

1933-010 Chancery Causes.
Isle of Wight County

Smithfield Farmers, Incorporated vs Page Joyner, by v c
R S. Cox + A. Page Reid vs Page Joyner, by v c
Mary Joyner Cox vs vs Page E. Joyner, by v c

Folder 1

335, 352, 516

Petition of Belle V. Joyner

Petition of Belle V. Joyner v al

other surnames. Seward, Clark,
Goodrich, Thomas, Chapman, Carroll,
Cofer, Barlow, Key, Gwaltney, Clarke
Stallings, Jordan, Osborn

John I. Cofer being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation? A. I am fifty years of age, live in Smithfield, County of Isle of Wight, Virginia, and am cashier of Bank of Smithfield.

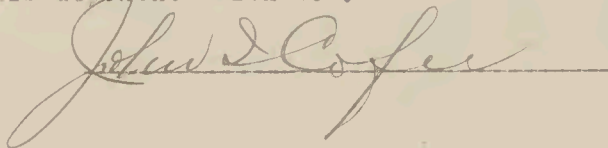
Q. Mr. Cofer, the bill in this suit states that V. W. Joyner and A. Page Reid, at the time of Mr. Joyner's death, were jointly seized of Lots Nos. 10, 11, 14, 15, 41 and 40, as defined and described on a plat of Days Neck, of record in the Clerk's Office of this County—are you acquainted with this property. A. I am.

Q. Mr. Cofer, the bill further states that the widow and adult heirs of V. W. Joyner, deceased, have conveyed their interests in said property to R. S. Cox, and that the said property is now owned by R. S. Cox, A. Page Reid, and Page Joyner, the latter being an infant, A. Page Reid owning one half, R. S. Cox three fourths of one half, and the widows dower in one half, and Page Joyner one fourth of one half. Can this property be conveniently divided among the parties entitled to share therein? A. No sir, it cannot, and the only convenient method of making a division of it, to my mind, is to sell it and divide the money, but I am advised that Miss Reid and Mr. Cox are willing to take the share of Page Joyner at the rate of four thousand dollars for the whole interest which was owned by V. W. Joyner, at the time of his death, which I take to be a fair price, and would recommend that sale be made upon that basis.

Q. Will ^{it} be to the interest of the parties, and especially the infant defendant, to sell a part and allot a part— and can the interest of the infant be set aside in land to his advantage? A. I know of no way as convenient and that will bring as much money to the infant as to sell the whole and pay him his share. As stated above if Mr. Cox wishes the share of the infant upon a basis stated, I believe it would be wise to let him have it.

Q. What would this land rent for per annum? It should rent for about \$ 250.00 dollars.

And further this deponent saith not.



Andrew Cofer being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation? Ans. Andrew Cofer, thirty nine years of age, and reside in Smithfield, Virginia. Am a merchant.

Q. Mr. Cofer, have you read the questions propounded to Mr. John I. Cofer, referring to the division of the land of which V. W. Joyner and A. Page Reid, were possessed at the time of Mr. Joyner's death? A. Yes sir.

Q. Are you well acquainted with the said real estate? Ans. Yes sir.

Q. Are you acquainted, generally, with real estate values in Isle of Wight County? Ans. I think I am.

Q. Do you not, to some extent, buy and sell farm land? Ans. Yes sir, I have done some of it.

Q. Mr. Cofer, can the land mentioned be conveniently divided among the several parties entitled to share therein. Ans. No sir, it cannot- I should, as Mr. John I. Cofer says, recommend that it be sold as a whole and the proceeds divided, unless Miss Reid, Mr. Cox, or both of them wish to take the interest of Page Joyner in the land- and if they or either of them do I would recommend that it be sold to them, or any one of them, at the rate of four thousand dollars for the whole interest of Mr. Joyner- which I consider a good price for it. The land, while very good soil, is isolated, not on a county road, none being within more than a mile of it, depending entirely for a land outlet upon the goodness of the neighbors, should it be cut off, the only means of getting out being by water. There is a house upon it of no good quality. Eight thousand dollars for the lots mentioned in the Bill is a good price.

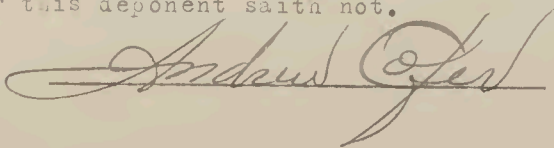
Q. How much would this land rent for per year? Ans. I would say about \$ 250.00.

Q. It is in evidence that Mr. R. S. Cox wishes to purchase the interest of Page Joyner in this land based upon eight thousand dollars for the fee simple price? Ans. I so understand and would recommend that it be sold to him. Mr. Cox and Miss Reid are the owners of the surrounding land and they can afford to pay that for it. In its present shape no one else could hardly do so without taking great risk, for the reasons before stated.

Q. Mr. Cofer are you well acquainted with the family of Mr. Joyner? Ans- yes sir, very well. I worked for Mr. Joyner a number of years, and am now boarding with Mrs. Joyner- in fact I almost feel as a member of the family.

Q. Mr. Cofer, have you made any special effort to ascertain the value of this property? Ans. Yes sir, I was one of the appraisers of Mr. Joyner's estate, and have followed the matter all the way through. Mr. Cox has purchased the interest of the widow and adult heirs in this property and when he did so he paid for it a price fixed by Mr. John I. Cofer, myself and Mr. J. R. Jordan, after we had made special effort to get at its real value.

And further this deponent saith not.



R. S. Cox being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation? Ans. My name is R. S. Cox, I am thirty years of age, live in Smithfield, and am a meat packer.

Q. Are you related to Mr. V. W. Joyner's family? Ans. I am- I married his daughter.

Q. Mr. Cox it is stated in the evidence taken in this suit that you are willing to take the interest in the Days Neck property, designated in the Bill, now owned by Page Joyner- is this or is it not true? Ans. Yes sir, I am willing to take it. I requested Mr. Andrew Cofer and Mr. Joann I. Cofer, who are friends of the family and good business men, and Mr. J. R. Jordan, also, to put a proper value upon the land and that I would pay at that rate for Page's interest. The land has been held by the estate and it is in such shape that it cannot be disposed of to advantage, and I am trying to get title in Miss Reid and myself so that it can be disposed of. None of us are able to hold it. The gentlemen named placed a value of eight thousand dollars on the whole, that is four thousand dollars for Mr. Joyner's interest and the same for that of Miss Reid. I am willing to pay Page at that rate for his interest.

And further this deponent saith not.

R. S. Cox

I, Belle V. Joyner, widow of V. W. Joyner, deceased, do hereby certify that I will be fifty four years of age the 9th. day of September, 1920, and that my son Page Joyner, is eleven years of age, his last birth day falling in March, 1920.

Given under my hand this 11th. day of August, 1920.

Belle V. Joyner

State of Virginia,

County of Isle of Wight, to-wit:

The foregoing certificate was subscribed and sworn to before me, A. S. Johnson, a Commissioner in Chancery for the Circuit Court of the County of Isle of Wight, on this 16th. day of August, 1920.

A. S. Johnson
Commissioner in Chancery.

VIRGINIA: CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

R. S. Cox and A. Page Reid

vs) Chancery. No. 252.

Page Joyner

TO HONORABLE B. D. WHITE, JUDGE OF THE CIRCUIT COURT OF
THE COUNTY OF ISLE OF WIGHT.

The undersigned, a Commissioner in Chancery of the Circuit Court of the County of Isle of Wight, to whom has been referred the papers in the above entitled cause, for the execution of a decree entered therein, on the 11th. day of August, 1920, respectfully reports, that on the 16th. day of August, in the presence of the counsel for the complainants, and the guardian ad-litem, he took the testimony of John I. Cofer and Andrew Cofer, and R. S. Cox, reduced the same to writing, and which is returned herewith, to be read as a part of this report, and from such evidence, and from the records filed in the Clerk's Office of this Court, and from an affidavit of Belle V. Joyner, widow of V. W. Joyner deceased, and mother of the infant defendant herein, he is informed and responds to the inquiries in said decree as follows:

1st. (inquiry No. 1) "Whether the real estate in the bill mentioned can be conveniently divided among the several parties entitled to share therein?" Answer: it cannot be conveniently divided among the several parties entitled to share therein. It will be observed that the subject of this suit are several lots of land in what is known and commonly called "Days Neck", in this County. This neck is a large tract of land, which has been subdivided into lots of twenty five acres and more, many of them having been sold off, leaving the plaintiffs and the defendant herein the owners of lots 10, 11, 14, 15, 41 and 46, 10 and 11 adjoining each other, 14 and 15 adjoining each other, and 41 and 46 adjoining each other, making three separate parcels. Lots 10, 11, 14 and 15 front on James River, and 41 and 46 are some distance back of these lots, other lands intervening, one of them fronting on Pagan Creek. Neither of the lots mentioned are on any public road. The contiguous and surrounding territory belongs to James River Realty Company, a corporation. Lots 10, 11, 14 and 15, contain 25 acres each and 41 and 46 contain 50 acres each.

2nd. (inquiry No. 2) "If the real estate cannot be conveniently divided whether any party will take the entire property and pay therefor to the other parties such sums of money as their interest may entitle them to". Answer: It appears that R. S. Cox, one of the complainants, is willing to take the share of the infant defendant in the real estate mentioned, and pay therefor upon the basis of assessment or valuation given in the testimony filed herewith. In this connection your Commissioner wishes to state that he is one of the administrators of the estate of V. W. Joyner, who owned a half interest in this property when he died. In order to discharge the debts against his estate the administrators had to dispose of the stock held by him in James River Realty Company, aforesaid, which was one half. This stock was purchased by Mr. R. S. Cox, a son-in-law of said Mr. Joyner, and was purchased by him with a view of facilitating a settlement of the estate's obligations, and not with a view to making any money. Mr. Cox has purchased the interests, in the subject matter of this suit, from the widow and adult children of said V. W. Joyner, and your Commissioner recommends sale to him of the infants interest upon the basis aforesaid, which appears will be to the interest of the said infant defendant, as well as to the interest of the other parties. Miss A. Page Reid, the other complainant, is the owner of a one half undivided interest in said land.

3rd. (inquiry No. 3) "And if the same cannot be conveniently divided and if no party will take the entire property and pay the others for their shares, whether the interest of the parties entitled to share in said property, or its proceeds, will be promoted by a sale of the entire property, or by an allotment of part and sale of the residue?" Answer. The property cannot, it appears, be conveniently divided. It appears that R. S. Cox, aforesaid, will take the share of the infant defendant and pay therefor as aforesaid. It does not appear that it would be to the interest of any party to allot a part and sell the residue. If a sale of any shall be made otherwise than as above recommended then the whole should be sold.

4th. (Inquiry No. 4) "What real estate the parties to this suit are entitled, the location thereof and its description, how title was acquired by them, and their respective interests therein and the annual and fee simple values of said real estate?" Answer: The real estate mentioned has been described in the answer to inquiry No. 1. The interests of the parties hereto are: A. Page Reid, an undivided one half in the whole, R. S. Cox three fourths of the other undivided one half, and the widow's dower, and the defendant one fourth of one half, subject to the widow's dower. The value of the whole appears to be eight thousand dollars for the fee simple and two hundred and fifty dollars for the annual value. It may be added that there are no wharfage facilities to any of the lots herein mentioned and no public road abutting same, for such they are dependent upon permits to cross other lands.

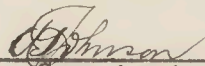
5th. (Inquiry No. 5) "Whether there are any liens against the real estate on account of delinquent taxes or otherwise?" Answer: There are liens against this and other property owned by James River Realty Company, and it would be very difficult to apportion that encumbrance between them, and, in the event that the interest of the defendant is sold to Mr. R. S. Cox as above recommended, this need not be considered as he states his willingness to take it subject to the liens of such delinquent taxes, with which he is well acquainted. There are no other liens.

6th. (Inquiry No. 6) Whether all the proper parties to this cause are properly before the Court, and the age and residence of the infant defendant; answer- all the proper parties

appear to be before the court. The age of the infant defendant is, according to the affidavit filed herewith, of his mother is eleven years, and he resides with her in Smithfield, in this County. The age of the widow is fifty four years on the 10th. of September, 1920, if she lives that long. This is given for the purpose of ascertaining, if necessary, the value of the widow's dower in the interest of the infant defendant. The interest of the infant defendant appears to be one thousand dollars in value, subject to the widow's dower.

In conclusion, your Commissioner states that on account of his connection with the estate of Mr. V. W. Joyner, he has been very close to this proceeding, and he, without hesitancy, states that he believes, of his own knowledge, that the estimate put upon the land mentioned by the gentlemen called upon for that purpose, has been very fair to the infant defendant. In fact he believes that to take these lots out and sell them by themselves they would not bring the price set upon them, and but for the fact that the complainants own the surrounding territory, or own the stock in the corporation owing the said territory, they, nor either of them could afford to pay such a price for them. Mr. Cox stated to the gentlemen named, when they were request to fix the value, in the presence of your commissioner, that he would pay any price set by them, whatever it might be. The gentlemen who have testified are well acquainted with the whole situation.

Given under my hand this 16th. day of August, 1920.



Commissioner in Chancery.

Commissioner's fee \$ 25.00

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Case at as

n } Cy No 352

Joyner

Quar Report

Filed Aug 16/1970

Belle V. Joyner being duly sworn, deposes and says:

Q. Mrs. Joyner, please state your name, age and residence? A. My name is Belle V. Joyner; I am the widow of the late V. W. Joyner; I live in Smithfield, and I was 53 years of age on the 9 day of September last past.

Q. Mrs. Joyner, at the time of your husband's death, who were your children? A. Mary, Vincent W., Margaret and Page. Mary is married to R. S. Cox.

Q. Please state their ages? A. Mary was 29 years of age on the 5th day of March last past; Vincent was 24 years of age on the 3^d day of April last past; Margaret was 21 years of age on the 28 day of August, last past; and Page was 11 years of age on the 18th day of March last past.

Q. Mrs. Joyner, Smithfield Farmers, Incorporated desire to purchase the interest of your husband's estate in the lot, in Smithfield now occupied by it, at the and it has been stated that you and the adult heirs have executed a deed to the said interest in said lot-is this true? Ans. Yes, considering the offer a fair one we have done so.

Q. Mrs. Joyner, in the event that the Court directs a conveyance of the interest of Page, in said lot, to the said concern,

at the same rate that you have been offered, is it your

desire to have your dower interest therein committed to you

~~Commuted~~ that it be done for \$750. less the value of your dower therein which will be \$600.00?

~~or not?~~ Ans. ~~I wish it to be committed, preferring to have the~~

~~cash because I believe the default will derive more from the money's worth~~ yes, because I believe it a fair price, and than from the property.

And further this deponent saith not.

Belle V. Joyner.

Andrew Cofer being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation? A. My name is Andrew Cofer, I am 34 years of age, I live in Smithfield, Isle of Wight County, Virginia, and am a merchant.

Q. Mr. Cofer, the Bill in this suit asks for partition of the lot of land, in the ~~town~~ of Smithfield, of which Smithfield Farmers, Inc., and the estate of V. W. Joyner, are the owners—are you acquainted with the lot? A. Yes sir. This is the lot sold to several parties, nine of them, by Mr J. O. Thomas, some time ago. These people bought it for warehouse purposes, and it has been occupied by the farmers for a fertilizer and supply warehouse for quite a number of years. For several years I acted as agent for the property owners for the purpose of renting it.

Q. The Bill states that Mr. Joyner, at the time of his death, was the owner of two ninths interest in the said lot of land; that Mr. Joyner left him surviving a widow, Belle V. Joyner, a daughter, Mary Joyner Cox, wife of R. S. Cox, a son, Vincent W. Joyner, junior, a daughter, Margaret Young Joyner, and a son, Page Joyner—have you any knowledge of these facts? A. Yes, I have. For quite a number of years I was in the employ of Mr. Joyner, and am now boarding with his widow, and because of this I am very well acquainted with the family. I understand that Mr. Joyner owned two ninths interest in the lot mentioned when he died; and, I further understand that Mrs. Joyner, Mrs. Cox, her husband, Vincent (V.W. Joyner, jr.) and Margaret, have sold their interest in the said lot to Smithfield Farmers, Inc., at the rate of three thousand dollars for the whole. All of the children are of age except Page, he is yet an infant. If they have sold their interests upon the basis named, I think they have been paid a very fair price for it, and would recommend

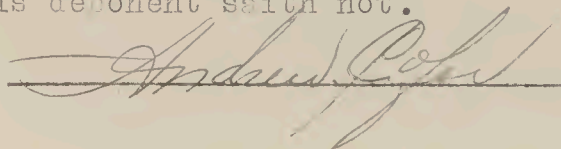
that the interest of Page be conveyed to same concern and be paid therefor upon the same basis as the others have sold, or bargained to sell for.

