

1891-005 Chancery Causes, Virginia C. Watkins vs Mills S. Watkins + ux, William S. Holland,
Isle of Wight County Trustee and S. W. Deek.

Plat

other surnames: Ashburn,
Gay, Marshall, Eley

Commissaries Office, Isle of Wight County.
September 23^d, 1887.

To the Circuit Court of said County.

Pursuant to a decree of the said Circuit Court, rendered at the April term, 1887, in a suit in Chancery therein depending, in which V. C. Watkins is plaintiff, and M. J. Watkins & others are defendants, directing a commissaries of the said court to take and report to the Court, an account of what amount of damages should be allowed the said V. C. Watkins for detention of her cow in the lot of land in the town of Windsor, as in the bill and proceedings mentioned, Your commissaries reports to the Court that, on the 13th day of July 1887, he issued notices to the parties, plaintiffs and defendants, that he had fixed upon the 26th day of August 1887, to take and report at his office the account so required, and requiring them to attend. That, the said notices were duly served and returned. That, in consequence of the failure of the parties to attend in person or by counsel, the taking of the acct. was continued to the 9th of Sept. 1887, on which day, the matter was again continued by consent to the 22^d Sept. on which day Your commissaries took the deposition of witnesses introduced by the plaintiff, and from the evidence has made the following account, which shows that the amount of damages to which the plaintiff V. C. Watkins is entitled, on 20th Octo. 1887, is \$58.24, with interest on \$54.94, from then on, from 20. Octo. 1887.

An account showing the amount of damages to which V. C. Watkins is entitled for the detention of her dower in the lot of land in the town of Windsor as in the Bill and proceeding mentioned, in her suit against M. & Watkins et al.

1886

July. 27 By $\frac{1}{3}$ of \$100.⁰⁰ being the annual value of the said lot as well at the time of its sale by M. & Watkins to M. & Watkins, as at the time of the commencement of this suit & to the date of this report 33 33
 " Interest on \$33. 33 from 27. July. 1887 to the 20th Octo. 1887. 33 30
 " this amt. being the value of \$33. 33 per year, from 27. July. 1887, to 20. Octo. 1887. 3 21 61
 Total damages due V. C. Watkins 20. Octo. 1887. - \$58. 24
 with int. on \$54. 94 paid thereof from 20. Octo. 1887.

Given under my hand as a Commissioner of the Circuit Court of Isle of Wight County, the day and year first aforesaid.

A. P. Young Com.

Time employed 14 Hours.

Com. fee for taking evidence & att. \$10. 50	
Do. for 2 sps. & 4 cts	. 60
Do. Entering & att. attested &c.	1. 20
Total com. fee	12. 30
Shff: fee	2. 80
Pro. M. Gay certificate	1. 00
J. J. Marshall "	1. 00
Certs before comm.	\$17. 10

Watkins V. L.
vs. $\frac{3}{4}$ In chf.
Watkins M. L. et al.

Report of Com. Tenny
under decree of Apt.
term 1887.

Filed 23^d Sept. 1887.

Field notes and Plot of a Lot in Windsor known as the Saw Yard lot

Commencing on the N.W. R. Road at the corner of
V. S. Holland's lot and running N. $38^{\circ} E$ $3\frac{1}{2}$ ch along the line
of said Holland to stop thence S. $47^{\circ} W$ $6\frac{3}{4}$ ch to stop on line
of James Holland thence South $38^{\circ} W$ $3\frac{1}{2}$ ch along the line of said
James Holland to the N.W. R. R. thence South $47^{\circ} E$ $6\frac{3}{4}$ ch down
said R. R. to starting point.

Plot drawn 5 ch = 1 inch area 2 acres



J. O. Draugh
Surveyor

Watkins V. L.
vs.  In Chy.

Watkins et al.
Filed with ref.
of assignmt of
debt.
"

To the Circuit Court of Seely Wright
County

Pursuant to Decree of said
Court rendered at the April Term 1887
in a suit therein pending between Virginia
Watkins Plaintiff and M. L. Watkins
and Louisa his wife W. B. Holland
Trustee and J. W. Dech Defendants
The undersigned three of your
Commissioners thereby appointed
Respectfully Report,

That they viewed and
valued as directed by the Decree the land
in the Bill and proceedings of the said
suit mentioned which M. L. Watkins
seized and possessed known as the Tann
Yard lot in the village of Kinder and
containing by survey made by J. O. Branch
two acres the plot of which together with the
copy of the Decree is herewith filed that we
estimate the value of the whole lot at \$600
one third of which being \$200 That we have

assigned to V.C. Watkins widow of M.
H. Watkins dead as directed by said Decree
one equal third part in value of the said
land as and for her dower therein having
regard to quantity and quality which said
portion so assigned contains one and
one half acres as per said survey and is
bounded as follows.

Commencing at a stob on the N.W. R.R. Road
and running North $38^{\circ} E 3\frac{1}{2}$ to stob on the land
of M. L. Watkins thence North $47^{\circ} W. 4\frac{1}{2}$ to a stob
on the lands of Jas. Holland thence South $38^{\circ} W$
 $3\frac{1}{2}$ ch to N.W. R.R. thence South $47^{\circ} E 4\frac{1}{2}$ ch to
starting point, That in making the said
Estimate we have taken the present value with
the buildings on the lot none of which
are on that portion of the lot assigned
to V.C. Watkins as her dower

all of which is respectfully reported

J. E. Keene
Joshua Bradshaw
J. O. Branch

J. E. Keene comm. \$2.00
Joshua Bradshaw " 2.00
J. O. Branch " 2.00
Fees for survey 5.00
\$11.00

the plaintiffs - as to this report
Because the commissioners have made
mistake in their report of the value of the land
Because in making their report - they did not
assign to her house which was $\frac{1}{3}$ of the value
of the said lot, the amount - assigned to her
not being worth one usually $\frac{1}{3}$ of the amount
at value of the house & lot.

R. S. Thomas
atty

Doak & Co. N.E.

by the Clerk.

Doak & Co. N.E.

"Filed Sept. 15th 1889.

Report of house on
Docket

The deposition of John M. Gay and Thomas J. Marshall taken on the 25th day of Sept. 1887, before H. P. Young a Commissioner in chancery of the Circuit Court of the County of Wright, to be read as evidence in the suit of V. L. Watkins vs. M. L. Watkins et al.; in the matter of account before said Commissioner under decree in said case of April term, 1887, in favor of the Plaintiff. Notice of the same having been given the counsel for ptff. and defts. Present. Wm. S. Stollard counsel for defts.

Ex. by ^{Gay} The said John M. Gay being first sworn deposes & says:
Q. Now old are you & where do you reside and when have you resided for past 25 years?

A. I am 51 years of age & upwards. I reside in Isiah Wright county and have resided there in the vicinity of Windsor for the past 25 years.

Ex. by ^{Marshall} Are you acquainted with the lot of land at Windsor known as the "Tannery lot", and were you acquainted with said lot at the date of the deed made by M. H. Watkins to M. L. Watkins, to wit: on the 1st day of August ¹⁸⁷⁰ ~~1871~~ if you please say what, in your opinion & from your knowledge, you believe to have been a fair and usual value of said lot, in its then condition?

A. I am acquainted with said lot, and was so acquainted at the time it was sold to M. H. Watkins by M. H. Watkins, and from my knowledge of it, I think & believe a fair and usual value of the lot at the time it was so sold

was \$800.⁰⁰

Ques.

Please say whether or not the annual value of said lot has increased or diminished for the time from the 27. day of July. 1886, to the time?

Ans.

I think the annual value is the same during said term.

X Copy. by W. J. Holland att. for Defts.

Ques.

When did Mr. H. Watkins sell the town yard lot to Mr. L. Watkins?

Ans. About the year 1870.

Ques.

How do you know the sale was in 1870.

Ans.

I became my impression is that it was on that date, and the deed for said lot, which I have seen is dated in, 1870, I lived in the neighborhood and from my recollection of the occurrence, I feel satisfied that that was the date of sale.

Ques.

Where did Mr. L. Watkins live in, 1868, when Mr. H. Watkins married ~~married~~ Mrs. V. C. Webb.

Ans.

~~He said~~ I am not positive as to where he lived. I do not now recollect where he lived.

Ques.

Did you know anything as to whether there was any gift or sale or contract of sale made by Mr. H. Watkins, to his son Mr. L. Watkins for the town yard lot prior to the intermarriage of Mr. H. Watkins with V. C. Watkins herself, in their parent?

Ans.

I do not know of any.

Ques.

Do you know of any sale made by Mr. H. Watkins to Mr. L. Watkins.

Ques. I was never present at any sale made by
M. H. Walker to M. H. Walker, and read
nothing of the sale, except what is shown by
the deed aforesaid, of record, & cannot at this time
and further the deponent soeth rest.

