  
County, Virginia

**M. H. HARRISON**  
**TREASURER OF ROCKINGHAM COUNTY**  
**HARRISONBURG, VIRGINIA**

To Whom It May Concern:

I hereby certify that the records of my office show that Ida H. Phelps has paid the taxes for the years 1932 and 1933 on her tract of 220-0-0 acres of land situate in Stonewall District in Rockingham County.

All taxes prior to that time, if any be unpaid, are a matter of record in the Clerk's Office of said County.

Given under my hand this 22nd day of December 1933.

*Elkton Va.*

*M. H. Harrison*  
\_\_\_\_\_  
Treasurer of Rockingham County.



In the Circuit Court of Rockingham County, Virginia.

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

PETITIONER.

Vs

At Law No. 1829.

Cassandra Lawson Atkins  
and others.

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 of land No. 164 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 set out in the said judgment as constituting the award therefor, as follows:

Award on Tract No. 164	\$ 388.00
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That the report of the said Board sets forth that the undersigned is the only person who claims or appears to have a claim to an interest in the said tract of land or in the proceeds arising from the condemnation thereof;

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

That your undersigned, on the date of the said judgment in rem condemning the said tract of land, owned or was entitled to a fee simple interest in said tract, or in the proceeds arising from the condemnation thereof:-

That no other person or persons than the undersigned are entitled to share in the distribution of the said award.

That the undersigned acquired title to the said tract of land by deed from W. C. Long, widower,