Q. Can the lot be conveniently divided among the several parties entitled to share therein? A. No, I do not believe it could. The interest of Page would be such a small portion of it as to make it valueless. In fact to have cut off two thirds of it would have resulted in the depreciation of both parts, I believe. The only convenient and profitable way to make division of it as it stands would be by a sale and a division of the proceeds, and, I believe that if the Smithfield Farmers, Inc. wish the interest, which I understand is the case, I think it would be advisable to sell them the interest of Page and make a deed for it without the expense of a public sale, and would recommend it.

Q. Mr. Cofer are you a stockholder of the Smithfield Farmers, Inc., or in any way interested in the concern? No sir, I am not.

Q. Please state what you think a fair fee simple and a fair annual value of the lot of land in question-the whole lot? A. I think it ought to rent for ^{about} \$ 600.00 a year and to sell for \$ 10000.00 .

And further this deponent saith not.



John I. Cofer being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation? A.

I am named John I. Cofer, I am 50 years of age: I live in Smithfield, in the County of Isle of Wight, Virginia.

Q. Are you acquainted with the lot of land, in Smithfield, now owned by the estate of V. W. Joyner and Smithfield Farmers, Inc?

A. I am, I have known the property all my life, as well as I have known any.

Be pleased to state what, in your estimation, is a fair price for the property, and what a fair rental value? A. I think it ought to sell for about \$ 10,000⁰⁰, and it should rent for \$ 600⁰⁰.

Q. Mr. J. R. Jordan, President of Smithfield Farmers, Inc. informs the Commissioner, by his testimony given, that they have agreed to pay the adult heirs and widow of V. W. Joyner at the rate of three thousand dollars for the two ninths interest held by said estate, and that they will pay into the hands of the Court, for the interest of Page Joyner, the infant defendant herein, at the same rate- what is your opinion as to the fairness of the offer? A. I think it a good offer and should be accepted.

Q. Can~~X~~ the said lot of land be conveniently divided among the parties entitled to share therein? A. No, not without a probable depreciation in the value of the pieces into which it may be divided.

Q. Is property in Smithfield in great demand at this time? A. There is little for sale and little demand, so far as I can see. There have been comparatively few transfers for some months.

Q. How long have you resided in Smithfield? A. All my life.

Q. Do you know the family of Mr. V. W. Joyner? Ans. Very well.

Mr. Joyner came to live in Smithfield many years ago, more than twenty five and I have known him and his family, as it has grown, very well ever since.

And further this deponent saith not.

John D. Cooper

J. R. Jordan being duly sworn, deposes and says:

Q. Mr. Jordan, please state your name, age, residence and occupation? Ans. I am 60 years of age, I live in Smithfield, County of Isle of Wight, Virginia, and am a farmer.

Q. Mr. Jordan what, if any, is your official connection with Smithfield Farmers, Incorporated, a mercantile corporation of the town of Smithfield? A. I am its President.

Q. Mr. Jordan, are you authorized to make an offer for interest of the estate of V. W. Joyner in the lot now occupied by your corporation? A. Yes, we have made an offer for the interest, which is two ninths, at the rate of three dollars for the whole. This is high. We negotiated with the adult heirs of the estate, and the widow, for their interests, and agreed to purchase from them at this rate. The deed for these interests has been executed but not delivered. I now, by this evidence, given by me, make the same offer to the Court for the interest of Page Joyner in the lot, which is one fourth of the two ninths, subject to the dower of the widow therein.

Q. Mr. Jordan does your concern desire to pay cash for the interest? Ans. It does.

And further this deponent saith not.

J. R. Jordan

VIRGINIA: CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT

SMITHFIELD FARMERS, INCORPORATED,

vs) Chancery. No. 335.

PAGE JOYNER.

TO HONORABLE B. D. WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF
WIGHT.

The undersigned, one of the Commissioners in chancery
of your Honor's Court, respectfully reports to court as follows:

That the papers in the above entitled cause have been
referred to him for the execution of the decree entered therein
on the 5th. day of April, 1920; that on the 7th. day of April,
1920, he proceeded with the execution of said decree, and took
the evidence of John I. Cofer, Andrew Cofer, J. R. Jordan and
Belle V. Joyner, and from such evidence, which is returned
herewith, to be read as a part of this report, and from the rec-
ords filed in the Clerk's Office of said County, is informed
and report as follows:

1. Whether the real estate in the Bill mentioned can
be conveniently divided among the several parties entitled to
share therein? Ans. It does not appear that it can be so
divided, conveniently.

2. If the same cannot be conveniently divided whether
any party will take the entire property and pay therefor to the
other party such sums of money as their interest therein may
entitle them to? Ans. The complainant wishes, it appears, from
the testimony of its President, and which was, in fact, given
in the presence of the Board of Directors of the said corpora-
tion, to purchase the interest of the defendant and to pay for
it in cash, at the rate of three thousand dollars for the en-
tire interest of the estate of V. W. Joyner, that is to say,
seven hundred and fifty dollars for the one fourth, subject

to the widows dower therein, which, based upon her age, as given in her testimony, filed herewith, is the sum of \$149.97, leaving as the share of the said infant the sum of \$600.03, which sale, for the figures mentioned, appearing to be fair and just, in fact, from the cost of the property when purchased, appears to be high rather than otherwise, is recommended by your Commissioner, following the testimony of the witnesses examined, who are men of business and whose judgment is very sound.

3. And if the same cannot be conveniently divided, and if no party will take the entire property and pay the other party for his or its share, whether the interest of the parties entitled to the said property, or its proceeds, will be promoted by a sale of the entire property, or by an allotment of part and sale of the residue? Ans. No answer seems to be pertinent and required to this interrogatory.

4. What real estate the parties to this suit are entitled, the location thereof, and its description, how their title was acquired, and their respective interests therein, and the annual and fee simple values of said real estate. Ans. The real estate to which the parties to this suit are entitled and mentioned in the bill, is a lot of land in the town of Smithfield, in the said County of Isle of Wight, which was, by J. O. Thomas, on the 3rd. day of February, 1912, by deed entered of record in the Clerk's Office of this Court, in Deed Book No. 81, page 210, conveyed to T. G. Chapman, B. G. Carroll, R. C. Cofer, J. J. Barlow, W. S. Key, J. L. Gwaltney, R. W. Stallings, Eleanor Lee Seward, and C. J. Clarke, for the sum of eight thousand dollars, the said Eleanor Lee Seward, by her deed bearing date the 5th. day of March, 1917, having conveyed her interest therein to the said V. W. Joyner; and the said C. J. Clarke, having, by his deed bearing date the 8th. day of March, 1917, conveyed his interest therein to the said V. W. Joyner, both of which deeds are of record in the Clerk's Office of this

court. The other grantees of the said J. O. Thomas, mentioned herein, have conveyed their interests to the complainant in this suit. The description of the property, as given in the deed from Thomas to the grantees mentioned, and in the deeds to the said V. W. Joyner appears to be the same, and is as follows: "all that certain lot of land, with all appurtenances thereto belonging, located on the East side of Commerce Street, in the town of Smithfield, Virginia, and bounded and described as follows: Beginning at a pile supporting the wharf and on the line dividing the property herein conveyed from the property belonging to the Gwaltney-Bunkley Peanut Company, running thence along Pagan River for a distance of two hundred and sixty feet to an iron stob, a corner on said Pagan River and the land of J. O. Thomas; running thence in a straight line at right angles to said Commerce street; running thence along said Commerce Street to the line of the property belonging to said Gwaltney-Bunkley Peanut Company; running thence down the line of the said Gwaltney-Bunkley Peanut Company to the point of beginning". The interests of the parties herein are, respectively, seven ninths to the complainant, and one fourth of two ninths, to the defendant, subject to the dower of the widow of the said V. W. Joyner therein. It will be noted, however, that the said Belle V. Joyner, widow of the said V. W. Joyner, has executed a deed conveying her dower interest in the said land to the said complainant, along with the heirs of the said V. W. Joyner, who are adults. This being true her dower interest in the said share need not be considered save in so far as is necessary to determine the value of the interest of the said defendant, based upon the total value of the two ninths interest belonging to the estate of V. W. Joyner, in said lot, at the time of his death. The deed of the adult heirs of the said V. W. Joyner to the said complainant, which is also signed by the said widow, is now before your commissioner,

and will be delivered by your Commissioner, to the said complainant, along with the deed of the court, in the event such is directed, to said complainant, upon the payment of the full sum of three thousand dollars, and the costs of this suit, which the complainant has agreed to pay. The fee simple value of the said land appears to be \$10,000.00, and the annual value about \$600.00.

5. Whether there are any liens against the real estate on account of delinquent taxes, or otherwise? Ans. There are none appearing of record against the interest of the said defendant.

6. Whether all the proper parties to this cause are properly before the court, and the age and resident of the infant defendant. Ans. The infant, Page Joyner, is the only defendant necessary to this cause, since the widow of V. W. Joyner, the said Belle V. Joyner, has conveyed her interest in the said property to the said complainant. As a matter of fact, as will appear from the testimony of J. R. Jordan, president of the complainant corporation, the complainant bargained to purchase the interest of the said estate from the heirs at the sum and price of three thousand dollars, that is to say a two ninths interest in the said lot of land, provided the court would approve such a purchase and would direct a conveyance of the share of the infant based upon that price. Your commissioner has obtained the testimony of the widow for the purpose of ascertaining the true value of the interest of the said Page Joyner in said two ninths. There are four children surviving the said V. W. Joyner, and who are his only heirs at law, namely, Mary Joyner Cox, Vincent W. Joyner, Margaret Young Joyner and the said Page Joyner. Each of the interests would be worth \$750.00, with the dower interest included, which, based upon the age of fifty three years, in the sum of three thousand dollars, would be the sum of \$599.88, one fourth of which

is \$149.97, which amount, subtracted from \$750.00, leaves the value of the interest of Page Joyner at \$600.03. Your Commissioner recommends that a sale of the intersst of the said infant be directed to be made to the said complainant for the sum and price of \$600.03, which desires to pay therefor in cash, and a conveyance executed by a special commissioner of this court usual in such cases.

All of which is respectfully submitted.

H. H. H. H.
Commissioner in Chancery.

Commissioner's fee, \$15.00

I have agreed to the interrogatories propounded herein, and have examined the answers to the same, and the report of the Commissioner, and find no object^{now} to its confirmation.

William S. Holland
guardian ad litem.

4"

Smithfield Farmers, Inc

ref Cy 335

Page Jay nest

Conner report

Filed Apr 7, 1922

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Mary Joyner Cox

v) Chancery. _____

Page E. Joyner, an infant.

The answer of Page E. Joyner, an infant under the age of twenty one years, appointed to defend him in this suit, and the answer of E. H. Williams, guardian ad litem for the said Page E. Joyner, to a bill in chancery filed against the said Page E. Joyner, in the Circuit Court of the County of Isle of Wight, State of Virginia.

This respondent saving and reserving to himself the benefit of all just exceptions to the said bill of complaint, for answer thereto or to so much thereof as he is advised that it is material for him to answer, by his guardian ad litem, answers and says:

That he is an infant, of tender years, and by reason of such infancy is incapable of understanding or of taking care of his rights and interestsherein; and that he, therefore, commends himself, and his rights and interests, to the protection of the Court, and prays that no decree or order may be entered which will tend to his prejudice.

And now having fully answered the complainant's bill, this respondent prays hence to be dismissed with his reasonable costs, etc.

Page E. Joyner
By E. H. Williams
His guardian ad litem.
E. H. Williams
Guardian ad litem.

Subscribed and sworn to this
7 day of November, 1927.

A. E. Stephens, Commissioner in Chancery.

2
Virginia: Circuit Court of
Isle of Wight County.

Mary Joyner Cox

v) Chancery. No. 514

Page E. Joyner.

Answer of infant, by gdn.
ad litem.

Filed Nov. 7th. 1927.

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

IN THE CIRCUITY COURT OF ISLE OF WIGHT COUNTY, VIRGINIA:

R. S. COX AND A. PAGE REID

V.

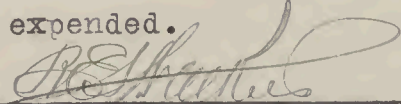
~~X~~. PAGE JOYNER

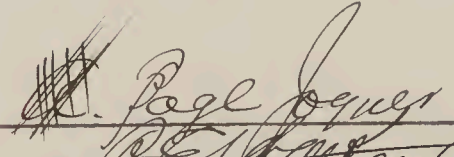
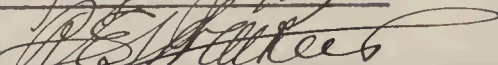
The separate answer of ~~X~~. Page Joyner, an infant under the age of twenty-one years by R. E. L Watkins, his guardian ad litem, appointed to defend him in this suit, to a bill of complaint, filed against him in the Circuit Court of Isle of Wight, by R. S. Cox and A. Page Reid, complainants.

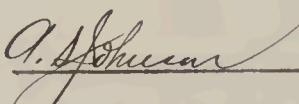
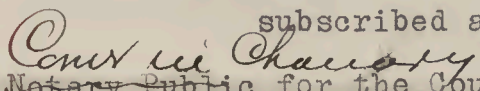
This respondent, reserving to himself the benefit of all just exception to the said bill of complaint, for answer thereto or to so much thereof as he is advised that it is material he should answer, by his said guardian ad litem, answers and says:

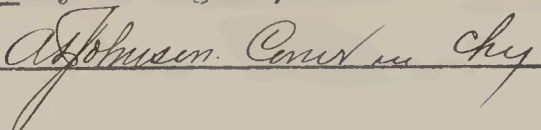
That he is an infant of tender years, and by reason of his infacy is incapable of understanding or of taking care of his rights and interest herein; and that he therefore commend himself and his rights and interests to the protection of this Court and prays that no decrees may be entered that will tend to his prejudice.

And now, having fully answered the complainants' bill, this respondent prays to be hence dismissed with his reasonable costs by him in this behalf expended.


Guardian ad litem.


by 
Guardian ad litem.

subscribed and sworn to, before me 

Notary Public for the County of Isle of Wight and State of Virginia
in my said County, this 11 day of August, 1920


A. Johnson, Notary Public

COX ET ALS.

V.

JOYNER

Answer of Guardian ad litem

Filed Aug 11, 1920

PARKE P. DEANS,
ATTORNEY AT LAW,
WINDSOR, VIRGINIA.

In the Circuit Court of Isle of Wight County, Virginia:

Smithfield Farmers, Incorporated

v.

Page Joyner.

The separate answer of Page Joyner, and infant under the age of twenty-one years by William S. Holland, his guardian ad litem appointed to defend him in this suit, to a bill of complaint filed against ~~him~~ him in the Circuit Court of Isle of Wight by Smithfield Farmers, Incorporated, complainant.

This respondent, reserving to himself the benefit of all just exceptions to the said bill of complaint, for answer thereto or to so much thereof as he is advised that it is material he should answer, by his said guardian ad litem, answers and says:

That he is an infant of tender years, and by reason of his infancy is incapable of understanding or of taking care of his rights and interest herein; and that he therefore commend himself and his rights and interests to the protection of this Court and prays that no decrees may be entered that will tend to his prejudice.

And now, having fully answered the complainant's bill this respondent prays to be hence dismissed with ^{his} ~~their~~ reasonable costs by him in this behalf expended.

William S. Holland
Guardian ad litem for Page Joyner

Page Joyner
by William S. Holland
Guardian ad litem.

Committed in charge of the Subscribed and sworn to before me Benjamin A. Dean a
Notary Public for the County of Stafford and State of Virginia in
my said City, this 9th day of April, 1920.
and

Benjamin A. Dean
and

2

Smithfield Farmers, Incorporated.
ated.

v.

Page Joyner

Answer of Guardian ad litem

Filed apr 5. 1920

PARKE P. DEANS
ATTORNEY-AT-LAW
WINDSOR, VIRGINIA

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.,
and R. S. Cox et al.

v) Chancery. 335 and 352.

Page Joyner, an infant.

TO HONORABLE BENJAMIN DEY WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT,
STATE OF VIRGINIA.