J. Marshall who is admitted to be a com-
petent witness so far as age & residence is
concerned & all other respects - being duly sworn
says that he has heard read the foregoing
question propounded to the witness J. M. Gay
and his answer thereto, and that he fully
concurs with said Gay in all his answers
except that he believes that M. H. Walker,
at the time his father M. H. Walker married
Mrs. V. C. Kibbitt, lived at his Col. Walker's
old place, and afterwards lived at the
Canard place.

and further this deponent soeth rest.

J. P. Marshall
John M. Gay.

Isle of Wight County, Va.

J. M. P. Young a commissioner in chancery for the
Circuit Court of said County, do certify that the
foregoing depositions were taken and subscribed
before me on the day & year, & in my office in
said County, as mentioned in the caption.

Teste, J. P. Young Comm.

Watkins V. L.
m. $\frac{2}{3}$ Defos.
Watkins M. S. et al.

Filed with card.
Gray. report 23. Sep.
1887,

The Commonwealth of Virginia,

To the Sheriff of the County of Isle of Wight—Greeting:

WE COMMAND YOU TO SUMMON

M. S. Watkins and A. H. Ashburn

N. P. Young a Commissioner in Chancery

to appear before ~~the~~ Judge of the *Circuit* Court of the county of Isle of Wight, at the Courthouse, on the *22nd* day of *Sept.*, 188*7*, to testify and the truth to say in behalf of *the*

Defendants in a certain matter of controversy in said Court pending and undetermined, between *M. S. Watkins*

, Plaintiff, and *W. S. Watkins et al.*

Defendants; and this *they* shall in no wise omit under the penalty imposed by law. And have then there this writ.

WITNESS, N. P. YOUNG, Clerk of our said Court, this *13th* day of *Sept.*, A. D. *7*, 188*7*, in the *112th* year of the Commonwealth.

N. P. Young *clerk*

NOTICE.—Witnesses who desire their attendance entered will inform the Clerk before leaving the Court.

Watkins M. Q. 1887

ad. $\frac{3}{4}$ Shd.

Watkins G. E.

//

To 22nd Sept. 1887

before Comm. by

"Entered by delivery
to each of the within
named a copy of
the within notice
Sept. 15th 1887.

A. B. Edwards Deputy
R. A. Eawson Secy.

The Commonwealth of Virginia,

To the Sheriff of the County of Isle of Wight—Greeting:

WE COMMAND YOU TO SUMMON

Marchall

Jos. M. Gay and J. J.

N. P. Young a Commissioner in Chancery

to appear before ~~the~~ Judge of the Circuit Court of the county of Isle of Wight, at the Courthouse, on the 22nd day of Sept^r, 1887, to testify and the truth to say in behalf of the

Plaintiff in a certain matter of controversy in said Court pending and undetermined, between V. C. Watkins

, Plaintiff, and M. J. Watkins et al.,

Defendant; and this they shall in no wise omit under the penalty imposed by law. And have then there this writ.

WITNESS, N. P. YOUNG, Clerk of our said Court, this 1st day of Sept^r, A. D. 1887, in the 11th year of the Commonwealth.

N. P. Young Clerk

NOTICE.—Witnesses who desire their attendance entered will inform the Clerk before leaving the Court.

Watkins v. C.

v. $\frac{3}{3}$ Spa.

Watkins M. & et al.

//

Do 22nd Sept. 1887.

before Court in Clog,

Essex by drawing
to Cash of the Court

Received a Copy of the
within Notice

Sept. 1887,

~~As to Edwards Deph.~~
For R. H. Edwards
Jff

The Commonwealth of Virginia,

To the Sheriff of the County of Isle of Wight—Greeting:

WE COMMAND YOU TO SUMMON

Thomas J. Marshall and
John M. Gay

N. P. Young, a Commissioner in Chancery

to appear before the Judge of the *Circuit* Court of the county of Isle of Wight, at the Courthouse, on
the *9th* day of *September*, 188*7*, to testify and the truth to say in behalf of *N. C.*

Watkins in a certain matter of controversy in said Court

pending and undetermined, between *Sir V. C. Watkins*

, Plaintiff, and *M. J. Watkins, wife et al.*

Defendants; and this *they* shall in no wise
omit under the penalty imposed by law. And have then there this writ.

WITNESS, N. P. YOUNG, Clerk of our said Court, this *26th* day of *August*, A. D.
188*7*, in the *11th* year of the Commonwealth.

N. P. Young, Clerk. L. C.

NOTICE.—Witnesses who desire their attendance entered will inform the Clerk before leaving the Court.

Watkins W. C.

v. $\frac{3}{3}$ Shw.

Watkins M. A. et
ux. et al.

//
Do 9. Sept. 1887.

Executed in
within name
Aug 30th 1887

A B Edwards
for A. A. Edwards
Shiff

The Commonwealth of Virginia,

To the Sheriff of Isle of Wight County, Greeting:

WE COMMAND YOU TO SUMMON

M. L. Watkins and his wife, W. S. Holland Austin, and J. W. Duck

to appear at the Clerk's Office of the Circuit Court of Isle of Wight county, at Rules to be holden for the said Court,

on the first Monday in *March* next, to answer

the Bill in chancery of Virginia C. Watkins.

of a plea of

for \$

Damages \$

And have then there this writ.

Witness, N. P. YOUNG, Clerk of our said Court, at the Courthouse, the

27th day of *February*

188*5*, in the *110th* year of the Commonwealth.

N. P. Young, clerk

~~*Asaph Foster, and J. W. Duck*~~

Virginia C. Watkins

to. $\frac{3}{4}$ Sand. in
due

M. L. Watkins & up.
et als.

To March 21. 1886
Thomas J.

Presented by Deliv-
ering to the within
name W. S. Holland
J. W. Quest and
Miss Louisa
Watkins each a
true copy of the
within numerous
March 1st 1886

A. B. Edwards
For Q. A. Edwards
Shift

Not finding the within name M. L.
Watkins at his usual place of abode
I presented the within numerous by
delivering a true copy to Mrs Louisa
Watkins his wife and explaining the
purpose of same March 1st 1886

A. B. Edwards recd
For Q. A. Edwards Shift

Watkins v. C

v

Watkins et al

The plaintiff excepts to the answer
of W. S. Holland Trustee Defen-
dant

- 1) Because on that portion of his
answer from and after the words
"that the said Ten-Yard lot-as-
wounded and inclusive of those
words ~~of~~ on page 1 of the ~~second~~
said answer down to the words
"the respondent-says it is true
that the said lot was conveyed
to him as trustee" on page 3 of
the said answer and all the
balance of the answer from and
after and inclusive of the words "and
this respondent-says that the land
conveyed by the said M. H. Wat-
kins to A. H. Ashburn & others &c"
is ^{on page 4 of the answer} impertinent and irrele-
vant and humbly prays that
they may be expunged

R. S. Thomas kly.

Watkins v. b

v

Watkins et al

Exclusions to
Answer

The answer of W. S. Hall and
trustee, one of the defendants to a bill
in Chancery in the circuit court of Isle
of Wight county exhibited by Virginia
C. Watkins against himself and
others:

This respondent answering to him-
self the benefit of all just exceptions
to the many errors and insufficiencies
in said bill contained for answer thereto, or
to or to so much thereof as it is material
he should answer, answers and says:

That while he is not prepared on oath
to deny that said Virginia C. and M. H.
Watkins were married to each other as
alleged in said bill, he does not admit
any such allegation, but on the contrary,
calls for the strict proof of such mar-
riage — That said "Ten yard lot" at Windsor
was a gift by said M. H. Watkins to his
son M. L. Watkins — that the consideration
was nominal — that the property was
really given to said M. L. Watkins long before
the deed was made — That during the
interim between the gift and the exe-
cution of the deed in the bill mentioned
from M. H. Watkins to his son — said
son was in possession and actually

from him

made considerable and material improvements thereon independent of said M. H. Watkins - that at the time of the execution of said deed said son had more than doubled the value of said land, and at that time, from the most reliable information your respondent could get, it was worth much less than the sum of one thousand dollars - that it is true that said M. H. Watkins died at or near the time alleged - that on the 20th day of September 1868 said M. H. Watkins was seized and possessed of much other real estate than the "Lanjer's Lot" most of which was sold to one A. H. Ashburn by a deed in which said Virginia C. Watkins did not join - that just a few days before the death of said M. H. Watkins - said Virginia C. Watkins made and entered into an agreement with said A. H. Ashburn that she should have and hold certain property for her natural life in lieu of any share claimed out of the lands purchased by said Ashburn, a copy of which contract is herewith filed as a part of this

