

Given under my hand and official seal, this the 16th. day of September, 1918.

Inez T. Walden

(SEAL)

Notary Public

D.C.

In the Clerk's Office of the Corporation Court of the City of Charlottesville, Virginia,

On the 23rd. day of November, 1918, the foregoing instrument of writing was presented and admitted to record, and together with the certificate of acknowledgment and \$5.00 Int. Rev. stamps affixed, recorded in Deed Book No. 32, page 187.

Teste:-

*C. E. Moran*, Clerk.

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*Evd*  
Mrs Birdye G. Leterman & Husband

To)B/S

W. O. Watson, Tr.

Fee \$2.25  
Tax 2.50  
Trans. 1.00  
paid \$5.75

*Adams & Watson*

BY DEED dated May 6th 1905, Mrs. Harriet Garland and Miss Mary M. McKee, conveyed to J. J. Leterman -- "all that certain lot or parcel of land with a <sup>large</sup> brick building thereon, and other houses known as the McKee property, situated at the corner of Jefferson and McKee Streets in the City of Charlottesville, Virginia, separated on the East from the Court House Square by what is known as McKee Street, and having a front on McKee Street equal to the width of said brick building, which is about forty-six feet three inches be the same more or less; bounded on the South by Jefferson Street, from said McKee Street to Fourth Street, East, for a distance of about 78 ft. 3 ins. be the same more or less, and bounded by Fourth Street, East, on the West for a distance of about 46 ft. 3 ins., be the same more or less (that is, the same width in rear as in front) and bounded on the North by a lot now owned by W. R. Burnley." This deed was recorded May 15th, 1905, in D. B. 16, p. 216, Clerk's Office Corporation Court, City of Charlottesville.

By deed dated June 22nd, 1908, the said J. J. Leterman and Mrs. Birdye G. Leterman, his wife, conveyed this lot to George Perkins, Trustee, to indemnify Mrs. Pauline Leterman from any loss resulting to her by reason of her endorsement of a note of said J. J. Leterman described in said deed and discounted at the Peoples National Bank of Charlottesville, Va.; see D. B. 19, p. 430, Clerk's Office aforesaid. This deed has never been released.

By deed dated February 26, 1909, the said J. J. Leterman conveyed this same lot, along with other real estate in Charlottesville, to George Perkins, Trustee, to secure M. Goldsmith the sum of \$5000.00, evidenced by a negotiable note of said J. J. Leterman to said Goldsmith fully described in said deed of trust; see D. B. 20, p. 196, Clerk's Office aforesaid. This deed has never been released.

By deed dated June 5th, 1909, the said J. J. Leterman conveyed this lot to his wife, the said Mrs. Birdye G. Leterman; see D. B. 20, p. 344, Clerk's Office aforesaid.

It will thus be seen that at the present time the said Mrs. Birdye G. Leterman owns said property, subject to the liens of the two deeds of trust aforesaid.

NOW THEREFORE this deed made this 11th day of September 1918, by and between the said Mrs. Birdye G. Leterman and J. J. Leterman, her husband, of



the first part, and W. O. Watson, Trustee, of the second part

W I T N E S S E T H:

THAT in consideration of the sum of Twenty-five Hundred Dollars (\$2500.00) cash in hand paid by the said Watson, Trustee, to the said Mrs. Leterman, receipt whereof is hereby acknowledged, said parties of the first part do hereby grant, bargain, sell and convey with general warranty of title, unto the said W. O. Watson, Trustee, subject to the provisions hereinafter set forth in the habendum clause of this deed, all of that certain lot hereinbefore described, situated at the corner of Jefferson and McKee Streets in the City of Charlottesville. It is distinctly understood, however, that the buildings situated upon said lot are not included in this conveyance, but are expressly reserved by the said Mrs. Birdye G. Leterman. She hereby agrees, however, that she will remove said buildings from the lot hereinbefore conveyed within ninety days after notice in writing requesting such removal is given to her by the said Watson, or by his agent or attorney.

TO HAVE and TO HOLD the above described property, subject to the reservation of the buildings as aforesaid, with all and singular the appurtenances thereunto pertaining, unto him the said W. O. Watson, Trustee, and his assigns, forever; with full power and authority in the said Trustee to sell, transfer and convey said property by his sole deed, without the cestui que trust uniting therein.