Your petitioners, Belle V. Joyner, mother of Page Joyner, the infant defendant in the above styled suit, pending in the Circuit Court of the County of Isle of Wight, State of Virginia, and who is also his guardian, and Vincent W. Joyner, Jr., Mary Joyner Cox and Margaret Joyner Goodrich, brother and sisters of the said Page Joyner, and who would be his only heirs at law in case he were dead, respectfully represent to the court that they are very anxious to have the said Page Joyner placed in some institution where he can have more careful supervision than at the public school in Smithfield; that he has been at the Ferrum Training School, at Ferrum, Virginia, some few years ago, and he was not sufficiently advanced to remain there; that he can do so now; that they are advised that the tuition fee at the said school is twenty five dollars per month; that in addition to that amount something more will be necessary to clothe him; that they believe that he can get along with about forty dollars per month, exclusive of the railroad fare to the school and return at the end of the present term; that if he does not show signs of improvement at the said school he will have to be sent back home, and further consideration given to his case.

Your petitioners pray that out of the amount due to the said Page Joyner, in the hands of the special commissioner in this cause, that the same be directed to be paid the tuition at the said Ferrum

Training School his tuition during the present school session, and such amount as shall be found necessary to pay for the clothing he needs while there, and his railroad fare there and return.

Respectfully submitted,

Belle V. Joyner.
Vincent A. Joyner Jr.
Margaret Joyner Goodrich.
Mary Joyner Alf.

8-a

Virginia: Circuit Court
of the County of Isle of
Wight.

Smithfield Farmers, Inc.,
and R. S. Cox et al

v) Chancery. 335 and 352.

Page Joyner, an infant.

Petition of Belle V. Joyner
et als:

Filed Jan. 4th. 1926.

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

TO HONORABLE B. D. WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Your petitioner, Belle V. Joyner, represents to the Court that she is the mother of ~~X~~. Page Joyner, who is of the age of 16 years, and is also the guardian of the said ~~X~~. Page Joyner, that she has had no funds in her hands, as such guardian for a long period of time, having accounted for all that she has received as such; that the said ~~X~~. Page Joyner is not self sustaining, and cannot on account of a nervous condition, be so self sustaining; that she has, for some time, been keeping boarders and has been able to make something; but that now she is unable, because of physical infirmity, to longer pursue such work; that she is without any means of support, whatever, and has to depend upon her other children for her living.

Your petitioner is informed that there is a fund in the hands of this court, arising out of the sale of some interests in real estate belonging to the said ~~X~~. Page Joyner, but that the income from which is insufficient to give him such support as decency demands.

Your petitioner further represents to the court that the heirs of said infant, should he die, are his brothers and sisters, namely: Vincent W. Joyner, Mary Joyner Cox and Margaret Joyner Goodrich, all of whom are over the age of twenty one years.

That the said Page Joyner has been attending school and she wishes to have him attend the coming session, and for some time yet.

Your petitioner, therefore, prays that she be allowed the interest from the funds in the hands of the Court, as aforesaid, which she is informed is in the hands of A. S. Johnson, special commissioner in the chancery suits of Smithfield Farmers, Inc.,

against ~~X~~. Page Joyner, an infant, and R. S. Cox et al against the said ~~X~~. Page Joyner, and also \$ 360.00, annually, till the further order of this court, from the principal thereof, to be used for the education, maintenance and support of the said infant.

And your petitioner will ever pray, etc.

Belle V. Joyner.
Guardian of A. Page Joyner.

We have read the above petition, and we concur in the prayer thereof, and are willing that the court may allow any amount, for the purposes stated therein, as to the court may seem proper, from time to time as the needs may demand.

Margaret Joyner Goodrich.
Vincent W. Joyner.
Mary Joyner Cox.

State of Virginia,

County of Isle of Wight, to-wit:

I, John I. Cofer, a Notary Public for the County of Isle of Wight, State of Virginia, do hereby certify that Belle V. Joyner, whose name is signed to the foregoing petition, has this day personally appeared before me, in my said County, and made oath that the statements therein contained are true, to the best of her knowledge and belief. I further certify that Vincent W. Joyner, Mary Joyner Cox, ~~Margaret~~ and ~~Mary~~ Joyner Goodrich, whose names are signed to the said petition, have personally appeared before me, in my said County, and acknowledged the same.

Given under my hand this 7th. day of July, 1925.

John I. Cofer
Notary Public.

My commission expires,
My Commission Expires Sept. 22, 1926

5a
Virginia: Circuit Court of
Isle of Wight County.

Smithfield Farmers, Inc.,
and
R. S. Cox et al

v) Chancery. 335 and 352.
A. Page Joyner, an infant.

Petition of Belle V. Joyner,
guardian of A. Page Joyner.

Filed July 6th 1925.

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Mary Joyner Cox

v) Chancery. _____

Page E. Joyner:

TO HONORABLE BENJAMIN DEY WHITE,

Judge of the Circuit Court of the County of Isle
of Wight, in the State of Virginia.

Your complainant, Mary Joyner Cox, represents to
the Court the following case:

1. That she and the defendant, Page E. Joyner, who
is an infant, under the age of twenty one years, are the owners in fee
of a certain lot, piece or parcel of land, situate, lying and being
in the town of Smithfield, County of Isle of Wight and State of Vir-
ginia, fronting, for a short distance, on Main Street, and running
back, along the line of B. P. Chapman and others to Cedar Street, a
corner on Cedar Street and Archer Davis, the distance from Main Street
to the corner on Cedar Street, being three hundred and fifty two feet,
more or less; thence in an Easterly direction, along the line of Ce-
dar Street, ninety and nine tenths feet, more or less, to a corner on
the lot of the estate of W. W. Joyner, deceased; thence in a Norther-
ly direction, along the line of the lot of the estate of W. W. Joyner,
deceased, a distance of one hundred and seventy nine feet, more or
less, to a hub, a corner for this lot, the estate of W. W. Joyner,
deceased, and the estate of V. W. Joyner, deceased; thence in a Wes-
terly direction, along the lot of the estate of V. W. Joyner, deceased,
a distance of seventy seven feet, more or less, to a hub, a corner
for the lot particularly herein mentioned, and the lot of the estate
of said V. W. Joyner, deceased; thence in a Northerly direction, along

the lot of the estate of V. W. Joyner, deceased, a distance of one hundred and sixty nine and five tenths feet, more or less, to said Main Street, this last mentioned line being parallel to and twelve feet, more or less, distant from the first mentioned line; thence along said Main Street, in a Westerly direction, a distance of twelve feet, more or less, to the point of beginning.

That the said real estate is all the real estate owned by the complainant and defendant, jointly.

That the said real estate, as your complainant believes, is susceptible of partition, as a whole, it being in one parcel, but should it not be susceptible of partition either as a whole or any distinct portion thereof be susceptible of partition, conveniently and advantageously, then your complainant believes, and here states, that the interests of those entitled to share therein will be promoted by a sale of the entire subject matter and the proceeds of such sale divided as is prescribed by law in such cases.

In tender consideration whereof, and forasmuch as your complainant is without remedy in the premises, save in a court of equity where matters of this kind are alone and properly cognizable, she prays that the said Page E. Joyner may be made a party defendant to this bill, and required to answer the same, by his guardian ad litem, who shall be assigned to him by this court; that oath to said answer be not required, the same being, hereby waived; that proper process issue; that the said real estate be partitioned among the parties entitled thereto, or if it cannot be partitioned that it be sold and the proceeds divided; that all proper orders and decrees may be entered, inquiries directed; and that your complainant may have such further, other and general relief in the premises as the nature of her case may require, or to equity shall seem meet. And your complainant will ever pray, etc.

Notice is hereby given that the court will be requested to make such allowances to the attorneys conducting this suit for the complainant as will be proper.

Mary Joyner Cox,

By counsel.

Johnson and Stephens p.q.

1
Virginia: Circuit Court
of Isle of Wight County.

Mary Joyner Cox

v) Chancery. 516

Page E. Joyner.

Complainant's Bill

Filed Nov 7th 1927.

Chg Cost 7 and 1⁶²

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

IN THE CIRCUIT COURT OF ISLE OF WIGHT COUNTY, VIRGINIA.

R. S. COX and A. PAGE REID

COMPLAINANTS

VERSUS

~~X~~ PAGE JOYNER, AN INFANT

DEFENDANT.

To the Honorable B. D. White, Judge of the Circuit Court
Of Isle of Wight County, Virginia:

Your complainants, R. S. Cox and A. Page Reid, respectfully shows, as follows:

That your complainants own with ~~X~~ Page Joyner, a minor the son of Vincent W. Joyner, deceased, certain parcels of land in Hardy Magisterial District, Isle of Wight County, Virginia, Known as Lots ¹⁰ 11, ~~12~~, 14, 15, 41 and 46 of a Plat and plan of Day's Neck in Isle of Wight County, Virginia, made by Edward G. Emack, C. E., as recorded in Deed Book 67 page 60 of the aforesaid Clerk's Office.

That these lots of land were originally owned by one of your complainants, A. Page Reid and Vincent W. Joyner deceased.

That the said Vincent W. Joyner died on the _____ day of July 1917, intestate, leaving as his heirs at law, Belle V. Joyner, his widow, and four children, Mary Joyner who married R. S. Cox, Vincent W. Joyner, junior, Margaret Y. Joyner and Page Joyner, the last of whom, is an infant.

That all of the heirs are over the age of twenty one years except, ~~X~~ Page Joyner, and they, with the exception of the said infant, have conveyed to R. S. Cox all their right, title and interest in and to the aforesaid lots, which deed is dated on the _____ day of _____ 1920 and is of record in the Clerk's Office ~~of the Clerk's Office~~ of Isle of Wight County.

That the interest of the parties to these lots of land are as follows: your complainant, A. Page Reid is one half; your complainant, R. S. Cox is three-eighths plus the dower interest of Belle V. Joyner, and ~~four~~ ^{the} defendant, ~~A.~~ Page Joyner owns one-eighth less the dower interest of Belle V. Joyner (who has conveyed her interest to R. S. Cox)

That the said real estate is, as they believe, susceptible of partition among the parties entitled thereto; but should the property be not divisible in kind, your complainants believe and here state, that the interest of those who are entitled to the said real estate, or its proceeds, will be promoted by a sale of the whole of the same, or by an allotment of part and the sale of the residue.

In consideration whereof, and forasmuch, as your complainants are remediless in the premises save by the aid of a court of equity, they pray that the said Page Joyner, may be made a party defendant to this bill and required to answer to the same, by a guardian ad litem; that a proper guardian ad litem be appointed in this cause for the said infant, who shall answer this bill; that proper process issue; that the said estate be divided between the parties entitled thereto or else, if it cannot be so divided, that it may be sold and the proceeds divided among the parties according to their respective rights, the shares of the infant to be held as directed by statute for such cases made and provided; and that all proper orders and decrees may be made, accounts taken, and inquiries directed; that a reasonable fee be paid your complainants' attorney for his services in this cause and all such further, other and general relief may be had in the premises as the nature of their case may require, or to equity shall seem meet.

A. Page Reid & R. S. Cox,
By Counsel
Page Reid & Cox

Cox et al.
v.
Joyner

Bill of Complaint

*Filed in Open Court, and
Cause docketed for hearing
on 12th & answers filed
Aug 11-1920
J. W. Chapman, Clk.*

PARKE P. DEANS,
ATTORNEY AT LAW,
WINDSOR, VIRGINIA.

The Linden Printing Company, Hartford, Conn.

In the Circuit Court of the County of Isle of Wight, Virginia:

Smithfield Farmers, Incorporated,

Plaintiff

versus

Page Joyner

Defendant.

To the Honorable B. D. White, Judge of the Circuit Court
of Isle of Wight County, Virginia.

Your complainant, Smithfield Farmers, Incorporated,
respectfully shows as follows:

That they are incorporated under the laws of Virginia
and are authorized to own real estate and that they own with
Page Joyner, a minor, the son of Vincent W. Joyner, deceased,
a certain piece of land described as follows:

All that certain tract, piece or parcel of land
situate, lying and being in the town of Smithfield, County of
Isle of Wight and State of Virginia, situate on Commerce Street,
in said town, bounded by said Street, the lot of the American
Peanut Corporation, the lot of P. D. Gwaltney, Junior and Pagan
Creek.

The real estate was formerly owned by nine parties
or interests and that your complainant has purchased seven-
ninths of same and two ninths was owned by the late Vincent
W. Joyner, deceased;

The said Vincent W. Joyner died on the ____ day of
_____, 1917 leaving a widow, Belle V. Joyner and four
children, Mary Joyner who married Cox, Vincent W. Joyner, Junior,
Margaret Y. Joyner and Page Joyner, *the last of whom is an*
infant.

The said Vincent W. Joyner, died in testate and those
mentioned above are his heirs at law. And when he died, he was
seized and possessed of two-ninths interests in the above-
described property, which interest were conveyed *to him* as follows:

from Eleanor L. Seward by her deed bearing date on the 5th day of March, 1917 and recorded in Deed Book 87 page 174 of the Clerk's Office of Isle of Wight County, Virginia and the other from C. J. Clark and wife by their deed bearing date on the 8th day of March, 1917 and recorded in Deed Book 87 page 175 of the aforesaid Clerk's Office.

ex. att. Page Joyner
The other heirs at law of the said Vincent W. Joyner are over the age of twenty one years and by their deed dated the 5th day of December, 1919 and recorded in the Clerk's Office of Isle of Wight County, have conveyed all their interest in and to the two-ninths interests,

Therefore the said Page Joyner owns one-fourth of two ninths interest in the said real estate subject however to the dower interest of Belle V. Joyner (who has sold same to your complainant); the rest and residue of the property is owned by your Complainant (which is seventeen-eighteenths plus the dower interest in the other one-eighteenth);

That the said real estate is, as they believe, susceptible of partition among the parties entitled thereto; but should the property be not divisible in kind, complainant believes and here states, that the interest of those who are entitled to the said real estate, or its proceeds, will be promoted by a sale of the whole of the same, or by an allotment of part and the sale of the residue.

In consideration whereof, and forasmuch as your complainant is remediless in the premises save by the aid of a court of equity, it prays that the said Page Joyner may be made party defendant to this bill and required to answer the same, by guardian ad litem; that a proper guardian ad litem be appointed in this cause for said infant, who shall answer this bill; that proper process issue; that the said estate be divided between the parties entitled thereto or else, if it cannot be so divided,

that it may be sold and the proceeds divided among the parties according to their respective rights, the shares of the infant to be held as directed by statute for such cases made and provided; and that all proper orders and decrees may be made, account taken, and inquiries directed; that a reasonable fee be paid your complainant's attorney for his services in this cause and all such further, other and general relief may be had in the premises as the nature of their case may require, or to equity shall seem meet.

Snitchfield James Deaperson
Complainant.

John A. Grant P. q.

1

Smithfield Farmers Inc.

v.

Jorner

Bill of Complaint.

*Bill filed in Open Court
April 5, 1920. and ordered
doctored upon ans of
defendant. by gdm ad-
lekin, then filed*

PARKE P. DEANS
ATTORNEY-AT-LAW
WINDSOR, VIRGINIA

VIRGINIA: CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Incorporated,

vs) No. 335.

Page Joyner.

This cause came on this day to be again heard upon the papers formerly read, and upon the report of A. S. Johnson, Commissioner in Chancery, filed herein on the 7th. day of April, 1920, and was argued by counsel: And it appearing to the Court that the said defendant, Page Joyner, an infant, is seized and possessed of one fourth of two ninths interest in the lot of land, in the town of Smithfield, in the County of Isle of Wight, and in the State of Virginia, now owned by him and Smithfield Farmers, Incorporated, the complainant, who owns the other seven ninths therein; that the same is not conveniently divisible among the parties entitled thereto; that the complainant, Smithfield Farmers, Incorporated, desires to purchase the interest therein from the said defendant, for the sum and price of \$600.03, which is based upon three thousand dollars for the entire two ninths interest, and which sum is the basis of a purchase by the said complainant from the adult heirs and widow of V. W. Joyner, who was siezed of the said property at his death, who died intestate, leaving him surviving as his only heirs at law, Mary Joyner Cox, Vincent W. Joyner, Margaret Young Joyner, and the defendant herein, and a widow, Belle V. Joyner, and which, from the testimony of competent witnesses, appears to be a fair and full price therefor; that the said lot of land in which the said interest is, is a lot of land, situate on Commerce Street, in the town of Smithfield, County of Isle of Wight and State of Virginia, conveyed to T. C. Chapman and others, who are the grantors of the said complainant and the said V. W. Joyner, by J. O. Thomas, by his deed bearing date the 3rd. day of February, 1912, and of record in the Clerk's Office of this Court in Deed Book No. 81, page 210;

that there are no liens against the interest of the said defendant in said property, of record; that all the proper and necessary parties to this cause are properly before the Court: on consideration whereof the Court doth confirm the said report, and doth adjudge, order and decree that A. S. Johnson, who is, hereby, appointed a special commissioner for that purpose, convey to the said Smithfield Farmers, Incorporated, the said complainant, the interest of the said Page Joyner, the defendant herein, in said property, in the Bill and proceedings of this suit mentioned, with covenant of special warranty, and upon the delivery of said deed to the said complainant, to collect the sum of \$600.03, for the said interest, and deposit the same in Bank of Smithfield, Smithfield, Virginia, to the credit of this cause, and report his proceedings hereunder to the court. But the said Special Commissioner shall do no act under the direction of this decree until he shall have entered into a bond, payable and conditioned as the law directs, in the penalty of one thousand dollars, conditioned for the faithful discharge of his duties hereunder, and under any future decree entered in this cause.