Answer, marked "A" - and your
respondent says that ^{he} is well acquainted
with all the lands held by said
M. H. Watkins residing now on a lot
adjacent the "Longford lot" and he
verily believes and here states that the
property held and used by said Virginia
C. Watkins as mentioned in said exhibit
"A" is greater in quantity ~~and~~ ^{and} quality ^{and}
value ^{of said V.C. Watkins} than the dower interest ^{now} and
to all the lands of which said M. H.
Watkins was seized in fee during all
the time of the coverture alleged in
said bill, and for that reason this
respondent does not think that said V.C.
Watkins is entitled to any dower in the
✓ "Longford Lot" and to this end your res-
pondent prays that proper commissioners
be appointed to assign dower to said
Virginia C. Watkins if she is entitled to
any such right in the lands of said
M. H. Watkins - this respondent says that
it is true that said Longford lot was
conveyed to him as trustee, and that on
the 17th day of January 1884 he sold
it at public auction - that J. W.
such became the highest bidder at
the sum of \$1235 which has not

to him ✓

from

been paid according to the terms of sale on
account (as this respondent is informed)
of the closer controversy - (and this respondent
says that the lands conveyed by said
M. H. Watkins to A. H. B. L. and others
have been greatly improved since said
sale by said M. H. Watkins, ~~the~~ goodly
portion of said land lying in and near
the town of Windsor -

This respondent considers that said
"Ten good lot" belongs to said J. W. Smith
when he pays the purchase price thereof,
and that the title in this respondent
now vested is held as security for said
purchase money, so he pays the decision
of this honorable court as to whether
he is materially interested in this suit,
and if not, that he may be dismissed
with his costs in this behalf expended,
and now having fully answered said
bill this defendant prays to be hence
dismissed with his reasonable costs
in this behalf expended, and he will
ever pray &c

W. S. Hallen
Trustee {

W. S. Hallen
Att. Ad.

Virginia

County of Isle of Wight, to wit:

~~I, J. H. P. Beach, a Notary Public,~~
~~in charge of the Circuit Court~~
~~in and for~~
of Isle of Wight County, do certify
that W. S. Hall and another whose name
is signed to the foregoing answer
came before me at my office in
said County of Isle of Wight and
made oath that the statements in said
answer contained so far as made of his
knowledge are true and so far as
made upon knowledge or information
derived from others he believes them
to be true. Given under my hand
this 20th day of Oct. 1886.

G. M. Cadde
Notary Public

Watkins M.L. et al

ads & In. chuy

Watkins v.c.

Answer of Mrs. Holland
Lester -

To the Hon George Blair

Judge of the Circuit Court of
Blk of Wash- County.

Humbly complaining, shevereth unto
your honor, your oratrix, Virginia
C. Watkins that on the 20th day
of October December 1868 she inter-
married with one M. H. Watkins
who was then seized and possessed of a
certain "lot of land at Windsor Station
known as the "Windsor Tan-yard and
containing two acres and bounded on
the south by the N. & P. Rail Road on
the west by the lands of Thomas M.
Saunders on the East by the lands of
M. H. Watkins; that on the 1st day
of August 1870 the said M. H.
Watkins for the husband of your
oratrix sold the said tract of land
to his son, ^{M. L. Watkins} for the sum of One thou-
sand Dollars the consideration
mentioned in the said Deed the
receipt for which is endorsed on the
Deed: that your oratrix, the then
wife of the said M. H. Watkins did
not write in the said conveyance
^{and has never relinquished her dower in the said lot,}
to the said M. L. Watkins; all of
which will appear from a copy
of the said Deed herewith filed as
Exhibit- "A" and prayed to be taken
as a part of this Bill.

The said Mr. H. Watkins, died some
3 or 4 years ago leaving 3 or 4 orators
his order surviving him.

The said Mr. L. Watkins the gran-
tee in the aforesaid Deed on the 19th
day of December 1887 made a Deed
of Trust to W. S. Holland Trustee
in which he conveyed to the said
Holland as Trustee ~~the~~ "all of the
property belonging to the said Mr.
Watkins outside of his interest in
the firm of M. L. Watkins & Co in-
cluding the house and lot now occu-
pied by the said Mr. L. Watkins by-
ing and being in the village of Wad-
sworth and county and state aforesaid
as will appear by a copy of ^{an extract} ~~a part~~
of the said Deed herewith filed as
Exhibit-"B" and prayed to be
taken as a part of this bill, which
said house and lot occupied by
the said Mr. L. Watkins and conveyed
as aforesaid to the said W. S. Holland
Trustee is and was the same house
and lot of which ~~the~~ ^{the} said
Mr. H. Watkins was seized and posses-
ed when 3 or 4 orators named
him, which was conveyed as aforesaid
to the said Mr. L. Watkins as
aforesaid with out 3 or 4 orators ever
having relinquished his right of dower
therein and thereto. This said

house and lot was by the said
S. Holland Trustee sold at public
auction on the 17th day of December
1884 and it was bid off by Irving
W. Duck for the sum of
for, it is alleged Mrs
Lemira Wolkens the wife of the
^{deceased} ~~Mills L~~ ~~Lemira~~ Wolkens. As
no deed has yet been made your
cratrix is unable to allege who now
owns the said house and lot in which
she has not relinquished, part of
which she has not been assigned,
her dower. In tender consid-
eration whereof and for as much
as your cratrix is without remedy
save in a Court of Chancery where
matters of this sort are alone and
properly cognizable, to the end that
justice may be done she prays that
the said Mills L. Wolkens and
Lemira Wolkens his wife
Wm. S. Holland Trustee and
W. Duck may be made parties
defendant to this bill, that they
may be required to answer the
same ~~and to answer~~ as fully and as
effectually as if they were here and
now specially interrogated, the said
cratrix waiving an answer on
oath, that she may have her
dower assigned her pursuant to

Wallens v. b
v. 3 In Chy
Watkins v. L. et
al et al.

Bills.

March Rules 1886. Bill be
filed. same. Exd. & de. acci.

April 1886. Bill taken
for conf. ad. & cover
et for hearing.

April term 1887. de. & accy.
de. & accy.

Oct. term 1888

Dece. confy. sale by trustee & for Dec
& to pay pld. in lieu of cover

Oct term 1891

Final Decree

the aforesaid lot sold during her coverture
as aforesaid to the said Mrs. Watkins by
her then husband Mr. H. Watkins
that damages may be assigned to
her for the detention of her said dower
and the costs holding of the same & she
may have all such other and further
relief as the nature of her case may re-
quire and to Equity shall seem meet.
And she will ever pray &c
Thomas J. G.

Watkins vs.

Pltf.

vs.

W.S. Hallen Trust et al. Dft.

Residence,

Date, Sept 9th 1888

Am't \$1245

Salient Points, Layard Lot

Sold yesterday to
J. W. Dick

papers enclosed

Paid cash \$10 per

month enclosed

Report - decr
9 c 9 c.

~~14.70~~ Cans 0

23.70 Cans

100.00 fees

10.00 eris

133.70

If not called for in 10 days, return to
W. S. HOLLAND,
ATTORNEY AT LAW,
WINDSOR,
ISLE OF WIGHT COUNTY, VA.

14.70 - 3.70
9

know all men by these Presents: That
 we R.C. Watkins and L.W. Duck, in
 order to compromise and settle a Chancery
 suit now pending in the Circuit
 Court for Isle of Wight County, do
 hereby promise and agree that W.S.
 Hall and Trustee shall on or about the
 first day of Sept. 1888 sell at pub-
 lic auction for cash the lot in winder
 called the Langford lot in which
 Mrs. R.C. Watkins claims dower which
 lot contains two acres and out of
 the proceeds first pay all costs
 and expenses of sale, ^{and suit now pending} including
 attorneys fees on both sides and
 out the balance of the proceeds pay
 to Mrs. R.C. Watkins or her agent one
 fourth and to L.W. Duck three fourths
 of such balance of said proceeds
 and said Duck to have all rents
 by paying the sum of \$25 to said
 Mrs. R.C. Watkins. When this agree-
 ment is carried out Mrs. R.C. Watkins
 promises and binds herself to sign a deed
 to the purchaser of said property releasing
 and discharging all her right, title and
 interest in & to said lot. Witness our signatures
 and seals this 11th day of Aug. 1888 { J. M. Durkin (Seal)
 Wm. S. Hall & R.C. Watkins { R.C. Watkins (Seal)
 J. M. Durkin
 Wm. S. Hall

Sold for to J.W. Duck
 W.S. Hall
 C. J. Johnson

The Commonwealth of Virginia,

To the Sheriff of the County of Isle of Wight, Greeting:

We command you that you summon J B Branch Justice Bradshaw
J B Branch and W L Watkins

to appear at my office in the town of Smithfield

in the County of Isle of Wight, on the 30 day of March
1888, before me a Commissioner in chancery of the Circuit Court
of said county

to testify and the truth to speak on behalf of W S Watkins and Sister
Mabel S Watkins and James W. Watkins

in a matter of controversy pending in the Circuit Court for the County
of Isle of Wight between W L Watkins

Plaintiff and Mabel S Watkins and James W. Watkins
Sister and James W. Watkins

Defendant And have then there this writ.

