

Deed not recognized 1b 4p

Divert

Why divert attention from the first three paragraphs of this deed which describe the conveying of ownership, with a photocopy of the fourth paragraph. which doesn't?

**Anthony OConnell**

**From:** "Mellott, Linda C." <Linda.Mellott@fairfaxcounty.gov>  
**To:** <amo@commspeed.net>  
**Cc:** "Greenlief, Kevin C." <Kevin.Greenlief@fairfaxcounty.gov>; "Strickland, Bettina" <Bettina.Strickland@fairfaxcounty.gov>  
**Sent:** Monday, August 09, 2004 4:33 PM  
**Subject:** RE: Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017?

I have been requested to respond to your inquiry concerning the deed book information displayed on the Real Estate records for the property located on Map Reference **090-4-01-0017** described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page, Book 8307 Page 1446, where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The phrase you listed and the wording in this deed define your authority as trustee,

**herein by this reference.**

**Full power and authority is hereby granted to t and their successors and assigns to protect and co property; to sell, contract to sell and grant options t the Property and any right, title or interest therein on to exchange the Property or any part thereof for any otl personal property upon any terms; to convey the Property other conveyance to any grantee, with or without consid mortgage, pledge or otherwise encumber the Property o thereof; to lease, contract to lease, grant options to renew, extend, amend and otherwise modify leases on the any part thereof from time to time, for any period of ti rental and upon any other terms and conditions; and t convey or assign any other right, title or interest whi the Property or any part thereof.**

**No party dealing with the Trustee in relati**

Linda Mellott  
 Records Manager  
 Real Estate Division, DTA  
 703-324-4833

-----Original Message-----

**From:** Anthony OConnell [mailto:amo@commspeed.net]  
**Sent:** Friday, August 06, 2004 3:49 PM  
**To:** DTARED  
**Subject:** Re: Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017?

Please, Mr. Greenlief;

What does Book 8307 at page 1446, means to you (For example" *TO HAVE AND TO HOLD the property in fee simple, ... ..* ")?

Anthony O'Connell, Trustee

9/18/04

----- Original Message -----

**From:** DTARED

**To:** Anthony OConnell

**Sent:** Friday, August 06, 2004 3:08 PM

**Subject:** RE: Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017?

DTA has responded to your questions and we do not have any additional information to add to our responses. You are the Trustee for the property located on parcel 0904-01-0017 and the legal description for this record corresponds to the required recorded documents of Fairfax Circuit Court Land Records.

Linda Mellott  
Records Manager  
Real Estate Division, DTA  
703-324-4833

-----Original Message-----

**From:** Anthony OConnell [mailto:amo@commspeed.net]

**Sent:** Friday, August 06, 2004 12:10 PM

**To:** DTARED

**Subject:** Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017?

Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975. That has been superseded by the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident.

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you?

**Bk 8307 1446**

*"DEED IN TRUST UNDER LAND TRUST AGREEMENT"*

*THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16<sup>th</sup> day of October, 1992 by and between JEAN MARY O'CONNELL NADER and HOWARD NADER, husband and wife, SHEILA ANN O'CONNELL and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MINER O'CONNELL, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):*

*WITNESSETH:*

*That Grantors for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant and convey to the Grantees as trustees the hereinafter described parcel of real estate, situate and being in Fairfax County, Virginia, and being more particularly described on the attached and incorporated EXHIBIT A ("Property").*

*TO HAVE AND TO HOLD the property in fee simple, .....*"

Thank you.

Anthony M. O'Connell, Trustee for parcel 0904-01-0017 (B8307p1446, B8845p1444,  
B8845p14

Why block out the paragraph that defines this document as a deed?

DEED IN TRUST UNDER LAND TRUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16<sup>th</sup> day of OCTOBER, 1992 by and between JEAN MARY O'CONNELL/NADER and HOWARD/NADER, husband and wife, SHEILA ANN/O'CONNELL and PIERRE/SHEVENELL, husband and wife, ANTHONY MINER/O'CONNELL, divorced and not remarried, and ANTHONY MINER/O'CONNELL, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER/O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

That Grantors for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant and convey to the Grantees as trustees the hereinafter described parcel of real estate, situate and being in Fairfax County, Virginia, and being more particularly described on the attached and incorporated EXHIBIT A ("Property").

TO HAVE AND TO HOLD the Property in fee simple, with the appurtenances thereunto belonging, upon the trusts and for the uses and purposes set forth herein and in that certain Land Trust Agreement dated as of 16<sup>th</sup> day of OCTOBER 1992, which is incorporated herein by this reference.

Full power and authority is hereby granted to the Trustee and their successors and assigns to protect and conserve the property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for and rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

No party dealing with the Trustee in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b) to see that the terms of this trust have been complied with, (c) to inquire into the authority, necessity of expediency of any act of any Trustee, or (d) be privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person claiming and right, title or interest thereunder; (a) that at the time of the delivery thereof this trust was in full force and effect, (b) that such instrument

TAX MAP 90-4-001-17  
CODE OF VIRGINIA 55-17.1  
ANTHONY O'CONNELL  
6541 FRANCONIA ROAD  
SPRINGFIELD, VIRGINIA 22150

BK8307 1446