And the said Mrs. Birdye G. Leterman covenants that she is seized in fee simple of the property hereby conveyed; that she and her said husband have a perfect right to convey the same; that said property is free from encumbrance of any kind, and that she will execute such further assurance as may be requisite to secure to the said Watson, Trustee, quiet possession and complete enjoyment thereof.

The said George Perkins, Trustee under the two deeds of trust aforesaid, departed this life on the 22nd day of May 1918, and W. Allan Perkins has qualified as administrator with the will annexed.

And the said Mrs. Pauline Leterman and M. Goldsmith, in consideration of the satisfaction to them of the liens created by the two deeds of trust aforesaid, do hereby direct said W. Allan Perkins, Administrator as aforesaid, to unite in this deed for the purpose of conveying to the said Watson Trustee as aforesaid, all right, title and interest vested in the said George Perkins, Trustee as aforesaid, under said two deeds of trust above set out; the said W. Allan Perkins being authorized to act in the place and stead of said George Perkins, deceased, by reason of the provisions of Section 3419 of the Code of Virginia, as amended by Acts of 1910, p. 572. And in evidence of said instructions to said W. Allan Perkins Administrator as aforesaid, the said Mrs. Pauline Leterman and M. Goldsmith have affixed their respective signatures to this deed.

Therefore the said W. Allan Perkins, Administrator c. t. a. of George Perkins, deceased, doth hereby unite in this deed and doth grant and convey unto the said W. O. Watson, Trustee as aforesaid, and in accordance with the provisions set out in the above habendum clause, all right, title and interest in and to the property hereinbefore described, which was vested in the said George Perkins, Trustee, under the two deeds of trust aforesaid, the



effect of this conveyance being to operate as a complete release of said property from the liens of said two deeds of trust.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Mrs. Birdye G. Leterman (SEAL)  
 J. J. Leterman (SEAL)  
 Marx Goldsmith (SEAL)  
 Pauline Leterman (SEAL)  
 W. Allan Perkins Adm'r C.T.A. (SEAL)  
 Sec. Perkins dec'd.

\$2.50 Int. Rev. stamps affixed.

State of Virginia

City of Norfolk, to-wit:

I, Willard B. Black, a Notary Public in and for the City aforesaid in the State of Virginia, hereby certify that Mrs. Birdye G. Leterman and J.J. Leterman, her husband, whose names are signed to the writing above, bearing date on the 11th day of September, 1918, have each of them acknowledged the same before me in my City aforesaid.

My commission expires August 25th, 1921.

Given under my hand this 18th day of September 1918.

Willard B. Black Notary Public.

STATE OF VIRGINIA,

COUNTY OF ALBEMARLE, to-wit:

I, Janet Whitlock, a Notary Public in and for the County aforesaid, in the State of Virginia, hereby certify that W. Allan Perkins, whose name is signed to the foregoing writing, bearing date on the 11th day of September 1918, has acknowledged the same before me in my County aforesaid.

My commission expires April 23rd, 1921.

Given under my hand this 26th day of September, 1918.

Janet Whitlock

Notary Public.

In the Clerk's Office of the Corporation Court of the City of Charlottesville, Virginia,

On the 23rd day of November, 1918, the foregoing instrument of writing was presented and admitted to record, and together with the certificate of acknowledgment and \$2.50 Int. Rev. stamps affixed, recorded in Deed Book No. 32, page 188.

Teste:-

*C. E. Moran*, Clerk.

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*Ed.*  
Jno. West & D. S. West

THIS DEED, made this 18th day of September, 1918, between John West and D. S. West, his wife, parties of the first part, and W. O. Watson, trustee, party of the second part,

To)B/s

WITNESSETH:

W. O. Watson, Tr.

That for and in consideration of the sum of Twenty-two Hundred Dollars (\$2200) cash in hand paid, the receipt whereof is hereby acknowledged, the said John West and D. S. West, his wife, hereby Grant, Bargain, Sell and Convey, with general warranty of title, unto the said W. O. Watson, trustee, his successors and assigns forever, all that certain lot or parcel of land situated in the City of Charlottesville, Virginia, which was conveyed to the

Fee \$1.50  
Tax 2.20  
Trans. 1.00  
paid \$4.70

*Deeds Book*