Given under my hand this 9th day of March 1888

Signed Geo R. Watkins
Commissioner in chancery

Watkins V 6

^{as}
Watkins in L. m. s. also

Summons of Witnesses

Will be ~~to~~ by delivery
ing to the Clerk
James J. C. Branch
John Branch, Jr.
James V. M. L. M. L.
Kincaid a copy
of the entire volume
March 28th 1888.

J. C. Chapman Esq.
For R. C. Edwards
Esq.

R. S. Thomas,
Attorney at Law.

Practices in the Courts of Isle of Wight, Surry, Southampton and Wanslemere Counties.

Smithfield, Va., Aug: 24th, 1888

My dear Sir:

Yours of Aug: 23^d enclosing
my notice & was received last night.

I'll have the notices passed.

My fee of \$30.00 will be regarded
as reasonable, I hope.

Yours Truly

R. S. Thomas

W. S. Hallard Esq
Windsor Va.

Return to R. S. THOMAS,
SMITHFIELD, Isle of Wight Co., Virginia,
If not delivered within 10 days.



Wm. S. Hall and Son:
Windsor:
Pa.

President -



The Commonwealth of Virginia,

To the Sheriff of the County of Isle of Wight, Greeting:

We command you that you summon J. B. Brown, Jr. James Bondhus
J. B. Brown and M. L. Watkins

to appear at my office in the town of Smithfield

in the County of Isle of Wight, on the 30th day of March
1888, before me a commissioner in chancery of the Circuit Court
of said County

to testify and the truth to speak on behalf of W. J. Watkins and Trustee
Mrs. L. Watkins and John W. Black

in a matter of controversy pending in the Circuit Court for the County
of Isle of Wight between J. B. Watkins

Plaintiff and Mrs. L. Watkins and James Bondhus his wife W. J. Watkins
Trustee and John W. Black

Defendant And have then there this writ.

Given under my hand this 9th day of March 1888

Signed

J. B. Watkins

Commissioner in chancery

is copy list

J. B. Watkins
Commissioner

278

2

5

20

26

150

611

320

10131111

To the Hon. C. W. Hill judge of the Cir.
Court of Isle of Wight County:

The undersigned W. S. Hall and trustee begs leave to report that pursuant to an agreement signed by Mrs. R. C. Watkins and J. W. Duck herewith filed as a part of this report, he did on the 8th day of Sept. 1888 sell the Langford lot in the bill and proceedings mentioned for \$735 Cash to J. W. Duck who as yet has not paid one cent of the purchase money but who is willing to do so when said sale is ratified by this court, that said trustee out of his own pocket paid Thos. J. Clements over the sum of ten dols. as per voucher here with filed. The said trustee recommends said sale as a good one. All which is respectfully submitted

W. S. Hall and
Trustee

Watkins v. e.

vs {

Watkins & wife et al.

Deport of W.S.
Hall and trustee
filed Oct. 29th
1888 by leave of
Court. _____

Common Pleas Office

Smithfield Oct 8th 1888

To the General Court of Isle of Wight county
Pursuant to a decree of the said court rendered at the October
Term 1887 in a suit in chancery pending therein between V B
Watkins plaintiff and Mills L Watkins and Louisa his
wife W L Holland Trustee and Irwin W Duck defendants the
undersigned a commissioner in chancery of the said court who was
directed by said decree to enquire and report to court 1st Whether or
not James S Nelson and others, commissioners to assign dower have
by their report of September 15th 1887 assigned to the said V B Watkins one
third in value of the house and lot in the town of Windsor out of which
she is claiming dower at the time of the death of M L Watkins and whether
it is now one third in value of said house and lot, 2nd What was the fee sim-
ple value of the said house and lot at the date of the death of M L Watkins
3rd If the said V B Watkins is willing to accept a sum of money in lieu
of her dower what would be a fair equivalent of such dower and 4th
What permanent improvements if any have been put on the said house
and lot by M L Watkins. reports to court that on the 10th day of Febru-
ary 1888 he issued notices against the said parties requiring them
to attend the taking of the said enquiries at his office of record on
the 1st day of March thereafter, which notices were returned to your
commissioner duly served and the said parties not appearing in obe-
dience of the said notice the taking of the said enquiries was adjourned
to the 30th day of March 1888, when the said parties appeared by their attor-
neys, but they not furnishing your commissioner with information
sufficient to make his report the taking of the said enquiries was
adjourned from day to day and from time to time until the date of
this report when your commissioner was informed by the said par-
ties or their attorneys that they had agreed to compromise and set
at the matter in dispute between them but of the particulars of

Watkins

vs

Watkins & wife & etc

Report of
Commissioner Watkins on
under duress of October term 1887

Filed Oct. 10. 1888.

and agreement your commission was not informed
known under my hand as a commission in chancery of the said
court the day and year first of said

Wm R. Watkins on bond

Time employed 8 hours

Bonds fee \$6-

Sheriffs fee \$3.30

Walker & Ely

Pltf.

^{vs.}
J. W. Deek

Dft.

Residence,

Date,

Am't

Salient Points, *Towgood lot*

Paid this 19th day of
Jan'y 1889 to the Farmers
Bank of Nausemond the
sum of fifty-five dollars
balance on rent collected
for Towgood lot for the
year 1888. W. S. Hallam

If not called for in 10 days, return to
W. S. HOLLAND,
ATTORNEY AT LAW,
WINDSOR,
ISLE OF WIGHT COUNTY, VA.

SALE OF VALUABLE REAL ESTATE!

By virtue of a certain Deed of Trust from Messrs. M. L. Watkins and A. M. Eley, duly recorded in the Clerk's office of Isle of Wight County, and at the request of one of the beneficiaries, and by virtue of the settlement of a certain suit in Chancery, in which Mrs. V. C. Watkins, widow of M. H. Watkins, is plaintiff, and W. S. Holland trustee, and others are defendants.

I shall sell at 11 o'clock, A. M., on Saturday the 8th day of
September, 1888, at WINDSOR,

—AT—

PUBLIC AUCTION FOR CASH

*The following lots, or pieces of land lying in the town of Windsor, in the
County of Isle of Wight:*

*Sold
at
auction*

- 1.] The "Tanyard Lot," containing two acres, on which stands the residence now occupied by Mr. R. E. Nelms. This is an excellent lot, well located, and has all necessary out-houses. *J. W. S. \$735-*
- 2.] A vacant lot adjacent the "Tanyard Lot," supposed to contain six acres. This is a rich, arable tract, excepting a very small part. This lot is very valuable. *J. W. S. 510*

By said settlement Mrs. V. C. Watkins has agreed to unite with the trustee in a deed to the purchaser. The six acre lots will be sold in gross and not per acre. Possession given Jan'y 1st, 1889.

THIS IS A GOOD OPPORTUNITY FOR AN INVESTMENT.

August 15th. 1888.

W. S. HOLLAND,

Trustee.

COURTS:

ISLE OF WIGHT, NANSEMOND,
AND SOUTHAMPTON.

OFFICE OF

W. S. HOLLAND,

Attorney at Law and Notary Public,

Windsor Station, Va. *Sept. 11th 1888*

*Rev. of W. S. Holl and Trustee Ten dollars
for selling M. L. Wattain property
on the 8th day of Sept. 1888. Layard
Lot and vacant lot.*

*Holland
Clerk*

$$\begin{array}{r}
 / \\
 \hline
 2.50 \\
 1.25 \\
 \hline
 1.25
 \end{array}$$

1887 Mrs. Virginia C. Hattains -
Is the clk. of Isle of Wight. Cir. Let.
Continuance at Octo: 1886 - .50

Apl. Rpl. to Holland's answ: 13- filg: exceptions
thru: 15- decr: copy for coms. of partition. 65-
Rl. Copy for Com. in Chy. 20- \$1.13-

1888 George White & N. P. Young, clk.

Paid by
W. S. Holland
Trustee

\$1.15

W. S. Holland
Trustee

Mrs. Virginia C. Watkins, by R. P. Thomas atty. - Dr.
1886 - To the Clerk of Ed of Wright Co. Ct.

Ely. & Leach's Abstracts from following records, to wit:

Land M. L. Watkins from M. H. Watkins . 75.

do. Watkins & Ely to Holland, trustee . 75

R. P. Young, Clk. \$11.50

Paid by
W. S. Holland
Trustee

\$1.52

Dr. C. C. Brown.

Watkins, N.Y. & Co.

Mrs. Virginia C. Watkins.

Dr.

1886.

Liby.

To the Clerk of Sale of Tight Air. Let.

Sum in Chy. vs. Watkins & Co. 25 - Copies. 30

noting. 18 - entering att. 10 - P. & filing Bill

Exh. 40 - entering return. 35 - P. 30 -

Apl. another rule. 30 - docketing. 18 - Cont. 36 - \$9.32

R. P. Young, Clerk.

332
154
482

Watkins Mrs.
T. L.

\$3.32
1.50
4.82

John Smith

Paid by
W. J. Wallace
Master

1884.

Mr. F. C. Watkins

Dr.

to N. P. Young Comm. in Chy. Cir. Est. Sale of Wright Co.