And this cause is continued.

Smithfield Farmers, Inc.

vs) Cy. No. 335

Page Joyner, an infant.

Note for decree confirming
report of Commissioner in
chancery, and directing con-
veyance, etc.

Enter this

April ^{24th} ~~1930~~. 1930:

1200.

6-6037 page 540

In the Circuit Court of Isle of Wight County, Virginia:

Smithfield Farmers, Incorporated

Complainant

versus ²⁶⁵ 335

Page Jcyner,

Defendant

This day came, Smithfield Farmers, Incorporated, the above-named complainant, and by leave of Court filed ²⁶⁵ ~~their~~ bill of complaint, and on ²⁶⁵ ~~their~~ motion, the Court doth appoint William S. Holland, a discreet and competent attorney at law, practicing in this court, as guardian ad litem for the infant defendant, Page Jcyner; and, on motion of the complainant, leave is granted said guardian ad litem to file the answer of said infant and his own answer to said bill; and, thereupon, said answer ^{was} ~~is~~ filed, to which answer, the complainant replied generally; and upon like motion this cause ^{was ordered to be} ~~is~~ placed upon the docket; and, thereupon, this cause came on to be heard upon the bill of complaint and upon ~~and~~ the ^{said} answer, and upon the general replication thereto, and was argued by counsel.

On consideration whereof, the Court doth adjudge, order and decree that the papers in this cause be referred to one of the commissioners of this Court, who is directed to inquire into and report to the Court:

1- Whether the real estate in the bill mentioned can be conveniently divided among the several parties entitled to share therein.

2- If the same cannot be conveniently divided, whether any party will take the entire property and pay therefor to the other parties ^y such sums of money as ^{its or his} ~~their~~ interest therein may entitle them to.

3- And if the same cannot be conveniently divided and if no party will take the entire property and pay the other ~~x~~ for ^{his or its} ~~their~~ share, whether the interest of ^{the parties} ~~those~~, who are entitled to the said property or its proceeds will be promoted by a sale of

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the entire property, or by the allotment of part and sale of the residue.

4- What real estate the parties to this suit are entitled, the location ^{and its description} ~~and description~~ thereof, how their title was acquired, and their respective interest therein, and the annual and fee simple values of said real estate.

5- Whether there are any liens against the real estate on account of delinquent taxes or otherwise.

6- Whether all the proper parties to this cause, are properly before the Court, and the age and residence of the infant defendant.

Which several inquiries, the said commissioner shall make, and to the Court report together with any matter specially stated, deemed pertinent by himself, or required by any party to be so stated, and return to the Court with his report the evidence taken by him.

By consent of all parties, by counsel here entered of record, it is ordered that this cause be made a vacation cause, and that all such orders and decrees may be entered in vacation as in term time.

3

Smithfield Farmers,
Incorporated

v.

Page Jcyner

DECREE

Enter this

1930
Apr. 5th
Enter this
P.D.W.

We consent to this decree

William S. Holland
Mason & Co.
P.D.W.

C.D.B. page 539

PARKE P. DEANS
ATTORNEY-AT-LAW
WINDSOR, VIRGINIA

91175.20
19.85
"

9135.21

35.00

25.00

10.00

70.00

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.,

v) Chancery. 335.

Joyner et als.

R. S. Cox

v) Chancery. 352.

Page Joyner.

Mary Joyner Cox

v) Chancery. 516.

Page Joyner.

To Honorable Benjamin Dey White,

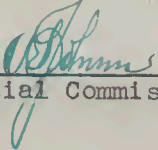
Judge of the Circuit Court of the County of Isle of Wight, Virginia.

The undersigned, special commissioner in the above entitled causes, pending in this court, respectfully reports to the court that the two first suits above set out have been, heretofore, by decree entered by this court, combined. That the funds derived from sale of property in the last mentioned suit, No. 516, belonged to Page Joyner, the defendant in the two first mentioned suits; and, for convenience, all of said suits may be combined as one and so proceeded with and disposed of.

Your commissioner further reports that the said Page Joyner, sometimes called Page E. Joyner, attained to his majority on the 18th. day of March, 1930, and some little time thereafter your commissioner went over his accounting with the said Page Joyner, paid to him the balance found to be due to him, and the said Page Joyner, thereupon gave to your commissioner a receipt in full for his transactions. Your commissioner, from time to time, advanced to Belle V. Joyner sums of money in ~~necess~~ecess of the interest which was or which could have accrued on said funds in his hands had they been in-

vested, for which the commissioner, knowingly, became personally liable. It was an emergency case, and he did not, for a moment, doubt that the matter would, finally, be properly adjusted, which has proven to be true.

Respectfully submitted,



Special Commissioner.

KNOW ALL MEN BY THESE PRESENTS, that I, Page E. Joyner, who
became twenty one years of age on the 18th. day of March, 1930,
have had a complete settlement with A. S. Johnson as special
Commissioner in the suits in chancery, pending in the Circuit
Court of the County of Isle of Wight, under the general style
of Smithfield Farmers, Inc., v. Joyner, R. S. Cox v. Page Joy-
ner, and Mary Joyner Cox v. Page Joyner, the docket numbers
of the two first mentioned suits being 335 and 352, and the
last being 516, and do, hereby, forever acquit and discharge
the said A. S. Johnson, as such special commissioner, from
any further obligation or obligations to me, having received
of and from the said A. S. Johnson all monies due to me aris-
ing out of the sale of real estate owned by me, in said suits.

In testimony whereof I have hereunto set my hand and
affixed my seal this the 3rd. day of November, 1930.

Page E. Joyner (SEAL)

Virginia: Circuit Court of
the County of Isle of Wight.

Smithfield Farmers, Inc:
R. S. Cox: and
Mary Joyner Cox

v) Chancery-335,352, and 561
Page E. Joyner, etc.

Report of special commissioner.

Filed,

1953
Aug. 7
P. H. H.

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

\$17.00

Received of A. S. Johnson, Special Commissioner in the suits of Smithfield Farmers, Inc. v. Joyner et als and Cox v. Joyner, the sum of seventeen dollars to pay Clerk's fees in said suits to the end of the year 1925.

R. A. Edwards Clerk.

Bot S

No. 3

Smithfield, Va., Dec 19 1925

Pay to the order of Bruce V. Jaynes

\$ 30.00

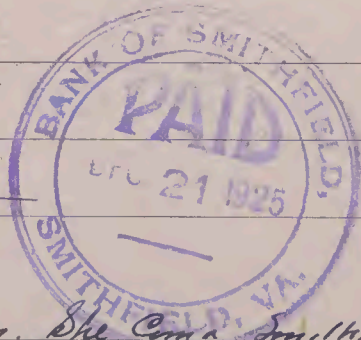
Thirty — 00 —

Dollars

For account for Page for Dec 1925

To the Bank of Smithfield,
Smithfield, Va.

5
68-233



Johnson, Spe Com & Smithfield Farmers
V. C. & Jaynes

Bella J. Jayne
Mary Jayne Caf.

PAY ANY BANK OR BANKER
OR ORDER
All Prior Endorsements Guaranteed
DEC 21 1925
THE MERCHANTS & FARMERS BANK
68-234 SMITHFIELD, VA.
JAS. R. ROWELL, Jr., Cashier

Ref

No. 3

Smithfield, Va. Nov 30 1925

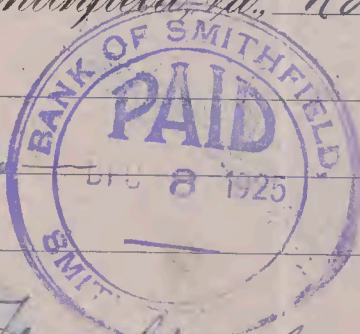
Pay to the order of Elsie V. Jaynes

\$30.00

Thirty - 00/100

Dollars

For Paid - Nov 1925



To the Bank of Smithfield,
Smithfield, Va.

5
68-233

Johnston Special Commissioner
Smithfield Farmers Loan & Trust

Belle T. Jayne
Mary Jayne Conf.

ANY BANK OR BANKER
OR ORDER
All Prior Endorsements Guaranteed
DEC 8 1925
E. MERCHANTS & F. H. EHS
234 SMITHFIELD, VA.
J. A. R. ROWELL, Jr., Cashier

B of S

Pay to the
order of

Belle V. Jayner

Thirty 00/100

Smithfield, Va. Nov 11

1925

No. 3

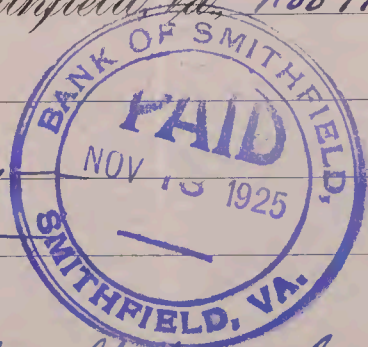
\$30.00

Dollars

For allowance for October 1925

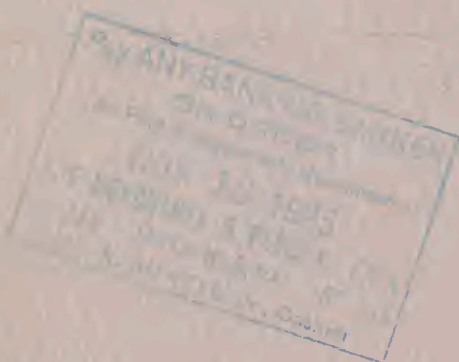
To the Bank of Smithfield,
Smithfield, Va.

5
68-233



Edmon. Spe. Comr. Gov. Smithfield
Farmers n Jayner

Bill F. Jayner.
Mary Jayner Cap.



Red

No. 3

Smithfield, Va. November 11 1925

Pay to the order of A. B. Barrett, Agent

\$20.00

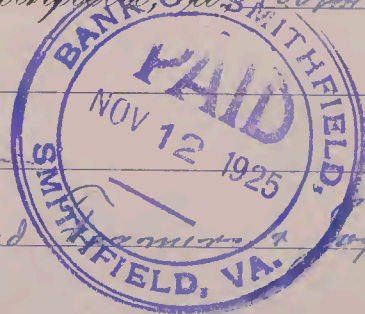
Twenty and 00/100

Dollars

For bond from Car & Jaynes & Smithfield

To the Bank of Smithfield,
Smithfield, Va.

$\frac{5}{68-233}$



Johnson, Special Commissioner
Car & Jaynes & Smithfield Farmers & Jaynes

A. S. Barrett

Ref

No. 3

Smithfield, Va., October 1, 1925

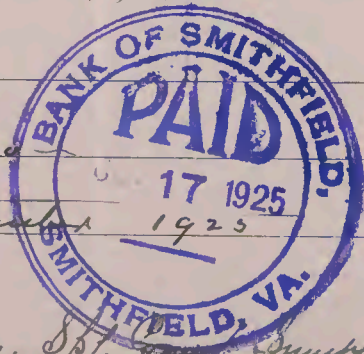
Pay to the order of Belle V. Joyner

\$ 30.00

— Thirty — 00/100 —

Dollars

For, Paige Joyner's allowance for September



To the Bank of Smithfield,
Smithfield, Va.

5
68-233

Johnson, Spt. Cashier Smithfield Turnover
the and Cor r Jackson

Beck T. Snyder .
Mary Snyder Conf



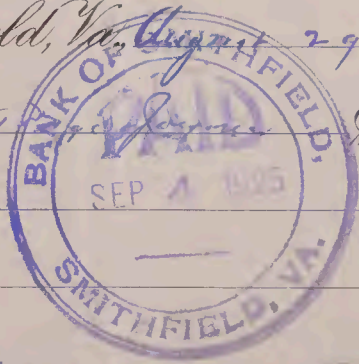
Ref S

No.

Smithfield, Va. August 29 1925

Pay to the order of Ben V. Jaymes, Esq \$ 30.00

Thirty 00 Dollars



For account A. Page Jaymes

To the Bank of Smithfield,
Smithfield, Va.

5
68-233

Ben V. Jaymes, Esq Smithfield, Va.
and Cash for me

Beale F. Jaynes
^{Per}
Thos B. S. Cuff

Pay ANY BANK OR BANKER
OR ORDER
All Prior Endorsements Guaranteed
SEP 4 1925
THE MERCHANTS & FARMERS BANK
68-234 SMITHFIELD, VA.
JAS. R. ROWELL, Jr., Cashier
68-234

Ref S

Pay to the
order of

Ellen V. Jaymes

Thirty and no

For Sam F. Inc Co & Jaymes

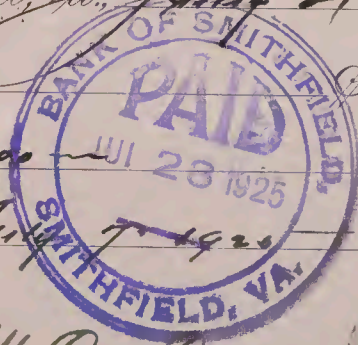
To the Bank of Smithfield,
Smithfield, Va.

5
68-233

James S. Co & Jaymes

Smithfield, Va. July 27 1925

No.



\$ 30.00

Dollars

PAID ANY BANK OR BANKER
AT ORDER
JAN 22 1925
THE FIRST NATIONAL BANK
OF NEW YORK
JAN 22 1925
JAN 22 1925

VIRGINIA: CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc, and

R. S. Cox et al.

v) Chancery. 335 and 352.

Page Joyner, an infant.

TO HONORABLE BENJAMIN DEY WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT,
STATE OF VIRGINIA.

By report of the undersigned, special commissioner, filed herein on the 6th. day of July, 1925, and confirmed by decree entered on the same date, it was shown that the said special commissioner had in his hands, belonging to the said infant defendant, the sum of \$1666.91. That on the same date, that is to say, the 6th. day of July, 1925, Belle V. Joyner, mother and guardian of the said Page Joyner, the defendant herein, filed her petition, in which Margaret Joyner Goodrich, Vincent W. Joyner and Mary Joyner Cox, sisters and a brother of said Page Joyner, and those who would be his heirs should he die unmarried and without issue, joined, praying that the interest accruing upon said fund and \$360.00 additional be paid to said Belle V. Joyner, to be used by her for the support and maintenance of the said Page Joyner, which was directed to be paid to said Belle V. Joyner by decree entered on the same date: Your commissioner respectfully reports that as directed by said decrees, he has paid out of the funds in his hands the following items, for which vouchers are herewith filed, to-wit:

July 27th. 1925,	To Belle V. Joyner,	\$ 30.00
Aug. 29th. 1925,	To Belle V. Joyner,	30.00
Oct. 1st. 1925,	To Belle V. Joyner,	30.00
Nov. 11th. 1925,	To A. S. Barrett, Agt. Bond prem.	20.00

Nov. 11th. 1925. To Bell V. Joyner,	\$ 30.00
Nov. 30th. 1925, To Belle V. Joyner,	30.00
Nov. 30th. 1925, State Tax for 1925,	3.20
Dec. 19th. 1925, To Belle V. Joyner,	30.00
Dec. 31st. 1925, To R. A. Edwards, Clerk, fees due,	<u>17.00</u>
aggregating,.....	220.90,

leaving a balance in his hands as of the 31st. day of December, 1925, of \$1446.01.