Sept.

Issuing notes, & for rentals, taking dues: & making

& returning acct. to undersigned, Watkins, \$12.30

N. P. Young Comm.

Hartkins, Mrs. V. C.

\$12.30

\$300⁰⁰

60680

62534th July 12
Oct. 10th 1888

Sixty

days after date I promise to pay unto

L. W. Duck

or order negotiable and payable,

without offset, at the Farmers Bank of Mansemond, Suffolk, Virginia

Three hundred

00
100

Dollars,

for value received; and it is agreed upon by the parties that the interest on this Note shall be payable in advance; and we, principal and endorsers, hereby waive the benefit of our Homestead Exemption as to this debt

Credit the Maker:

W. S. Hall and Trustee for
M. L. Watkins & A. M. Ely

3280
480

7.60
45.00
660

88.20

32940
8870

241.20

W.S. Hale and

McCur

The dish, Gnocchi & Cautail on
the Sunday note is 57³⁹ which
I will thank you to send which
I can by return mail

The above is done Suffolk Va
July 5th 1889.

W.S. Gourd

Mr W S Holland born

To R E Helms Dr

For repairing floor on Watkins lot

To 238 feet Clear hart dressed flooring \$5.35

" 2 hart Sills 4x10-16 feet long 1.05

" 4 lb of Nails 16

" amount paid Carpenter 1.25

\$ 7.81

" To amt paid in note 37 60

\$45 41

Recd. payment Nov. 6th 1888

W. S. Holland

Under

100.00

45.41

54.59

I, NATH'L. P. YOUNG, Clerk of the Circuit Court of Isle
of Wight County, do certify, that W. G. Nibbete has
entered two days, and travelled _____ miles over ten as a witness
in behalf of W. J. Holland Trustee vs.
L. W. Duck et al.

at Spl & Oats terms, 1884, for which he is entitled
to one dollar to be paid by said
trustee.
\$1.00

Test. N. P. Young cc

W. G. Abbott

In the Circuit Court of Isle of Wight county,
October term 1888.

V. C. Watkins

vs. 3 In Chancery

Watkins M.L. et al

This cause came on this day to be again heard on the papers formerly read, on the report of comr. Atkinson filed herein Oct. 10th 1888, and on the report of W. S. Holland trustee filed this day by leave of court, and was argued by counsel. On consideration whereof the court doth adjudge order and decree that the sale of the "Tan Yard" lot in the bill and proceedings mentioned by W. S. Holland trustee pursuant to an agreement filed with his said report to which no exceptions are filed be and they are hereby confirmed, and that the said W. S. Holland trustee collect from said I. D. Duck the sum of \$735, with interest from date of this decree till paid as the purchase price of said "Tan Yard" lot, and out of the funds pay first the cost of this suit, said sale including a fee to R. S. Thomas and W. S. Holland each of \$50⁰⁰ allowed to counsel and one fourth of the balance pay to Mrs. V. C. Watkins widow of M. H. Watkins in lieu of and in full satisfaction of her dower in and to said lot of land, and pay the other three fourths of said balance to said I. D. Duck to reimburse him as far as it will for the money paid by him on the note in said dec of trust mentioned, due and payable to the Farmers Bank of Warrenton.

1. and that the auctioneer fee paid by W. S. Holland
 2. as per his voucher filed, be paid to him
 3. the said W. S. Holland, and that said W.
 4. S. Holland's trustee make a deed to said J. M.
 5. Duck for said lot of land, and that said
 6. W. C. Watkins be required to unite with said
 7. Holland's trustee in said deed as per his
 8. agreement, and that said W. S. Holland's trustee
 9. make report to court.

at test.

11 R. S. Thomas Ref. att. 50.00 & Test. M. P. Young clk

12 W. S. Holland Ref. 50.00 & Paid

13 Clerk's fees 9.08 & "

14 Shff. " 8.10 & " Paid R. A. Baccard Secy

15 Com. Atkinson " 6.00 & "

16 Com. Young " 12.30 & "

17 J. M. Gay cert. 1.00 & "

John M. Gay.

18 T. J. Marshall " 1.00 & "

Thos. J. Marshall

19 Total cost \$53.98

20 Comd on 735 23.70 & "

21 Auctioneers 10.00 & "

22 Paid for Printing notices 2.50 & "

23 Total costs \$190.18 & "

735.00
 190.18
 4544.82
 \$136.28 1/2
 25.
 161.20 1/2
 159.50
 1.70 5-

Watkins G. C.

vs. M. P. Young

Watkins M. P. Young

Copy deemed
 correct.

Exophorus p. v. b. Walling is the same even of this and
Holland and Mexico

Exophorus p. v. b. Walling is the same even of this and
Holland and Mexico

Exophorus p. v. b. Walling is the same even of this and
Holland and Mexico

Exophorus p. v. b. Walling is the same even of this and
Holland and Mexico

Wallis V. L. 99

Wallis M. L. 1899

Range Dec 1899

Amid 1899

20 be an line

in the opinion of the said commissioners
who shall act hereunder they are au-
thorized and directed to employ a com-
petent surveyor who shall lay off the
said land or such part thereof as may
be necessary and make a plat thereof.

Watkins v. C.

Watkins M. L. et al

This cause came on this day to be again heard on the Bill taken for complaint as to M. L. Watkins and Louisaanna his wife, ^{and} J. W. Duck ~~adversely~~ ^{adversely} adult-defendants on whom process has been duly served they still failing to appear plead, answer, or demur, on the answer of W. S. Holland trustee, on the exceptions ~~thereon~~ ^{thereon} of V. C. Watkins ~~thereon~~ ^{the same being} ~~thereon~~ and was argued by counsel. On consideration whereof the court sustaining the said exceptions doth adjudge order and decree that so much of the answer of the said W. S. Holland trustee is excepted to be expunged from the said answer and the court doth further adjudge order and decree that J. E. Nelson J. C. Branch S. J. Carr J. H. Beaton and Joshua A. Bradshaw ~~any other persons~~ ~~may act as~~ ~~persons~~ who are hereby appointed special commissioners for the purpose any three of whom may

ad- do go upon the lot of land in the
Village of Windsor in the proceedings
mentioned ^{of which} ~~of which~~ ^{of which} M. H. Watkins
was seized and possessed during
~~his~~ his marriage with the said
V. C. Watkins who did not relin-
quish her right- to drive in the
said lot- and allot- and assign to
the said V. C. Watkins 4 meles and
bonds one equal third part- in
value of the said lot- as her drove
therein and damages from the
commencement of this suit-
And if for the proper perform-
ance of their duties under this
Decree I- becomes in the opinion
of the said com mis owners who
shall act- under this Decree they
are authorised and directed to em-
ploy a competent surveyor who
shall lay off the said land or any
part- thereof as may be necessary
and make a plot- thereof- ^{to court-} and report-
And that a com mis owner of this
Court- enquire and report- to a fu-
ture term of this Court- what amount
of damages should be allowed the said
V. C. Watkins for detention from of

has done in the sand lot of land
in the sand area of Windsor

Watkins V. C.

v

Watkins M. L.

Rough Deem

To be entered

April Deem 1887

C. White

Entered

No. 30

In the Circuit Court of the County of Wright
County, April 21st. 1887 -
Virginia L. Watkins Plaintiff -

v.
M. F. Watkins & Louisa his wife,
W. S. Holland trustee and J. W.
Ruck Defendants.

This cause came on this day to be heard on the Bill taken for confessed as to M. F. Watkins and Louisa his wife and J. W. Ruck adult defendants on whom process has been duly served they still failing to appear plead answer or demurr on the answer of W. S. Holland trustee, on the exceptions of V. L. Holland thereto this day filed and was argued by counsel. On consideration whereof the Court sustaining the said exceptions doth adjudge order and decree that so much of the answer of the said W. S. Holland trustee as is excepted to be stricken from the said answer and the Court doth further adjudge order and decree that J. E. Helms, J. O. Branch, S. J. Carr, J. H. Beaton and Joshua ~~W.~~ Bradshaw, who are hereby appointed special commissioners for the

purpose any three of whom may act do go upon the lot of land in the village of Windsor in the proceedings mentioned called the Tan-Yard lot, of which M. H. Watkins was seized and possessed during his marriage with the said V. L. Watkins who did not relinquish her right to dower in the said lot and allot and assign to the said V. L. Watkins by metes and bounds one equal third part in value of the said lot as her dower therein. And if for the proper performance of their duties under this decree it becomes in the opinion of the said commissioners who shall act under this decree they are authorized and directed to employ a competent surveyor who shall lay off the said land or such part thereof as may be necessary and make a plot thereof and report to Court. And that a Commissioner of this Court enquire and report to a future term of this Court what amount of damages should be allowed the said V. L. Watkins for detention of her dower

in the said lot of land in the said
town of Windlot -

a copy

Teste, J. D. Young & Co.

Watkins 7 C.

Co. 3 Copy done
3 of 108 C.

Watkins M. X. M.

Watkins v. C.

v

Watkins M. L. et al

This cause came on this day & be again heard on the papers formerly read, and on the report of Commissioner N. P. Young filed September 23rd 1887 and the depositions thereunto, on the report of J. E. Nelson & other commissioners to assign dower to V. C. Watkins, the complainant, with the exceptions thereto, and was heard by the court: On consideration whereof the court with- out now passing upon the said reports and exceptions doth adjudge order and decree that one of the commissioners of this court - ~~between and~~ report to a future term of this court - whether (1) whether or not the said J. E. Nelson and other commissioners to assign dower have by their said report of September 13th 1887 assigned to the said V. C. Watkins one third in value of the said house and lot - in the town of ~~Somerset~~ ^{Windsor} at the time of the death of M. H. Watkins and whether it is out of which she is claiming dower, (2) What was the full simple value

was one third in value of the said house and lot -

Watkins V. B.

v

Watkins M. L.

Rec'd Decem

October Decem 1887

To be entered

C. M. H. C.

Entered

No. 37

of the said house and lot - as the date
of the death of Mr. H. Watkins B.
If the said v. l. Watkins is
+ wishing to accept a sum of money
in lieu of her dower what would
be a fair equivalent for such dower,
and (4) what for manure - im-
provements, if any, have been
put on the said house and lot
by Mr. L. Watkins.

Watkins v. C.

vs

Watkins & wife et. al.

This cause came on this day to be again heard on the papers formerly read on the report of Court. Atkinson filed herein Oct. 10th 1888 and on the report of W. S. Hall and Trustee filed this day by leave of Court and was argued by counsel on consideration whereof the Court doth ^{adjudge} order and decree that the sale of the Ten yard lot in the bill and proceedings mentioned by W. S. Hall and Trustee pursuant to an agreement filed with his said report be and the same is hereby ratified and confirmed and that said reports to which no exceptions are filed be and they are hereby confirmed and that said W. S. Hall and Trustee collect from said I. W. Duck the sum of \$735 with interest from date of this decree till paid as the purchase price of said Ten yard lot and out of that fund pay first the costs of this suit ^{said sale} including a fee to R. S. Thomas and W. S. Hall and attorneys each of \$50⁰⁰ ~~which shall if divide~~ ~~all taxable fees~~ allowed to counsel and one fourth of the balance pay to Mrs. V. C. Watkins widow of M. H. Watkins in lieu of and in full satisfaction of her dower in and to said lot of land and pay

Watkins V.C.,

27 E

Watkins & wife et al

De over to be enter
ed Oct. 29th 1888.

C. W. Reed

Ordered #25

the other three fourths of said balance to
said J. W. Duck to reimburse him so
far as it will for the money paid
by him on the note in said deed
of trust mentioned due and payable
to the Farmers Bank of Hannum
and that the auctioners fee paid by W. S.
Hall and as per his voucher filed be paid
to him the said W. S. Hall and and
that said W. S. Hall and Trustee
make a deed to said J. W. Duck
for said lot of land and that said V. C.
Watkins be required to unite with
said Hall and Trustee in said deed as
per her agreement - and that said
W. S. Hall and Trustee make report to
Court

Watkins V. C.

vs.

Watkins M. L. Duck I.W. et. als.

This cause came on this day to be again heard and on motion it is ordered that the same be dismissed from the docket, it appearing to the court ^{by consent of parties} that all matters therein submitted have been fully decided and disposed of with leave to any party within one year to have the same reinstated for good cause shown.

Watkins V. C.

vs.

Watkins, Duck et. als.

.....

D E C R E E .

To be entered.

Cmt

Oct 24, 1891

Watkins

v

Watkins

Pleas -

Sands 25.3 p 251. 259. Form of 271

Answer

He must answer fully Sands p 327

" can depend on the charge set 334

Should not contain; Im pertinent,

Irrelevant - or scandalous

Matter. If so it will be Expunged

Sands 2. p 335-6-7-8

Mitford Pl 403

4 H & M. 414

Matter not Material is Impertinent

Sands p 338. Mitford Pl 403

Impertinent - matter will be Expunged
- set by the Court -

Mitford Pleas p 403-4

Sands 25.3 393-4-5

Or it will be sent to the Committee

summons does by the Court on Motion

of Parties or Ex parte motion as in

Mason v. Mason 4 H & M. p 414

Exceptions to answers p 1094836-7

When the ~~an~~ exceptions are sustained the Bill goes back to rules for the Defendant to answer again and when the exceptions are over - unless the Bill goes back for the plaintiff to reply, or for other use as he sees fit.

* Sands Eq p 394-5-6

In a Bill by a widow for dower in land sold by her husband in her life, the present owner is the necessary party.

Blair v. Thompson 11 Gray - 441.

Watkins

v

Watkins

Brief

Warkiss v. Warkins

M. H. Warkiss married Virginia
C. in December 1868. He then
owned the Ten-yard lot.

In August-1870 he sold this to
his son M. L. Warkins and his
wife did not join in the deed.

On the 19th of December 1881
M. L. Warkins conveyed this
to W. S. Hall and Trustee who
in December 1884 sold to J. W.
Duck

Wacknis
v

Wacknis

Mend:

Wallens

v

Wallens

When Property not susceptible of
division she is entitled to a rent.

2 Minor p 137 2ⁿ

In Va you assign to the widow
one third in value of the land.

And you cant sell the land without

the endorsement & give her compensation
in lieu of her dower but if
it is impossible to assign in spe-
cie

2 Minor p 141.

White v White 16 Met. p 264

Relief of alienus - Interest in $\frac{1}{3}$ value of
land at husband's death.

Case of 1888 p 565 ch 102 & 2278

Watkins N. C.

N

Watkins Mid. set ac

1000

1853

CLERK'S OFFICE,
ISLE OF WIGHT COUNTY, VIRGINIA.

N. P. YOUNG, CLERK.

Isle of Wight Co. N., Va., Febry 25th 1886.

Mr. R. L. Thomas

Atto. at Law

Dr. Reel?

After the mail passed I recd. your note as to the Watkins lot & have
could not reply by it. I find that by deed of
1st. Augt. 1840, Mr. H. Watkins sold the same
yard lot of eight acres ^{to Mr. L. Watkins}. In this deed the
name of Mrs. V. C. Watkins is mentioned but
she did not sign it nor relinquish her right.
Mr. L. Watkins in his deed of trust to Holland
of 20. Dec. 1885, conveyed this lot, with other
lands - On the 17. Dec. 1884, Holland, Foster
sold it. It was bid off by L. W. Duck - who
and has been made by Holland to Duck,
and I have learned that Duck bid
it for Mr. Louisiana Watkins, wife
of Mr. L. Watkins.

The shiff. has the prop in it & is filed
on. Watkins & Morrison.

Yours truly N. P. Young

R. S. Thomas,

Attorney at Law

Practices in the Courts of Isle of Wight, Surry, Southampton & Hanscomand Counties

Smithfield, Va., Aug. 26 1887

Dear Mr. Young:

Mr. Abbott gave
me your note. You must blame
me a little for neglect, but the fact
of the business is I thought you
were so familiar with the property
and the facts that evidence could
not add any thing to your knowl-
edge. If however you desire any
evidence Mr. Abbott can tell
you, what I am sure you already
know. The parties who could give
you the information you desire.

Very Truly &

A. P. Young Esq

R. S. Thomas

Watkins, N. C.

8, { Owens,
for 100 lbs.
Watkins, N. C., day

P. J. Marshall

&
Dug M. Gay
letter for 100 lbs.
to 9, Sept. 8
can count, N
that day.

This Deed, made this 1st day of August
1890, between Mr. H. Watkins and Virginia
C. his wife of the first part and Mr. H. Watkins
of the second part. Witnesseth, that for and
in consideration of the sum of one thousand
dollars, the parties of the first part do grant,
bargain and sell to the party of the second
part a certain lot of land at Windsor
station, known as the Windsor Fair Ground
and containing two acres, and bound-
ed on the South by the N. & D. R. Road,
on the West by the land of Thomas M.
Launder, on the North by the land of Thomas
M. Launder and on the East by the
land of Mr. H. Watkins. The parties of the
first part covenant that they have the
right to convey the property above named
and will and do warrant generally the
title to the same. Witness the following
signatures and date, the day, month and
year first above written.

H. Watkins 


Received, August 1st. 1890, of Mills
& Watkins granted in the foregoing
deed, One thousand dollars in con-
sideration mentioned in said deed.

M. H. Watkins

Watkins N. C.

3 In chgo

Watkins M. S. chgo
also.

Copy of deed from

M. & E. Watkins

to M. S. Watkins

Ex. St. filed with Bill

In the clerk's office of De Kalb County Court,
the first day of August, 1840, This Deed from
M. & E. Watkins to M. S. Watkins was acknowledged by the said grantor, and
having the requisite United States
revenue stamp of one dollar af-
fixed thereto and cancelled, was ad-
mitted to record.