On the 8th. day of August, 1925, the said special commissioner loaned to Mr. S. T. Holland, of Windsor, Virginia, one thousand dollars from this fund, which is secured by a deed of trust upon the interest of said S. T. Holland in a tract of land in the County of Isle of Wight, known as the "Sam Johnson" place, his interest therein being one half. The loan is evidenced by the bond of said S. T. Holland, and his wife, bears date April 23rd. 1925, is for the principal sum of one thousand dollars, is payable to E. T. Holland, and by said E. T. Holland endorsed, in blank, The said E. T. Holland is the father of said S. T. Holland, is a resident of the County of Nansemond, in the State of Virginia, and is worth a large sum of money, and is a very substantial and trustworthy person. The loan is considered amply secured. Interest is paid on the bond to the date it was delivered to your commissioner, that is to say August 8th. 1925. The bond and deed of trust is filed with the papers in these suits. No interest has been collected upon this bond as yet, but will be collected, and paid over to Bell V. Joyner, as directed, up to the end of the year 1925, within the next few days. The remaining portion of the money of the said Page Joyner is not drawing interest, as it is being constantly checked out for his support and maintenance.

Respectfully submitted,

E. T. Holland, Special Commissioner.

December 31st. 1925.

7-a

Virginia: Circuit Court
of Isle of Wight County.

Smithfield Farmers, Inc.
and R. S. Cox et al.

v) Chancery. 335 and 352.

Page Joyner, an infant.

Report of Special Commiss-
ioner,
Filed Jan. 4th. 1926.

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Mary Joyner Cox

v) Chancery. _____

Page E. Joyner.

TO HONORABLE BENJAMIN DEY WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT,
VIRGINIA.

The undersigned, one of the Commissioner's in chancery of the Circuit Court of the County of Isle of Wight, in the State of Virginia, respectfully reports, that, in obedience to the decree entered herein on the 7th. day of November, 1927, on the 8th. day of November, 1927, in the presence of A. S. Johnson, of counsel for the complainant, and E. H. Williams, guardian ad litem for the infant in the execution of the said decree, defendant, he took the testimony of John I. Cofer and J. M. Chapman, which is herewith filed, and from the testimony so taken and from the records filed in the Clerk's Office of this Court, he finds, and reports as follows:

1. That the parties hereto are seized and possessed of a fee simple interest in the lot of land mentioned in the bill, the main portion of same, that is to say the smoke house lot proper, measuring ninety and nine tenths feet on Cedar Street, one hundred and eighty two and five tenths feet along the line of Archer Davis and others, 89 feet along the line of the estate of V. W. Joyner, and one hundred and seventy nine feet along the estate of W. W. Joyner, being acquired as follows: a one fourth undivided interest therein having been inherited by by Mary Joyner Cox from the estate of her father, V. W. Joyner, deceased, who died, in the year 1917, intestate; a one fourth undivided interest therein, was inherited by the said Page E. Joyner from his father, V. W. Joyner, deceased: the interests of the widow,

Belle V. Joyner, and the two other children of V. W. Joyner, namely, Vincent W. Joyner, Jr. and Margaret Joyner Goodrich, having been conveyed to R. S. Cox by their deed bearing date the 5th. day of April, 1920, of record in the Clerk's Office of this Court in Deed Book 91, page 305, and by the said R. S. Cox conveyed to the said Mary Joyner Cox, by his deed bearing date December 17th. 1924, of record in the said Clerk's Office in Deed Book 95, page 642. The twelve foot strip of land, leading from the lot just mentioned, along the line of the property of B. P. Chapman and others to Main Street, was acquired by the said Page E. Joyner, in the same manner as aforesaid, a one fourth interest therein acquired by the said Mary Joyner Cox in the same manner as aforesaid, and a one half undivided interest thereon was acquired by the said Mary Joyner Cox by deed from Belle V. Joyner, widow of V. W. Joyner, deceased, Vincent W. Joyner and Hilda Batten Joyner, his wife, and Margaret Joyner Goodrich and C. K. Goodrich, her husband; by their deed bearing date the 7th. day of November, 1927. The fee simple title of the whole property herein mentioned is owned by Mary Joyner Cox and Page E. Joyner, the said Mary Joyner Cox owning a three fourths undivided interest therein, and the said Page E. Joyner owning a one fourth undivided interest therein.

The description of the lot given in the bill of complaint filed in this suit, is correct.

The annual value of the lot herein mentioned, so far as it affects the infant defendant, which is all that is considered necessary to report, is fifty dollars, that is to say the annual value of the infant defendant is fifty dollars. The fee simple value of the lot, as it was when the first conveyance herein mentioned was made to R. S. Cox, and before he, or the said Mary Joyner Cox made any improvements thereon, and which appears to have been then as much as now, was not over four thousand dollars. It is clear from the testimony that the interest of the said Page Joyner is not worth more than a thousand dollars, and if it can be had, it is recommended that it be taken.

2. There is a deed of trust lien, for twenty five hundred dollars, in favor of Eva Gunn Osborn, in the interest of Mary Joyner Cox in the lot of land herein mentioned save and except the twelve foot strip mentioned in the deed from Belle V. Joyner and others, dated November 7th. 1927, and hereinbefore mentioned. The deed, of trust covering this lien bears date March 22nd. 1923, and is entered of record in the said Clerk's Office in Deed Book 94, page 12.

3. The real estate herein mentioned cannot be divided with convenience and advantage.

4. Mary Joyner Cox and Page E. Joyner are the proper parties to this suit and they are properly before the Court.

It is clear from the testimony taken, from the location and peculiar development of the lot of land which is the subject of this suit, that it will be greatly to the interest of the infant defendant to sell his interest therein to Mary Joyner Cox, and it is hereby recommended.

Respectfully submitted,

R. A. Edwards
Commissioner in Chancery.

I have read the foregoing report and see no objection to its confirmation.

E. H. Wallace
Guardian ad litem.

John I. Cofer being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation: Ans. I am John I. Cofer, fifty eight years of age, resident of Smithfield, Virginia, and am cashier of Bank of Smithfield.

Q. Are you acquainted with the "smoke house lot, or property, recently the property of V. W. Joyner, deceased, now the property of Mary Joyner Cox and Page E. Joyner, a description of which I read you from the Bill filed in this suit? Ans. I am.

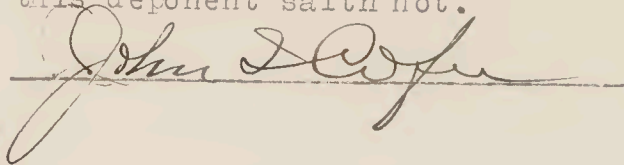
Q. How long have you been acquainted with the property? Ans. I was born and raised in Smithfield and have resided here all my life, and I have known that property as long as I have known any.

Q. Can the property mentioned be conveniently and advantageously divided between Mary Joyner Cox and Page E. Joyner? Ans. Not without injuring the value of both parts, were it divided. I understand Mrs. Cox owns a three fourths interest and Page Joyner a one fourth interest. That being true then the only way to make an advantageous division would be for one to sell to the other or sell the whole property. It is improved, but the improvements thereon are adapted to only one use and could not, without great expense, be converted in to other uses. I understand that Mrs. Cox, who is interested in curing meat, for which the property is adapted, wishes to have the interest of Page and is willing to pay a thousand dollars for it. That is a good price for his interest. Since Mrs. Cox has acquired the interests of the other Joyner heirs and the widow, or since Mr. Cox, her husband, has acquired those interests, which he has conveyed to Mrs. Cox, as I understand it, the property has been much improved; but if the property were now in the same condition it was when those interests were first conveyed then I would say a thousand dollars would be a very good price for the interest of Page. If sold at public auction it is very doubtful if it would bring that much, unless some one wanted the property for the meat business.

Q. You have stated, in your answer to the last question, the fee simple value of the property; now will you state what its annual value is, if you please? Ans. For the purposes for which it is used, and for the interest of Page therein, I would say his share would be entitled to about fifty dollars a year.

Q. Are you well acquainted with the parties to this suit? Ans. Oh yes.

And further this deponent saith not.



J. M. Chapman being duly sworn, deposes and says:

Q. Please state your name, age, residence and occupation? Ans. I am forty eight years of age, reside in Smithfield, Virginia, my name is J. M. Chapman and I am a merchant and treasurer of the town of Smithfield.

Q. Please state whether or not you are acquainted with the "V. W. Joyner smokehouse property" a description of which I read you from the bill? Ans. I am, and have been for many years.

Q. Can the property be conveniently and to advantage, divided between Mary Joyner Cox and Page E. Joyner, the former owing three fourths undivided interest therein and the latter a one fourth interest? Ans. No, it cannot. It is adapted to only one purpose, with buildings all over it except the narrow strip leading out from the main lot to Main street, which is used as a drive way: it is and has been used for curing meat and it could not be, without great expense, put to any other purpose.

Q. Who is occupying the property now? Ans. I understand that Mrs.

R. S. Cox, who was Mary Joyner, is occupying it and that V. W. Joyner and Company are using it in the meat business, or some such arrangement.

Q. What would now be the fee simple value of the property were it in the identical condition that it was when Mrs. Joyner, Margaret and

Voncent conveyed their interests to R. S. Cox, which was in the early part of 1923? Ans. Much improvement in the way of additional buildings for meat curing purposes have been put upon the lot since that time. I believe that if the lot were now in the same shape it was at that time that four thousand dollars would be a good price for it to be used for the purposes for which it was intended. Located as it is, and the type of buildings that is thereon, to put up and take a chance of sale at public auction, it would not bring that much by long odds, unless some one purchased it for meat curing.

Q. What is the interest of Page, in the property, worth? Ans. I understand that Mrs. Cox wishes to have his interest at a thousand dollars, and if that be so his interest better be conveyed to her. While it is likely that the property will be continued to be used for meat curing, it is not certain, at all, and its value is speculative entirely, more so than ordinary developed property, in Smithfield.

Q. What is the annual value of the interest of Page in the property?

Ans. Fifty dollars would be a very fair value.

And further this deponent saith not.

J. M. Schofman

Virginia: Circuit Court
of Isle of Wight County.

Mary Joyner Cox

v) Chancery. 516

Page E. Joyner.

Commissioner's report.
Filed November 8th, 1927.

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

LOCAL RATES-REAL ESTATE AND TANGIBLE PROPERTY

County Levies

County Lev. \$.50
 County School Lev. \$.40
 Total \$.90

No. **233**

S. L. Johnson

Roy et als. vs. Joyner

LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

TAXES AND LEVIES, 1922

TOWN OF

Land.....

Personal Property.....

Income.....

Local Rate on Intangibles (Classes 1, 6) for Roads on \$100 (Classes 5, 2) for Roads on \$100			Valuation	Rate of State Tax on \$100	State Tax	Rate of Local Levies on \$100	Local Levies	Tax and Levies
Real Estate.....	Acres	\$		.25	\$	.90	\$	
Real Estate.....	Acres			.25		.90		
Real Estate.....	Acres			.25		.90		
Real Estate.....	Acres			.25		.90		
Tangible Property.....				.25		.90		
Class 4 (Money).....				.20		NONE	NONE	
Class 6 (Bonds of Counties, Cities and Towns of this State).....				.35		NONE	NONE	
Class 1 (Bonds, Notes and other evidences of debt)..... Value \$			800	.80				
Class 5 (Shares of Stock)..... Value \$				.80				
Class 2 (Capital).....				.85				
Income.....				{ 1% up to \$3,000; 2% on excess }		NONE	NONE	
State Poll (or Capitation) Tax.....					1 50	NONE		1 50
CREDITS			Total Taxes and Levies.....		\$ 2 80			\$ 2 80
Date	Account	Amount	Received payment:		Five Per Cent. Penalty.....			
		\$			Total Taxes, Levies and Penalty...			

Treasurer.

W. E. LAINE, Treas.
 NOV 24 1922
 BY 2 80
 Statement Rendred

$$\begin{array}{r} 280 \\ 210 \\ \hline 490 \end{array}$$

LOCAL RATES-REAL ESTATE AND TANGIBLE PROPERTY

County Levies

County Levy.....\$.60
 County School Levy.....\$.30
 Total.....\$.90

No. **157**

S. Johnson P. C.

to W. L. Laine

W. L. LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

TAXES AND LEVIES, 1921

TOWN OR

Land.....

Personal Property..

Income.....

Local Rate on Intangibles (Classes 6, 1, 5, 3 and 2) for Roads. on \$100			Valuation	Rate of State Tax on \$100	State Tax	Rate of Local Levies on \$100	Local Levies	Total Tax and Levies
Real Estate.....	Lots	\$		.25		90		
Real Estate.....	Lots			.25		90		
Real Estate.....	Lots			.25		90		
Real Estate.....	Lots			.25		90		
Tangible Property.....			1386	.25	347	90	1247	1594
Class 4 (Money).....				.20		NO NE	NO NE	
Class 6 (Bonds of Counties, Cities and Towns of this State).....				.35				
Class 1 (Bonds, Notes and other evidences of debt).....	Value \$			.80				
Class 5 (Shares of Stock).....	Value \$			.80				
Class 3 (Fiduciary).....				.80				
Class 2 (Capital).....				.85				
Income.....				{ 1% up to \$3,000; 2% on excess NONE }		NO NE	NO NE	
State Poll (or Capitation) Tax.....					NO NE			
CREDITS			Total Taxes and Levies.....		\$ 347		\$ 1247	\$ 1594
Date	Account	Amount	Received payment:		Five Per Cent Penalty.....			
		\$			Total Taxes, Levies and Penalty.....			
					\$ 1674			

Treasurer.

on A.S.

74

TAXES AND LEVIES, 1922

TOWN OF

Land.....

Personal Property.....

Income.....

R. S. Joyner

Field Farmers vs. Joyner

E. LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

No. **234**

LOCAL RATES—REAL ESTATE AND TANGIBLE PROPERTY

County Levies

County Levy.....\$.50
County School Levy......40
Total.....\$.90

Local Rate on Intangibles (Classes 1, 6)..... for Roads..... on \$100 (Classes 3, 2)..... for Roads..... on \$100			Valuation	Rate of State Tax on \$100	State Tax	Rate of Local Levies on \$100	Local Levies	Tax and Levies
Real Estate.....	Acres	\$		.25	\$	.25		
Real Estate.....	Acres			.25		.25		
Real Estate.....	Acres			.25		.25		
Real Estate.....	Acres			.25		.25		
Tangible Property.....				.25				
Class 4 (Money).....				.25				
Class 6 (Bonds of Counties, Cities and Towns of this State).....				.35				
Class 1 (Bonds, Notes and other evidences of debt).....	Value \$		600	.80	2 10			
Class 5 (Shares of Stock).....	Value \$			.80				
Class 2 (Capital).....				.85				
Income.....				{ 1% up to \$3,000; 2% on excess }				
State Poll (or Capitation) Tax.....					1 50	NO NE.		1 50
CREDITS			Total Taxes and Levies.....		\$ 2 10			\$ 2 10
Date	Account	Amount	Received payment:					
		\$	Five Per Cent. Penalty.....					
			Total Taxes, Levies and Penalty.....					

Treasurer.

Statement Rendition

W. E. LAINE, Treas.
NOV 24 1922
PAID

TAXES AND LEVIES, 1923

TOWN OF

Land.....

Personal Property.....

Income.....

TO W. E. LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

LOCAL RATES—REAL ESTATE AND TANGIBLE PROPERTY

No. **217**

Local Rate on Intangible		Valuation	Rate of State Tax on \$100	State Tax	Rate of Local Levies on \$100	Local Levies	Total Tax and Levies
Class 1.....for Roads, .. cents on \$100							
Classes 5, 2.....for Roads, .. cents on \$100							
Real Estate.....Acres	\$.....	\$.25	\$.....	\$.....	75	\$.....	\$.....
Real Estate.....Acres	.....	.25	.....	.....	75	.....	.....
Real Estate.....Acres	.....	.25	.....	.....	75	.....	.....
Real Estate.....Acres	.....	.25	.....	.....	75	.....	.....
Tangible Property.....	.....	.25	.....	.....	75	.....	.....
Class 4 (Money).....	857	.20	172	.. NO NE ..	.. NO NE ..	.. NO NE ..	.. NO NE ..
Class 6 (Bonds of Counties, Cities and Towns of this State).....	.....	.35	.....	.. NO NE ..	.. NO NE ..	.. NO NE ..	.. NO NE ..
Class 1 (Bonds, Notes and other evidences of debt).....Value \$.....	.....	.35	.....	.....	.....	.....	.....
Class 5 (Shares of Stock), Value \$.....	.....	.80	.....	.....	.....	.....	.....
Class 2 (Capital).....	.....	.85	.....	.....	.....	.....	.....
Income.....	W. E. LAINE, Treas.	{ 1% on \$100 3% on \$100-2% on excess }	.....	.....	.. NO NE ..	.. NO NE ..	.. NO NE ..
State Poll (or Capitation) Tax.....	NO 80 23	.....	150	.. NO NE ..	.. NO NE ..	.. NO NE ..	150
CREDITS		Total Taxes and Levies.....		\$.....	.....		172
Date.....	Account.....	Amount.....	Received Payment:				
By.....		.....	Five Per Cent. Penalty.....				
.....		.....	Total Taxes, Levies and Penalty...\$.....				
			Treasurer.....				