Test, A. D. Young clk.

A copy. Teste

A. D. Young clk.

"nd First - all the property belonging to the said M. & L. Watkins outside of his interest in the firm of M. & L. Watkins & Co. including the house and lot now occupied by the said M. & L. Watkins, lying and being in the village of Kinderhook, and county and state aforesaid,"

The foregoing is an abstract from the deed of trust made on the 19th day of Dec. 1881, and recorded in Deeds of Wright county clerk's office on the 20th Dec. 1881, from M. & L. Watkins, single, and J. M. Ely single to W. A. Holl and trustee.

Teste,

J. D. Young clk

Watkins G. C.

7. $\frac{3}{3}$ In clay.

Watkins M. D. clay
slab.

Abstract from M.
S. Watkins & A. M.
Eley & Co. Inc. deed
of trust to Holland.

Ex. Ct. Filed with Bill

in demurrage as aforesaid the said J. W. Duck
Thos. J. Clements, and H. S. Chapman,
against any payment loss liability or
demand as aforesaid by reason of their
endorsing any note or notes in contin-
uation, in lieu, or in payment of the
aforesaid notes or any one of them.
And the conditions of this deed are such
that if the said M. L. Watkins & A. M. Eley
shall fully pay off and satisfy the holders
of said notes on or before the day of maturity
that is to say ninety days after their date,
then this deed shall be null and void, other-
wise in full force and binding. It is also
covenanted, agreed by all the parties to
this deed that at any time after ninety
days after the date of these presents
upon the request of the aforesaid,
endorsers the said W. L. Halland after
thirty days notice in some news paper
published in this or an adjoining county
and by posters printed and put up at
five or more public places proceed
to sell at public auction to the highest
bidder for cash in the village of Windsor
the property named in the first and
second groups above, that is to say, the
property belonging to said M. L. Watkins

and W. M. Eley outside and exclusive of
the assets of said M. G. Watkins & Co. and shall
apply the proceeds after paying expenses
of sale to the payment of whatever amount
may be due and unpaid on the notes
aforesaid or any notes given in continu-
ance or renewal of the notes aforesaid.
And it is further agreed by all the parties
to this deed that the said W. S. Hall and
shall at anytime on the request of any
party interested take charge of all the
assets aforesaid of the said Firm of the
said M. G. Watkins & Co. and shall pro-
ceed to sell for Cash at Public Auction
or privately at cost as may be more
expedient under the circumstances
and shall deposit the proceeds in
some bank to the Credit of W. S. Hal-
land, Trustee for the benefit of said
S. W. Duck, Thos. J. Clements, and W. S.
Chapman, and the said W. S. Hall and
is hereby authorized and empowered
to employ Clerk's Auctioneers and any
other assistance and to do any and
all other things necessary in the speedy
disposal of said assets and to collect
any and all the claims included

above in said assets, due or held by
the said M. L. Watkins &c. And the
said W. S. Hallam is hereby authorized
to bring action or suit on said claims
to receive money on the same, and to
give receipts therefor.

Witness the following Signatures and
Seals the day and date herein before written.

M. L. Watkins Seal

Louisiana Watkins Seal

A. M. Eley Seal

M. A. V. Eley Seal

State of Virginia,

Isle of Wight County, Trust.

I, Benjamin C. Roberts, a Notary Public
in & for the said County do certify that
M. L. Watkins & A. M. Eley whose names
are signed to the annexed and bearing
date on 19th day of December 1881, came
personally before me in my said County
and acknowledged the same, I further
certify that Louisiana Watkins the wife
of the aforesaid M. L. Watkins & M. A. V.
Eley the wife of the aforesaid A. M. Eley
whose names are signed to the aforesaid
annexed deed as above written came per-
sonally before me in my aforesaid
County and being by me examined

privily and apart from their husbands and
having the said writing fully explained to them
they the said Louisiana Watkins and ^{M. A. V. Eley}
acknowledged the same to be their acts, and
declared that they had willingly executed
the same and do not wish to retract it.

Given under my hand this 20th day of Dec. 1881

Notary Public.

I hereby certify that the foregoing words are
entered (Transit) 1st. unto the said
M. G. Holland 2nd Secure to and 3rd
the proceeds

Notary Public.

In the Clerk's Office of the County
Court of Isle of Wight County, the
20th day of December 1881. This
 deed of Trust from M. G. Watkins
& A. M. Eley & their wives et als: to
Wm S. Holland trustee, was received
and admitted to record on the Cer-
tificate of B. C. Roberts a Notary
Public.

Test, J. P. Young

a copy

Teste

J. P. Young

Watkins & Clay etc
to 3 Deed of
3 Trust.

W. L. Holland Trust

as copy

This Deed made this 19th day of
December one thousand eight hundred and
eighty one (1881) anno domini, between M. L.
Watkins and Louisa Watkins his wife
and A. M. Eley and M. A. V. Eley his wife of
the County of Salem State of Vir-
ginia, Parties of the first part and W. G. Holland
Chosen trustee of the said County and
State Party of the second part, Witnesseth
That for and in consideration of Ten Dol-
lars Cash in hand paid the receipt whereof
is hereby acknowledged, the said parties
of the first part do grant with general
warranty unto the said W. G. Holland
the following property, to-wit:
First, All the property belonging to the
said M. L. Watkins, outside of his interest
in the farm of M. L. Watkins & Co.
including the house and lot now
occupied by the said M. L. Watkins ly-
ing and being in the village of Vir-
sor and County and State aforesaid,
containing by estimation eight acres,
a half or thereabouts of land lying
and being in the County and State
aforesaid containing by estimation two
hundred acres, and bounded as follows:
By the land of A. H. Ashburn, T. J. Williams

J. A. Watkins and by the County road leading
from Windsor to Knoxville, and by the lands
of J. J. Lewis and J. J. Marshall, it being the
same land conveyed to said M. G. Watkins
by deed from M. H. Watkins, one lot of ground
in the village, County and State aforesaid
on which stand the Storehouse and ware-
house heretofore used and occupied by the
said M. G. Watkins & co. with all fixtures
and appurtenances thereto belonging,
it being the same lot conveyed to said
M. G. Watkins by deed from said A. H. Ash-
burn wife, and the same lot conveyed in
a deed of trust to A. M. Eley trustee, to secure
to J. H. Lusk, and Thos. J. Lusk, is, the pay-
ment of a certain debt or liability then or
hereafter incurred all the personal and chattel estate
of every kind and description whatever now
belonging to said M. G. Watkins And,
Secondly, All the property belonging to said
A. M. Eley, excepting his interest in the firm
of M. G. Watkins & co. aforesaid, including
a tract or parcel of land lying and
being in the village, County and State
aforesaid, containing by estimation thirty
two ^{acres}, with all fixtures and appurtenances
thereto belonging and bounded by the

lands of Mrs: W. Jane Saunders, et al. J. C.
Roberts, W. S. Chapman, and the County
road leading from Windsor to Isles of Night
C. H. and all the personal and chattel prop-
erty of every kind and description what-
ever now belonging to said A. M. Cley, and
thirdly, all the property now belonging to
the firm of M. G. Watkins & Co. including
all the stock of goods of every kind and
description in Providence, near house and
elsewhere now belonging to said M. G. Wat-
kins & Co. consisting of dry goods, boots & shoes,
hats, cups, glassware, crockery ware, house
ware, hardware, groceries, and many other
articles &c. &c. all the bonds, notes, books,
and accounts, due by or due to said M. G.
Watkins & Co. a tract or parcel of land
lying and being - the County and State
aforesaid, containing by estimation
seventy five acres in gross bounded by
the lands of William Hall, Tacon & air
used: Isaac Mzingo by the lands formerly
belonging to Geo. M. D. Watkins and by
the running road leading from Windsor
to Isles of Night Courthouse, excepting
about 15 acres conveyed to Adolphus
Cromby by deed from M. G. Watkins and
A. M. Cley, and also another tract or

Gravel of land lying and being in the
County and State aforesaid containing
by estimation two hundred and fifty
acres or gross, it being the same tract
of land conveyed to M. L. Watkins & Co.
by deed from Dr. Anthony Terson & wife
and Trust to secure and indemnify J. W. Duck
Thos. J. Clements and W. S. Chapman, any
and all payments they or either one of
them may make, any loss they may
sustain, any liability they may incur,
or any demand made of said J. W. Duck
Thos. J. Clements, and W. S. Chapman, by
reason of their endorsing the following
notes, one note for five thousand
dollars, payable ninety days after
date to J. W. Duck Thos. J. Clements,
and W. S. Chapman and endorsed by
said J. W. Duck, Thos. J. Clements and
W. S. Chapman, dated on the 19th day of
December 1881, payable at the Commercial
Bank Suffolk Va. a second note
for five thousand dollars, dated pay-
able and endorsed like the first note
above described - both said notes made
and executed by said M. L. Watkins and
J. W. Duck, and further to secure and

Having the matter aforesaid
fully explained to them, and being
examined by me privately and apart
from their said husbands (A.H.
Ashburn and M.R. Watkins) they
and each of them the said F.D. Ash-
burn and M.R. Watkins acknowledged
got the same, acknowledged they had
willingly executed the same, and
they do not wish to retract it.
Given under my hand this 1st
day of November 1882 D.D.