Treasurer.

County and District
County Lev.....\$.25
County School Levy......50
Total.....\$.75

W. E. LAINE, Treas.
PAID
NOV 20 1923

Statement Noted

No. 218

County Levy.....	\$.25
County School Levy.....	.50
Total.....	\$.75

Top

TAKES AND LEVIES, 1923

TOWN OF

Land.....

Personal Property.

Income.....

TO W. E. LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

Local Rate on Intangibles		Valuation	Rate of State Tax on \$100	State Tax	Rate of Local Levies on \$100	Local Levies	Total Tax and Levies
Class 1.....	for Roads, .. cents on \$100						
Classes 5, 2, ...	for Roads, .. cents on \$100						
Real Estate.....	Acres \$	\$.25	\$	\$	75	\$	\$
Real Estate.....	Acres	.25			75		
Real Estate.....	Acres	.25			75		
Real Estate.....	Acres	.25			75		
Tangible Property.....		.25			75		
Class 4 (Money).....		.20	1 28		NO NE	NO NE	
Class 6 (Bonds of Counties, Cities and Towns of this State).....		.35			NO NE	NO NE	
Class 1 (Bonds, Notes and other evidences of debt).....	Value \$	.75					
Class 5 (Shares of Stock), Value \$		.80					
Class 2 (Capital).....		.85					
Income.....		(1% up to \$3,000; 2% on excess)			NO NE	NO NE	
State Poll (or Capitation) Tax.....			1 50		NO NE		1 50
CREDITS		Total Taxes and Levies.....	\$	1 28	\$		\$ 1 28
Date	Account	Amount	Received Payment:				
			Five Per Cent. Penalty.....				
			Total Taxes, Levies and Penalty... \$				

Treasurer.

County and District

County Levy.....\$.50
County School Levy.....\$.50

Total.....\$ 1.00

No. **232**

S. Johnson S.C. TAXES AND LEVIES, 1924
Michael Farmer vs. John
 W. E. LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

TOWN OF

Land.....

Personal Property.....

Income.....

Local Rate on Intangibles		Valuation	Rate of State Tax on 100	State Tax	Rate of Local Levies on 100		Local Levies		Total Tax and Levies	
Class 1.....for Roads, .. cents on \$100	Classes 5, 2.....for Roads, .. cents on \$100									
Real Estate.....	Acres	\$	.25	\$	\$ 1	00	\$		\$	
Real Estate.....	Acres		.25		1	00				
Real Estate.....	Acres		.25		1	00				
Real Estate.....	Acres		.25		1	00				
Tangible Property.....			.25		1	00				
Class 4 (Money).....			.20		NO	NE	NO	NE		
Class 6 (Bonds of Counties, Cities and Towns of this State).....			.35		NO	NE	NO	NE		
Class 1 (Bonds, Notes and other evidences of debt)..... Value \$			.80							
Class 5 (Shares of Stock), Value \$			.35							
Class 2 (Capital).....					NO	NE	NO	NE		
Income.....										
State Poll (or Capitation) Tax.....				-1.50	NO	NE			1.50	
CREDITS			Total Taxes and Levies ... \$		63		\$		\$ 1.63	
Date	Account	Amount	Received Payment:							
		\$	Five Per Cent. Penalty.....							
			Total Taxes, Levies and Penalty... \$							

Treasurer.

County and District

County Levy.....\$.50
 County School Levy.....\$.50
 Total.....\$ 1.00

No. **231**

S. Johnson
or J. J. J. J.

TAXES AND LEVIES, 1924

TOWN OR

Land

Personal Property

Income

W. E. LAINE, Treasurer of ISLE OF WIGHT COUNTY, VIRGINIA, Dr.

Local Rate on Intangibles			Valuation	Rate of State Tax on \$100	State Tax	Rate of Local Levies on 100		Local Levies	Total Tax and Levies	
Class 1.....for Roads, .. cents on \$100	Classes 5, 2.....for Roads, .. cents on \$100									
Real Estate.....	Acres	\$		.25	\$	\$ 1	00	\$	\$	
Real Estate.....	Acres			.25		1	00			
Real Estate.....	Acres			.25		1	00			
Real Estate.....	Acres			.25		1	00			
Tangible Property.....				.25						
Class 4 (Money).....			668	.20	133	NONE	NONE			
Class 6 (Bonds of Counties, Cities and Towns of this State).....				.35		NONE	NONE			
Class 1 (Bonds, Notes and other evidences of debt)..... Value \$				.35						
Class 5 (Shares of Stock), Value \$				.80						
Class 2 (Capital).....				.85						
Income.....				(1% up to \$3,000; 2% on excess)						
State Poll (or Capitation) Tax.....					150	NONE	NONE		150	
CREDITS			Total Taxes and Levies							
Date	Account	Amount								
		\$								

Received Payment:

Five Per Cent. Penalty.....

Total Taxes, Levies and Penalty...\$

Treasurer

RECEIVED
 PAYMENT
 DEC 1 1924
 W. E. LAINE, TREAS.
 By

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc

v) Chancery. 335.

A. Page Joyner, an infant

and

R. S. Cox, et als

v) Chancery. 352.

A. Page Joyner, an infant.

TO HONORABLE BENJAMIN DEY WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT,
VIRGINIA.

The undersigned, heretofore appointed special commissioner of this court in the above causes, respectfully reports to the Court:

That in the suit of Smithfield Farmers v. A. Page Joyner, an infant, there was received by your commissioner, on the 24th. day of May, 1920, the sum of \$600.03. That the same was deposited in Bank of Smithfield and remained there till the 19th. day of July, 1921, and upon which interest had accrued to the amount of \$26.00, at four per cent. That on the 19th. day of July, 1921, \$600.03 of the said amount was loaned to Jesse A. Barlow, the bond of himself and wife taken therefor, and which was secured by a deed of trust upon the real estate of said Barlow, and which amount was kept by said Barlow till October 5th. 1922, and bore six per cent interest from July 19th. 1921 to October 5th. 1922. On the last date mentioned the amount was paid back by said Barlow and was deposited in Bank of Smithfield and the \$26.00 interest, which remained in bank, but which bore no interest, added to it, and it has remained there since that time, upon interest at the rate of four per cent, and, on the 1st. day of July, 1925, interest and printipal amounted to \$742.74.

That in the suit of R. S. Cox v. Page Joyner, an infant, there came into the hands of your commissioner, on the 13th. day of December, 1920, the sum of \$786.33. That the same was then deposited in Bank of Smithfield, on an interest account, and it drew interest at that rate till July 19th. 1921. At that time it was withdrawn and \$800.00 of it loaned to Jesse A. Barlow, who, together with his wife, gave their bond therefor, and secured the same by a deed of trust upon their real estate. On the 5th. of October, 1922, this money, with accrued interest, amounting to \$58.13, was paid to your commissioner. The \$3.67, balance in the Bank, was then added to the the principal and interest collected from Barlow, and placed in the Bank, and has been bearing interest from then to July 1st. 1925, the total amount of principal and interest in the hands of your commissioner, on July 1st. 1925, being \$956.01.

Your commissioner has paid the taxes upon the money in his hands amounting to \$27.60.

There ^{are} some premiums due upon his bond as special commissioner, amounting to fifteen dollars, which have not yet been paid.

Statement in detail follows:

Smithfield Farmers, Inc. v. Joyner:

May 24th. 1920. Deposited in Bank of Smithfield	\$ 600.03
Interest to July 19th. 1921, at 4%	<u>26.00</u>
	626.03
Loaned to J. A. Barlow, July 19th. 1921.	600.03
Interest to Oct. 5th. 1922, at 6%	<u>43.50</u>
	643.53.
Amount of interest paid by Bank, above shown,	<u>26.00</u>
Total deposited in Bank Oct. 5th. 1922.	669.53
Interest from Oct. 5th. 1922 to July 1st. 1925, 4%	<u>73.21</u>
	\$ 742.74

Cox et al v. Joyner.

In hands of special commissioner Dec. 13th. 1920	\$786.33
In Bank of Smithfield at 4% int. to July 19th. 1921	<u>17.34</u>
In hand July 19th. 1921,	803.67
Loaned to J. A. Barlow July 19th. 1920,	800.00
Interest on \$800 to Oct. 5th. 1922, at 6%,	<u>58.13</u>
Received from J. A. Barlow Oct. 5th. 1922,	858.13
Amount of Balance in Bank as above shown	<u>3.67</u>
Placed in Bank on interest at 4% Oct. 5th. 1922,	861.80
Interest from Oct. 5th. 1922 to July 1st. 1925 at 4%	<u>94.21.</u>
Total in hands of Special Commissioner July 1st. 1925	956.01

Total in hands of special commissioner July 1st. 1925:

Smithfield Farmers v. Joyner,	742.74
Cox et al v. Joyner	<u>956.01.</u>
	\$ 1698.75

Taxes paid by special commissioner \$25.60

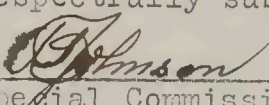
Commissions on interest collected

at two per cent,	6.24	<u>31.84</u>
------------------	------	--------------

Total in hands of special commissioner July 1st. 1925 due to Page Joyner, the infant defendant, in both of the suits herein mentioned. they having been, by decree entered on the 24th. day of April, 1925.	\$ 1666.91
---	------------

There are some unpaid court costs due in this suit, as well as the bond premiums heretofore referred to, and it is recommended that these be ordered to be paid, and the balance of the funds in the hands of the special commissioner either kept in Bank or loaned on real estate with at least forty per cent more than any loan made, and secured by deed of trust which shall be the first lien thereon.

Respectfully submitted,


Special Commissioner.

3 a

Virginia: Circuit Court of
Isle of Wight County.

Smithfield Farmers, Inc.

and

R. S. Cox et al.

v) Chancery. 335 and 352.

A. Page Joyner, an infant.

Report of special commiss-
ioner.

Filed July 16th. 1925.

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.

v) Chancery. 335.

A. Page Joyner, an infant.

and

R. S. Cox et als

v) Chancery. 352.

A. Page Joyner, an infant.

To Honorable Benjamin Dey White,

Judge of the Circuit Court of the County of Isle of Wight,
State of Virginia.

The undersigned, heretofore appointed special commissioner in both of the above entitled causes, now pending in the Circuit Court of the County of Isle of Wight, State of Virginia, respectfully reports to the court that both of said suits were brought for the purpose of partitioning certain lands, in the County of Isle of Wight, Virginia, in which the defendant, A. Page Joyner, had an interest; that both of said suits have proceeded to the point that the only thing remaining to be done is to make proper accounting for the funds, arising from the sale of the said lands partitioned, belonging to the infant defendant, A. Page Joyner; that because of the fact that both of said funds have been, erroneously, assessed for taxation as a single item, the special commissioner is unable to make a perfect report in either case. To treat the entire amount due to the infant in both suits as one fund, and to make one accounting for the whole will be as well, in the opinion of the special commissioner, as to try to separate them, which, if done, will necessitate a correction in the tax assessment, meaning nothing but a shifting of figures. It is, therefore, recommended that the suit of Smithfield Farmers v. A. Page Joyner, an infant, and the suit of R. S. Cox et als

against A. Page Joyner, be merged, and that they be, henceforth,
proceeded with as one suit, and report made in same accordingly.

Respectfully submitted,

R. J. [unclear]
Special Commissioner.

1 a
Virginia: In the Circuit Court
of the County of Isle of Wight.

Smithfield Farmers, Inc.,
v). Chancery. No. 335.
A. Page Joyner, an infant.

And

R. S. Co~~x~~, et als.,
v). Chancery. No. 352
A. Page Joyner, an infant.

Report of Special Commissioner.

Filed April 24th., 1925.

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

352

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF RIGHT.

A. PAGE REID AND R. B. COX

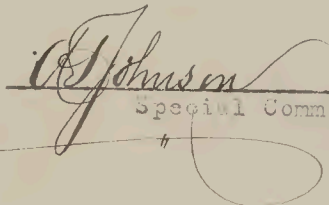
VS) CHANCERY. No. 252.

PAGE JOYNER, AN INFANT.

TO HONORABLE B. D. WHITE, JUDGE OF THE CIRCUIT COURT
OF THE COUNTY OF ISLE OF RIGHT.

The undersigned, Special Commissioner, in this suit, respectfully reports to the Court that he has, as directed by the decretar order entered herein on the 1st. day of December, 1920, collected from the complainants herein their share of the costs of this suit, and deducted from the share of the infant defendant the sum of \$18.45, his share of said costs, and has paid all of said costs, as will appear by the vouchers hereto attached; and has deposited, in Bank of Smithfield, of Smithfield, Virginia, the sum of \$780.33, to the credit of said Special Commissioner, and has taken a certificate of deposit therefor, bearing interest, which, also, is returned herewith.

Respectfully submitted,


Special Commissioner.

9

Cox & Reid

vs) Chancery. No. 352. 1920.

Joyner.

Report of Special Commissioner:

Filed December 20th, 1920.

A. S. JOHNSON, Clerk
Circuit Court of Isle of Wight County
Virginia

Smithfield, Va. Oct 9th 1920 No. 1894

The Bank of Smithfield

68-233

Smithfield, Va.

Pay to the
order of

A. S. Barrett

\$10.00

in Ten

Dollars

Invoice from on Cayr Jaynes
Bond

Johnson

A S Bennett

PAY TO THE ORDER OF
MY BANK OR ENDORSE
THE ENDORSEMENTS & SIGNATURES ONLY
68-234 SWITTFIELD, VA. 68-234
JAMES R. HOWELL, JR., Cashier

14611

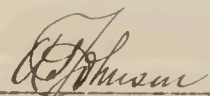
Received of A. S. Johnson, Special Commissioner in the Suit of Cox et al.

vs Joyner, NINETY SEVEN DOLLARS AND 60/100, (\$97.60) account of

Writ tax, Clerk fee and Taxed Attorney fee,	\$ 20.50
Commissioner in Chancery fee,	25.00
Draft of Deed from Special Comr. to Cox and War Tax	11.00
Premium paid on Special Comr. bond	10.00
Special Commissioner's commissions on sale	<u>25.10</u>

December 2nd. 1920.

97.60



Clerk, Comr. and Spl. Comr. etc.
"

Received of A. J. Johnson, Special Commissioner in the suit of Cox et al.
vs. Joyner, the sum of FIFTY DOLLARS, attorney fee due me for conducting
suit to sale.

December 2nd. 1920.


Attorney

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

A. Page Reid and R. S. Cox

vs) Chancery. No. 352.

Page Joyner.

TO HONORABLE B. D. WHITE,

JUDGE OF THE CIRCUIT COURT OF THE COUNTY OF ISLE OF
WIGHT.

The undersigned, appointed special commissioner in the above entitled cause by a decretal order entered therin on the 7th. day of September, 1920, and entered in Chancery Order Book No. 8, page 13, in the Clerk's Office of this Court, respectfully reports to the Court that, in obedience to said decretal order, he did, on the 28th. day of September, 1920, execute the bond required of him, in the penalty of one thousand dollars, with American Surety Company of New York as his surety, which bond has been duly entered of record in the said Clerk's Office, and that, on the said 28th. day of September, 1920, after the execution of the bond aforesaid, he received from R. S. Cox the sum of \$804.78 for the share of the infant defendant, Page Joyner, in the land in this suit mentioned, that being, together with the value of the dower of the widow, the sum of one thousand dollars, and executed and delivered to the said R. S. Cox a deed, conveying ~~to~~ the said interest to him, with covenant of special warranty. That the whole of the said amount is now in the hands of your Commissioner for distribution as the Court may order.

Your Commissioner believes that the complainants should pay, all of the costs of this suit save and except one fourth of one half thereof, which should be borne by this suit, because it

A.S. JOHNSON
ISLE OF WIGHT C.H. VA.

was the purpose of this suit to have partition of the whole of the land mentioned, and which has been effected by the conveyance to one of the complainants of the interest of the said infant defendant.

The proper costs of this suit appear to be as follows:

Attorney fee for the conduct of this cause,	\$ _____
Writ tax, clerk fees and Taxed attorney fee	\$ <u>26.50</u>
Commissioner in chancery, for report,	\$ <u>25.00</u>
Special commissioner's commissions on sale.	\$ <u>25.10</u>
Draft of deed to purchaser and War Tax,	\$ <u>11.00</u>
Premium on bond of Special Commissioner,	\$ <u>10.00</u>

All of which is respectfully submitted.

E. J. Johnson
Special Commissioner.

97.60
57.60

7

Cox et al

vs, Chancery. No. 352.

Joyner.

Report of Special Commissioner.

Filed December 1st. 1920.

1920
Dec 1.
Filed & Filed.

A.S. JOHNSON
ATTORNEY AT LAW
ISLE OF WIGHT C.H., VA.

Virginia: In the Clerk's Office of the Circuit Court of the County
of Sale of Wright

Mary J. J. Cox Plaintiff ,
AGAINST
Page E. J. J. J. Defendant ,

I, R. A. Edwards, Clerk of the said Court, do certify that
the bond required of the Special Commissioner by the decree rendered in said cause on the
23 day of November, 1927, has been duly given.

Given under my hand as Clerk of the said Court, this 26 day
of November, 1927.

R. A. Edwards

Mary Jaynes Cox

x { January

Page E. Jaynes

Certificate of Clerk
of execution of bond
by Special Power

Filed Novm 23-1928

ISLE OF WIGHT COUNTY

No. 335

Smilefield Farmers, Inc.

vs.

Page Joyner

See Suit # 352

No.

Know all Men by These Presents: That we A. S. Johnson,

principal

and

The Fidelity & Deposit Company Of Maryland, surety

are held and firmly bound unto the Commonwealth of Virginia in the just and full sum of One Thousand Dollars to the payment whereof well and truly to be made we bind ourselves and each of us, our and each of our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

And as to this bond we hereby severally waive the benefit of our Homestead Exemption, and also any right, claim or privilege to discharge any liability arising hereunder to the said Commonwealth, or by virtue of the said office or trust for which this bond is given, with coupons detached from the bonds of this State.

IN TESTIMONY WHEREOF, the said A. S. Johnson, principal

and the said Fidelity And Deposit Company surety

by R. A. Edwards, its duly authorized

agent and attorney in fact, has caused its corporate name and seal to be hereunto affixed, the said seal to be attested

by the signature of the said R. A. Edwards, its said agent and attorney

in fact, this, the 23rd day of November A. D. 1927.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bound A. S. Johnson, who was by a decree entered in the Circuit Court of Isle Of Wight County Virginia on November 23rd 1927, in the chancery cause of Mary Joyner Cox Vs. Page E. Joyner, docket No 516 appointed a Special Commissioner,

shall faithfully discharge the duties of his office or trust as such Special Commissioner, then the above obligation to be void, or else to remain in full force and virtue.

A. S. Johnson [SEAL]

Fidelity and Deposit Company of Maryland

By R. A. Edwards

By Attorney-in-Fact

Its duly authorized agent and attorney in fact.

Attest: R. A. Edwards

Agent and attorney in fact.

Virginia: In the Clerk's Office of the Circuit Court of the County of Isle of Wight the 23 day of November 1927, this bond was duly executed and acknowledged by the obligors to the same and ordered to be recorded.

R. A. Edwards Clerk.

Mary Joyner Cox
vs) Chancery #516

Page E. Joyner

Copy of Commissioner's
Bond

Filed:
Nov. 25-1927

Wm. N. A. Edwards

clerk

No.

Know all Men by These Presents: That we **A. S. Johnson**

principal

and **American Surety Company of New York**

surety

are held and firmly bound unto the Commonwealth of Virginia in the just and full sum of **one thousand dol-**
lars to the payment whereof well and truly to be made we bind ourselves and each of us, our and each
of our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

And as to this bond we hereby severally waive the benefit of our Homestead Exemption, and also any right,
claim or privilege to discharge any liability arising hereunder to the said Commonwealth, or by virtue of the said office
or trust for which this bond is given, with coupons detached from the bonds of this State.

IN TESTIMONY WHEREOF, the said **A. S. Johnson,**
has hereto set his hand and seal,
and the said **American Surety Company of New York,**
by **A. S. Barrett**

principal

surety

, its duly authorized

agent and attorney in fact, has caused its corporate name and seal to be hereunto affixed, the said seal to be attested
by the signature of the said **A. S. Barrett**, its said agent and attorney

in fact, this, the **28th.** day of **September, 1920,** A. D. 19

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bound **A. S. Johnson, appointed**
special commissioner, by the Circuit Court of the County of Isle of Wight, State
of Virginia, in the chancery cause, docket No. 352, styled, Generally, Cox et al
vs. Joyner, by decree entered therein on the 7th. day of September, 1920,

shall faithfully discharge the duties of his office or trust as such **special commissioner,**
, then the above obligation to be void, or else to remain in full force and virtue.

A. S. Johnson [SEAL]

(SEAL)

American Surety Company of New York

By **A. S. Barrett**

Its duly authorized agent and attorney in fact.

Attest: **A. S. Barrett**

Agent and attorney in fact.

Virginia: In the Clerk's Office of the Circuit Court of the County of Isle of Wight the **28th.**
day of **September, 1920,** 19, this bond was duly executed and acknowledged by the obligors to the same
and ordered to be recorded.

A. S. Johnson Clerk.

Copy
Int. Appman. Cler.

Copy of
v. C. No 352
Journals

Copy of the Court
book

Filed Sept 28/1920

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.,

v) Chancery. 335.

Joyner et als.

R. S. Cox

v) Chancery. 352.

Page Joyner.

Mary Joyner Cox

v) Chancery. 516

Page Joyner

These causes came on this day to be again heard upon the papers formerly read, and upon the report of A. S. Johnson, special commissioner in the said causes, this day, by leave of court, filed, and to which there is no exception, and was argued by counsel.

And it appearing from said report that the two first mentioned suits, to-wit: numbers 335 and 352, have, heretofore, been combined and proceeded with as one, and that the third, number 516, covers subject matter and funds in which the defendant, Page Joyner, is only interested; that the said Page Joyner has had a settlement with the said special commissioner, and has receipted for the funds accruing to him in said suits, receipt being filed with the said report; Upon consideration whereof, it is adjudged, ordered and decreed that suit numbered 516 be combined with suits 335 and 352, as set out above, and, henceforth proceeded with as one; that the report of the said special commissioner be and is, hereby, confirmed.

And nothing further appearing necessary to be done in these three causes it is adjudged, ordered and decreed that the same be stricken from the docket, after the clerk fees which have accrued have been paid, receipt for which shall be filed with the papers in the said suits.

Virginia: Circuit Court of
Isle of Wight County.

Smithfield Farmers, Inc.
R. S. Cox, and
Mary Joyner Cox

v) Chancery. 335, 352 and 516

Page E. Joyner &c.

Note for decree

Enter this

1633
Aug 7.
B.D. 1633

Cham order Bk 9
Page 117

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT
MARCH 6th 1933.

Cox

vs: #516

Joyner

It appearing that by the decree entered herein on
the 23 day of November, 1927, that
A. S. Johnson, Special Commissioner
herein was directed to report his proceedings in this cause;
and it further appearing that no report has been filed as
directed,

IT IS THEREFORE ORDERED that the said
A. S. Johnson, Special Commissioner be summon-
ed to appear before this Court at half past ten o'clock A. M.
on Tuesday, ^{May 30} ~~April 25~~, 1933, to show cause, if any he can, why
he should not be proceeded against for his failure to report
his proceedings as required by said decree.

Cop
w# 516
Joyner.

COB.#9
Page 78

✓

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT
MARCH 6th 1933.

Smithfield Farmers et als

vs. #335-352

Page Joyner

It appearing that by the decree entered herein on
the 4th day of January, 19 26, that _____
A. S. Johnson, Special Commissioner
herein was directed to report his proceedings in this cause;
and it further appearing that no report has been filed as
directed.

IT IS THEREFORE ORDERED that the said _____
A. S. Johnson, Special Commissioner be summon-
ed to appear before this Court at half past ten o'clock A. M.
on Tuesday, ^{May 30} ~~April 25~~, 1933, to show cause, if any he can, why
he should not be proceeded against for his failure to report
his proceedings as required by said decree.

Smithfield Farmers

v # 335-352

Page Jaynes

C. O. B #9

P- 72.

✓

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.,
and R. S. Cox et als.

v) Chancery. 335 and 352.

Page Joyner, an infant.

This cause came on this day to be again heard upon the papers formerly read, and upon the report of A. S. Johnson, special commissioner, this day, by leave of court filed, and to which there is no exception, and upon the petition of Belle V. Joyner, guardian and mother of said Page Joyner, and Vincent W. Joyner, Jr., Mary Joyner Cox and Margaret Joyner Goodrich, brother and sisters of said Page Joyner, and those who would be his heirs should he be dead, and was argued by counsel: And it appearing from the report of said special commissioner that, as directed by decree entered herein on the 6th. day of July, 1925, that he has paid out of the funds in his hands, belonging to said infant defendant, Page Joyner, the following amounts:

July 27th. 1925, To Belle V. Joyner, guardian,	\$ 30.00 ✓
Aug. 29th. 1925, To Belle V. Joyner, guardian,	30.00 ✓
Oct. 1st. 1925, To Belle V. Joyner, guardian,	30.00 ✓
Nov. 11th. 1925, To A. S. Barrett, bond premium,	20.00 ✓
Nov. 11th. 1925, To Belle V. Joyner, guardian,	30.00 ✓
Nov. 30th. 1925, To Belle V. Joyner, guardian,	30.00 ✓
Nov. 30th. 1925, TO County Treasurer, State Tax for 1925,	3.20 ✓
Dec. 19th. 1925, To Belle V. Joyner, guardian,	30.00 ✓
Dec. 31st. 1925, To R. A. Edwards, Clerk, fees,	<u>17.00</u> ✓
aggregating,	220.90,

leaving a balance in his hands as of the 31st. day of December, 1925, of \$1446.01; that he has loaned, from said amount, to S. T. Holland, one thousand dollars, as of the 8th. day of August, 1925, which is secured by real estate, covered by a deed of trust, the

bond evidencing the said loan being endorsed by E. T. Holland; that no interest has yet been collected upon the said bond; that the balance of said fund, other than that evidenced by said bond and secured by said deed of trust, is not bearing interest, but is being, according to the order of this court, constantly checked upon, at monthly intervals, for the support and maintenance of the said Page Joyner, the said expenditures being evidenced by proper vouchers, attached to said report: upon consideration whereof, it is adjudged, ordered and decreed that the said report be, and is, hereby, confirmed.

And it further appearing to the court from the petition filed herein, as aforesaid, of the said Belle V. Joyner, mother and guardian of Page Joyner, and Vincent W. Joyner, Jr., Mary Joyner Cox and Margaret Joyner Goodrich, that it is desired that the said Page Joyner be sent to the Ferrum Training School for the balance of the present session, at least, he not having proper attention, necessary in his case, at the present time; and that it will take forty dollars, and in addition thereto, travelling expenses, to and from the said school, to cover the costs of his schooling, that is to say forty dollars a month for tuition and expenses, and in addition thereto his travelling expenses; that the said petition is signed and filed by those who would be the heirs at law of the said Page Joyner if he were dead: Upon consideration whereof, it is further adjudged, ordered and decreed that the said A. S. Johnson, special commissioner, out of the funds in his hands, pay the fare of the said Page Joyner to said Ferrum Training School, and each month thereafter, during the present school session, pay to said Ferrum Training School the sum of twenty five dollars per month, tuition, and to said Belle V. Joyner not to exceed ten dollars per month for the expense of clothing of the said Page Joyner.

And the said Special Commissioner shall report to Court his doings hereunder sometime during the July term, 1926, of this court.

And this cause is continued.

9-a

Virginia: Circuit Court
of Isle of Wight County.

Smithfield Farmers, Inc.,
and R. S. Cox et al

v) Chancery, 335 and 352.

Page Joyner, an infant

Note for decree.

Enter this Jan. 4th. 1926.

COB # 8
page 316

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.
v) Chancery. 335.
A. Page Joyner, an infant.

R. S. Cox et als.
v) Chancery. 352.
A. Page Joyner, an infant.

This cause came on this day to be again heard upon the papers formerly read, and upon the report of A. S. Johnson, special commissioner, this day, by leave of court, filed, and to which there is no exception, and was argued by counsel: And it appearing from said report that the funds in the hands of the said special commissioner, who is special commissioner in both of the ^{suits} suits under the general style as shown in the caption hereof, belongs to the same person; and it further appearing that in listing the funds for taxation they have been merged; and it also appearing that both of said suits can be, henceforth, proceeded with as one: The court doth adjudge, order and decree that the said report be and is, hereby confirmed; and that the said suits be, henceforth proceeded with as one, the said special commissioner to treat the funds in his hands as if derived from one source, inasmuch as said funds have come from the sale of interests in real estate, under suits for partition. *And said special Commissioner shall report the funds in his hands in said suits*
And this cause is continued.

70

Virginia: In the Circuit Court
of the County of Isle of Wight.

Smithfield Farmer's Inc.,
v). Chancery. No. 335
A. Page Joyner, an infant.

And

R. S. Cox,
v). Chancery. No. 352.
A. Page Joyner, an infant.

Note for decree.

1975
Apr. 24, 1975
Enter this: 1975

Book 8 175
page

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc.,
and
R. S. Cox et al
v) Chancery. 335 and 352.
Page Joyner, an infant.

These causes came on this day to be again heard upon the papers formerly read, and upon the petition of Belle V. Joyner, ^{Mother and} guardian of Page Joyner, the infant defendant in these causes, ~~and~~ ~~also his mother~~, and in the prayer of which said petition Vincent W. Joyner, Mary Joyner Cox and Margarette Joyner Goodrich, the brother and sisters of the said Page Joyner, ^(which parties would be the heirs at law of said Page Joyner, in the event of his death) have joined, this day by leave of court, filed, and was argued by counsel: And it appearing ~~to~~ ~~the court~~ from the pleadings in these causes and the said petition that there is in the hands of A. S. Johnson, special commissioner, ^{belonging to said Page Joyner} as of the 1st. day of July, 1925, the sum of \$1666.91; that the said Page Joyner is sixteen years of age; that he has no other funds, out of which he may have education, maintenance and support; that he is not self sustaining and cannot, on account of a nervous condition, be so self sustaining; that the said guardian has no funds in her hands belonging to said infant; that the heirs of the said Page Joyner, should he die, would be the said Vincent E. Joyner, Mary Joyner Cox and Margarette Young Joyner, his brother and sisters; that it is desired that the said Page Joyner shall continue his attendance upon school during the school periods: Upon consideration whereof the said A. S. Johnson, special commissioner as aforesaid, shall pay to the said Belle V. Joyner, annually, till the further order of this court, the sum of three hundred and sixty dollars, to be used by her for the education, maintenance and support of the said Page Joyner. The balance of the funds remaining in his hands shall be handled as heretofore directed by decree entered in these causes.

And he shall report his proceedings hereunder.

6-a
Virginia: Circuit Court of
the County of Isle of Wight

Smithfield Farmers, Inc.
and
R. S. Cox et al

v) Chancery. 335 and 352.

Page Joyner, an infant.

Note for decree

Enter this July 6th. 1925.

B.D.W.

Book 8
Page 283

JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

VIRGINIA: CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Mary Joyner Cox

v) Chancery. 516.

Page E. Joyner.