H. S. Hallard M.P.

I further certify that the changes
from V.C. to M.R. Watkins made in
the body of this deed were made at
the time or before the signing.

H. S. Hallard M.P.

In the Clerk's Office of the County Court
of Bedfordshire County the 12th day
of Decr 1882. This deed between A.H.
Ashburn and wife and M.R. Wat-
kins, was received and admitted
to record upon the annexed Certif-
icates of H. S. Hallard a Notary Public
in &c.

Recd. W. H. Youngman
atty. H. S. Youngman

A. H. H. H. H. H.
+ minor
And 3 copies
of 3 Dec of
the exchange
C. W. H. H. H.

Exhibit
"A"

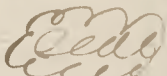
✓ Whereas A. H. Ashburn purchased from
M. H. Watkins considerable real estate
✓ as per deed duly recorded to which and
in which C. V. Watkins the wife of said
✓ M. H. Watkins has a contingent right
✓ of dower, and whereas the said A. H.
Ashburn has died off from said
real estate on which the purchase
has created considerable improve-
ment; and whereas the said A. H.
Ashburn may have occasion to
reclaim of said land, and whereas
the said C. V. Watkins is homeless, her
husband being in feeble health and
very old, and whereas the said C. V.
Watkins wants a home when she
can provide for herself the rest of
✓ her life, Therefore This deed of
Exchange made this 20th day of Nov-
ember in the year of our Lord one
thousand eight hundred and Eighty
✓ two between said A. H. Ashburn
and Leah E. Ashburn his wife of
the County of Isle of Wight and State
of Virginia of the one part, and C. V.
✓ Watkins wife of said M. H. Watkins
of said County and State of the
other part: Witnesseth That Grand

in consideration of the premises and
the premises hereinafter stated the
said A. H. Ashburn and Sarah E.
Ashburn his wife do grant bargain
and sell unto said C. V. Watkins the
✓ following property, to wit: All those
traces of land known as the Stone
✓ place in which the said M. H. Wat-
kins resided a few months ago
and including any land conveyed
✓ to Miss L. Watkins to have and to
hold during the life of said C. V. Wat-
kins and no longer provided the
said A. H. Ashburn shall have the
right at any time to cut and carry
away any lumber on said trace
of land and to cut paths build
tramways and do whatever else nec-
essary to the sale and manufacture of
said lumber; and provided further
the said C. V. Watkins her agent or as-
signs may during her life cut any
lumber or woods on said land to be
used on said land and for no other
purpose, and further the said A. H.
✓ Ashburn and Sarah E. Ashburn
his wife do release and convey to said
✓ C. V. Watkins all their right and

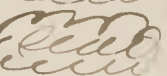
title in and to all the above land
assigned to said C. V. Watkins out of the
estate of Grace Kilmer, a former hus-
band of said V. C. Watkins. And that
✓ for and in consideration of the fore-
✓ going the said C. V. Watkins hereby grants
✓ bargains, sells, confirms and releases
✓ unto said A. H. Ashburn his heirs and
assigns forever all her right title
✓ and interest not existing or which
may hereafter exist or which she may
at any future time have any right,
including a right of return in and
to all the real estate purchased by
✓ said A. H. Ashburn from said M. H.
Watkins by reason of her, the said
C. V. Watkins surviving the said M. H.
Watkins her said husband. And
✓ she the said C. V. Watkins hereby
binds herself that should the said
✓ M. H. Watkins die in her life thereby
giving her a right of dower to make
and execute to said A. H. Ashburn
his heirs or assigns such other and
further assurance as may be ne-
cessary to convey to said A. H. Ashburn
his heirs and assigns all the right
title and interest in and to all the

lands purchased by said A. H. Ashburn from M. H. Watkins. It is also agreed by all the parties that in the event of the failure of said C. V. Watkins to fully carry out and perform her part of this co-venture then it shall be void as to said A. H. Ashburn and Sarah E. Ashburn, but this clause shall in no wise affect the validity of this deed.

Witness the following signatures and seals:

A. H. Ashburn 

S. C. Ashburn 

C. V. Watkins 

Virginia

County of Desoto, Georgia, Town of

J. W. S. Hoggan attorney Public in and for the County and State aforesaid do certify that A. H. Ashburn, S. C. Ashburn his wife and C. V. Watkins whose names are signed to the aforesaid writing bearing date on the 20th of November 1883, A.D. personally appeared before me in my said County and State and acknowledged the said writing: I further certify that S. C. Ashburn wife of said A. H. Ashburn and said C. V. Watkins

27.7.4/86

Commissioner's Office,

Isle of Wight Courthouse, July 13th 1887

To V. C. Watkins

Plaintiffs,

And to Mills & Watkins & Hensman & his wife,
and W^m S. Holland Trustees & J. H. Duck

Defendants:

You are Hereby Notified that I have fixed upon the 26th day of August next, if fair, if not, the next fair day thereafter (Sunday excepted), to take and settle, at my office, aforesaid, the following accounts: "of what amount of damages should be allowed the said V. C. Watkins for detention of his dower in the said lot of land in the said town of Titchard, as in the Bill and proceedings mentioned."

Required to be taken by decree of Isle of Wight Circuit Court, rendered on the 28th day of Apr., 1887, in a suit in chancery depending in the said court, in which you are parties, plaintiffs and defendants, at which time and place you are required to attend.

Given under my hand, as Commissioner of the said Court, the day and year first

aforesaid.

A. J. Goreau

Commissioner

Watkins W. C.

1/2 In Chy.

Watkins M. A. 2108.

Comm. Notice

To 26. Augt. 1887.

✓ Thomas for

11 Copies

Executed by deliver-
ing to the within
named parties each
a true copy of the
within Notice
July 27th 1887

A. B. Edwards
for P. A. Edwards
Shuff

Augt. 20. conts to
S. C. G. 1887

2108.
S. C. G. 1887

July 13 - 1 - 11

Augt. 16 - 2 - 1

Sept. 19 - 3 - 1

Oct. 22 - 4 - 1

Nov. 25 - 5 - 1

Dec. 28 - 6 - 1

Jan. 31 - 7 - 1

Feb. 24 - 8 - 1

Mar. 27 - 9 - 1

Apr. 30 - 10 - 1

May 3 - 11 - 1

June 6 - 12 - 1

July 9 - 13 - 1

Aug. 12 - 14 - 1

Sept. 15 - 15 - 1

Oct. 18 - 16 - 1

Nov. 21 - 17 - 1

Dec. 24 - 18 - 1

Jan. 27 - 19 - 1

Feb. 30 - 20 - 1

Mar. 31 - 21 - 1

Apr. 30 - 22 - 1

May 31 - 23 - 1

June 30 - 24 - 1

July 31 - 25 - 1

Aug. 31 - 26 - 1

Sept. 30 - 27 - 1

Oct. 31 - 28 - 1

Nov. 30 - 29 - 1

Dec. 31 - 30 - 1

Commissioner's Office,

Isle of Wight Courthouse, Smithfield February 10th 1888

To V B Watkins

Plaintiffs,

And to Mills L Watkins and Louisa his wife, W F Holland, Trustee, and Edwin W Duck

Defendants:

You are Hereby Notified that I have fixed upon the first day of March next, if fair, if not, the next fair day thereafter (Sunday excepted), to take and settle, at my office, aforesaid, the following accounts and inquiries: 1st Whether or not J E Helms and others, commissioners to apportion dower have by their report of September 15th 1887, assigned to the said V B Watkins one third in value of the house and lot in the Town of Windsor, out of which she is claiming dower, at the time of the death of M H Watkins and whether it is now one third in value of said house and lot, 2nd What was the fee simple value of the said house and lot at the date of the death of M H Watkins. 3rd If the said V B Watkins is willing to accept a sum of money in lieu of her dower, what would be a fair equivalent of such dower and 4th What permanent improvements, if any, have been put on the said house and lot by M L Watkins

Required to be taken by decree of Isle of Wight Circuit Court, rendered on the 27th day of October, 1887, in a suit in chancery depending in the said court, in which you are parties, plaintiffs and defendants, at which time and place you are required to attend.

Given under my hand, as Commissioner of the said Court, the day and year first aforesaid.

Geo R Watkins on

Commissioner

Watkins, V 6

no

Watkins M L and others

Commissions, taken
for accounts.

Presented by
attesting to the
certain names of
M L. Scott
Francis Watkins
C. C. Watkins D. S.
Holland and others
J. W. Duck. each a
true copy of the
certain names
Feb 28 1888.
Do. R. Coover
att.