This cause came on this day to be again heard upon the papers formerly read, and upon the report of R. A. Edwards, Commissioner in Chancery, ^{beginning with the return taken by said Commissioner and} responsive to the decree entered herein on the 7th. day of November, 1927, filed herein on the 8th. day of November, 1927, and to which there is no exception, and was argued by counsel: And it appearing from said report that that Mary Joyner Cox and Page E. Joyner are seized in fee of the lot of land in the bill and proceedings of this suit mentioned; that the said Mary Joyner Cox is seized of a three fourths undivided interest in said lot, and the said Page E. Joyner of a one fourth undivided interest therein; that a one fourth interest in said lot was inherited by the said Mary E. Joyner from her father, V. W. Joyner, deceased, and a one half interest therein was purchased by her from R. S. Cox; that the said Page E. Joyner inherited his interest in said lot from his father, V. W. Joyner, deceased; that the annual value of the interest of the infant defendant in said lot is fifty dollars; that the fee simple value of said lot, ^{before} ~~that~~ R. S. Cox or Mary Joyner Cox ~~purchased the same and before they~~ put any improvements thereon was four thousand dollars; that the interest in the said property, owned by the said Page E. Joyner is not worth more than ^{one} thousand dollars; that there is a deed of trust lien against the ~~said~~ interest of the said Mary Joyner Cox, in said lot, in favor of Eva Gum Osborne, for twenty five hundred dollars; that the said lot cannot be conveniently, or advantageously, divided among the parties entitled to share therein; that the said Mary Joyner Cox and Page E. Joyner are the proper parties to this suit and are properly before the Court; On consideration whereof it is adjudged, ordered and decreed that the said

report be, and is, hereby, confirmed. And the said Mary Joyner Cox, by her counsel, at the bar of this court, having offered one thousand dollars for the interest in said lot of land, belonging to the said Page E. Joyner, it is further adjudged, ordered and decreed that A. S. Johnson, who is hereby appointed a special commissioner for the purpose, do ~~proceed to execute the same from the said Mary Joyner Cox~~ upon payment to him by the said Mary Joyner Cox, or some one for her, of the sum of one thousand dollars, make and deliver to her a deed for the interest of the said Page E. Joyner therein, with covenant of special warranty. Before the said A. S. Johnson, as such special commissioner, shall do any act under this decree, he shall execute a bond, before the clerk of this court, in the penalty of one thousand dollars, conditioned and payable as the law directs, with security by the said clerk deemed sufficient.

It is also adjudged, ordered and decreed that for conducting this suit Johnson and Stephens shall be paid the sum of \$60⁰⁰, and ~~the same shall be paid by the said Mary Joyner Cox and one fourth by the said Page E. Joyner; and three fourths of the cost of this suit shall be paid by the said Mary Joyner Cox and one fourth by the said Page E. Joyner, one fourth of the counsel fee and costs, chargeable to the said Page E. Joyner, shall be paid by the said A. S. Johnson, Special Commissioner, out of the money to be paid to him by the said Mary Joyner Cox, as aforesaid.~~ three fourths of which shall be paid by the said Mary Joyner Cox and one fourth by the said Page E. Joyner; and three fourths of the cost of this suit shall be paid by the said Mary Joyner Cox and one fourth by the said Page E. Joyner, one fourth of the counsel fee and costs, chargeable to the said Page E. Joyner, shall be paid by the said A. S. Johnson, Special Commissioner, out of the money to be paid to him by the said Mary Joyner Cox, as aforesaid.

Virginia: In the Circuit
Court of Isle of Wight County.

Mary Joyner Cox

v) Chancery. 516.

Page 2. Joyner.

Note for decree.

Enter this Nov. 23rd. 1927.

*Chancery Order Book 8
Page 416.*

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Smithfield Farmers, Inc
and
R. S. Cox et al
v) Chancery. 335 and 352.

These causes came on this day to be again heard, upon the papers formerly read, and upon the report of A. S. Johnson, special commissioner, this day, by leave of court, filed, and to which report there is no exception, and was argued by counsel: And it appearing from the pleadings in these causes that the two suits herein mentioned have merged, the funds arising out of the subject matter thereof belong to the same person, namely, A. Page Joyner, the infant defendants in both of said suits; and it further appearing from the report of the said special commissioner that in the suit of Smithfield, Farmers, Inc., there came into the hands of said special commissioner, on the 24th. day of May, 1920, the sum of \$600.03 belonging to said infant; that the said sum was deposited in Bank of Smithfield and remained there till the 19th. day of July, 1921, upon interest at the rate of four per centum and accumulated the sum of \$26.00; that on the said 19th. day of July, 1921, the said principal sum, namely, \$600.03, was withdrawn from said Bank and loaned to Jesse A. Barlow, said loan being secured by a deed of trust upon the real estate of said Barlow, and which amount was kept by said Barlow until the 5th. day of October, 1922, when it was paid back, with accumulated interest at the rate of six per centum per annum amounting to \$43.50; that the interest of \$26.00 and the interest of \$43.50 was then added to the said principal sum and re-deposited in said Bank of Smithfield where it remained till the 1st. day of July, 1925, and aggregated the sum of \$669.53, and upon which interest accrued, in said Bank, to the amount of \$73.21; that the aggregate amount in the hands of said special commissioner, arising out of this suit, was \$742.74.

That in the suit of R. S. Cox et al against the said A. Page Joyner, there came into the hands of the said special commissioner, on the 13th. day of December, 1920, the sum of \$786.33, belonging to the said infant defendant, A. Page Joyner; that the same was deposited in said Bank of Smithfield and remained there, bearing interest at the rate of four per centum per annum, till the 19th. day of July, 1921; that on the said 19th. day of July, 1921, the said fund was withdrawn from said Bank of Smithfield, and \$800 loaned to said Jesse A. Barlow, secured by the deed of trust aforesaid; that interest accrued on said fund, while in said Bank of Smithfield, amounting to \$17.34, leaving a balance of that interest in the hands of said special commissioner of \$3.67; that the amount loaned to the said Jesse A. Barlow accumulated interest to the amount of \$58.13 until paid back by him on the 5th. day of October, 1922, leaving the total amount in the hands of the special commissioner, in this suit, of \$861.80; that the same was then deposited in said Bank of Smithfield and up to the 1st. day of July, 1925, the accumulated interest thereon was \$94.21; that the aggregate amount from both funds was then \$1698.75; that the said special commissioner has paid taxes on said funds amounting to \$25.60, and commission on the interest collected amounting to \$6.24, leaving a balance, arising from both of said funds, properly chargeable to said special commissioner, as of the 1st. day of July, 1925, of \$1666.91: On consideration whereof, the court doth adjudge, order and decree that the said report be, and is, hereby, confirmed.

And it is further adjudged, ordered and decreed that the said special commissioner, out of the funds in his hands, pay the unpaid costs of this suit, and the balance he shall either deposit in said Bank of Smithfield, at interest, or lend the same to some responsible person or persons, taking as security therefor, a deed or deeds of trust upon real estate, worth at least forty per cent more than the amount of such loan.

And the said special commissioner shall report to the court of his proceedings hereunder.

4 a
Virginia: Circuit Court of
Isle of Wight County.

Smithfield Farmers, Inc.
and
R. S. Cox et al
v) Chancery. 335 and 352.
A. Page Joyner, an infant.

Note for decree.

To be entered 1935
July 6
J.H.W.

Book 8
Page 287
JOHNSON AND STEPHENS
ATTORNEYS AT LAW
ISLE OF WIGHT, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT.

Mary Joyner Cox

v) Chancery. _____

Page E. Joyner, an infant.

This day came Mary Joyner Cox, and, by leave of Court, filed her bill of complaint against Page E. Joyner, an infant, under the age of twenty one years; and, on motion of the said Mary Joyner Cox, E. H. Williams, a discreet and competent attorney at law, practicing in this court, is assigned as guardian ad litem for the said Page E. Joyner, to defend his interests in this suit; and, thereupon, the said E. H. Williams filed the answer of the said Page E. Joyner, and his own answer, as guardian ad litem, to the said bill of complaint, to which answer the complainant made general replication; and, thereupon, by consent of all parties this cause is set down for hearing and ordered to be docketed, and is docketed; and, by like consent, this cause came on this day to be heard upon the bill of complaint, and upon the answers filed thereto, and upon general replication to such answers, and was argued by counsel: On consideration whereof the Court doth adjudge, order and decree that this cause be referred to one of the commissioners in chancery of this court who will inquire into and report to court:

1. Of what real estate the parties to this suit are possessed, where situate, how acquired, a description thereof, what are their respective interests therein, and the annual and fee simple values thereof.

2. What liens, if any, are of record against the said real estate, together with their priorities and dignities.

3. Whether or not the said real estate can be conveniently and advantageously partitioned between and among the parties enti-

tled to share therein, or what other disposition thereof can be made as is provided by Section 5281 of the Code of Virginia of 1919 and amendments thereto.

4. Who are the proper parties to this suit and if they are properly before the court:

5. Any matter deemed pertinent by the Commissioner, or which may be required to be stated by any party in interest.

Any evidence taken by the Commissioner shall be reduced to writing and returned with his report.

3
2
Virginia: Circuit Court
of Isle of Wight County.

Mary Joyner Cox

v) Chancery. 516

Page E. Joyner.

Note for decree.

1937-7
Enter this 18 Dec

Chancery Order Book 8
Page 411.

LAW OFFICES
JOHNSON AND STEPHENS
SMITHFIELD, VIRGINIA

The Linden Printing Company, Hartford, Connecticut

VIRGINIA: CIRCUIT COURT OF THE COUNTY OF ISLE OF WIGHT:

A. Page Reid and R. S. Cox

vs) No. 252.

Page Joyner, an infant.

This cause came on this day to be again heard, upon the papers formerly read, and upon the report of R. S. Johnson, Special Commissioner, this day filed, by leave of Court, and to which there is no exception taken, and was argued by counsel: And it appearing from said report that the said R. S. Johnson, Special Commissioner, appointed by a decree entered herein on the 7th. day of September, 1920, after executing the bond required of him by said decree, has conveyed to R. S. Cox, for the sum of eight hundred and four dollars and seventy eight cents (\$804.78) it being one thousand dollars, less the value of the commuted dower interest of Belle V. Joyner, widow of V. W. Joyner, deceased, the interest of the said Page Joyner, infant, in and to the lands mentioned in these proceedings, to-wit: one fourth of one half in lots 10, 11, 14, 15, 41, and 46, of the tract of land known as Days Neck, in the County of Isle of Wight, said lots being owned by the estate of V. W. Joyner, deceased, and A. Page Reid, jointly and ⁱⁿ equal portions, the interest conveyed to the said R. S. Cox, aforesaid, being one fourth of one half, subject to the dower interest therein of the said Belle V. Joyner; and now has the same in his hands to be distributed under the direction of this court: and, that the costs of this suit are unpaid: On consideration whereof, the Court, confirming said report, doth adjudge, order and decree that the said R. S. Johnson, Special Commissioner, shall collect from A. Page Reid, one of the complainants herein, one half of the costs of this suit; from R. S. Cox three eights of the said costs, and out of the amount accruing to the said infant defendant, Page Joyner, one eighth of said costs, and the balance then due to the said infant he shall either deposit in Bank of Smithfield, Smithfield, Virginia, and take a certificate of deposit therefor, or he shall lend the same on real estate,

A.S. JOHNSON
ISLE OF WIGHT C.H. VA.

worth at least thirty per cent more than the amount he lends the coupon, taking the bond of the borrower, which shall bear interest at the rate of six per centum per annum, and payable as to said Special Commissioner shall seem most expedient, and to have the same secured by a deed of trust upon the said real estate, which shall be the first lien thereon.

The said Special Commissioner shall pay, out of the amount collected from the said complainants and the said infant defendant, for that purpose, the costs of this suit, which appear to be as follows:

To Parke P. Deans, the attorney who conducted this suit to the sale of the interest herein mentioned, the sum of \$50⁰⁰ —: The writ tax, clerk fees and taxed attorney fee, \$26.50: To A. S. Johnson, the Commissioner in Chancery, who made the report upon the inquiries directed herein by decree entered on the 7th day of September, 1920, the sum of \$25.00: To A. S. Johnson, Special Commissioner, commission on sale ~~of the~~ of the interest herein to the said A. S. Cox, the sum of \$25.10: to A. S. Johnson, for draft of deed to said A. S. Cox and the war Tax thereon, the sum of \$11.00; and to said A. S. Johnson, Special Commissioner, for premium paid by him on his bond as such, the sum of \$10.00.

And the said Special Commissioner shall make report of his proceedings hereunder.

And this cause is continued.

Cox et al

vs) Chancery. No. 352.

Joyner.

rough decree.

To be entered December 1st. 1920:

B. Dew

Entered in Chancery Order Book

No. 8, page 29

*1920
Dec. 1
Entered this
B. Dew.*

A. Page Reid and R. S. Cox

vs) Chancery. No. 252.

Page Joyner.

This cause came on this day to be again heard upon the papers formerly read, and upon the report of A. S. Johnson, a commissioner in chancery of this court, to whom was referred the papers herein for the execution of a decree entered on the 11th. day of August, 1920, filed on the 16th. day of August, 1920, and to which no exception has been filed, and was argued by counsel: And it appearing from said report that the parties hereto are the owners of lots 10, 11, 14, 15, 41, and 46, in Days Neck, of this County, the first four containing twenty five acres each, and the last two containing fifty acres each, aggregating two hundred acres; that lots 10 and 11 adjoin each other; that lots 14 and 15 adjoin each other; that lots 41 and 46 adjoin each other; that it is not convenient to divide the same among the several parties entitled to share therein; that R. S. Cox, one of the complainants, is willing to take the share of the infant defendant, Page Joyner, in the whole number of lots mentioned, for the sum of one thousand dollars less the widow's dower; that the complainant, A. Page Reid is the owner of one half undivided interest in said lots of land; that R. S. Cox is the owner of the other half undivided interest less the interest of the defendant, Page Joyner, having purchased the same from the widow and adult heirs of V. W. Joyner, deceased, who, together with said A. Page Reid, owned the land jointly, at the time of the death of said V. W. Joyner, father of said infant defendant; that the value of the whole of said property, in fee, is eight thousand dollars; that there are *for delinquent taxes* ~~liens~~ against the said land, together with other *surrounding* ~~land~~, now owned by the said complainants; that the said R. S. Cox is wil-

ling to take the share of the said infant defendant, subject to said lien; ^{and} that there are no other liens against the said land: on consideration whereof, it is adjudged, ordered and decreed that A. S. Johnson, who is hereby appointed a special commissioner for that purpose, do, upon the payment to him, by the said R. S. Cox, of the sum of one thousand dollars, less the value of the widows dower, based upon the age given in her affidavit filed with the report of said commissioner Johnson, hereinbefore mentioned, that is to say, the age of fifty four years on the 9th. day of September, 1920, convey to him, the said R. S. Cox, with special warranty, the interest in the subject matter of this suit, to-wit: lots 10, 11, 14, 15, 41 and 46, of the tract of land known as Days Neck, of the infant defendant, Page Joyner. But before the said special commissioner shall do any act under this decree he shall enter into and acknowledge a bond, before the clerk of this court, with surety approved by the said clerk, payable and conditioned as the law directs, in the penalty of one thousand dollars.

The said special commissioner shall make report to court of his proceedings hereunder on or before the next term of this court. And this cause is continued.

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Enter Sept 7-1920

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1920.

Sept. 7.

cor 38 page 13.

IN THE CIRCUIT COURT OF ISLE OF WIGHT COUNTY, VIRGINIA:

R. S. COX AND A. PAGE REID.

COMPLAINANTS

VERSUS

*. PAGE JOYNER

DEFENDANT

This day came, R. S. Cox and A. Page Reid, the above-named complainants, and by leave of Court filed their bill of complaint, and on their motion, the Court doth appoint R. E. L. Watkins, a discreet and competent attorney at law, practising in this Court, as guardian ad litem for the infant defendant, *. Page Joyner; and, on motion of the complainants, leave is granted said guardian ad litem to file the answer of said infant and his own answer to said bill; and, thereupon, said answer was filed, to which answer, the complainants replied generally; and upon like motion this cause was ordered to be placed upon the docket; and, thereupon, this cause came on to be heard upon the bill of complaint and upon the said answers, and upon ~~the~~ general replication thereto, and was argued by counsel.

ON CONSIDERATION WHEREOF, the Court doth adjudge, order and decree that the papers in this cause be referred to one of the commissioners of this Court, who is directed to inquire into and report to the Court:

1st Whether the real estate in the bill mentioned can be conveniently divided among the several parties entitled to share therein.

2nd If the real estate cannot be conveniently divided whether any party will take the entire property and pay therefor to the other parties such sums of money as their interest therein may entitle them to.

3rd And if the same cannot be conveniently divided and if no party will take the entire property and pay the others for their share, whether the interest of the parties who are entitled to the said property or its proceeds will be promoted

by a sale of the entire property, or by the allotment of part and sale of the residue.

4th What real estate the parties to this suit are entitled, the location thereof and its description, how title by them was acquired, and their respective interest therein, and the annual and fee simple values of the said real estate.

5th Whether there ^{are} ~~was~~ any liens against the real estate on account of delinquent taxes or otherwise.

6th Whether all the proper parties to this cause, are properly before the Court, and the age and residence of the infant defendant.

Which ~~several~~ [✓] inquiries, the said commissioner shall make, and to the Court report together with any matter specially stated, deemed pertinent by himself, or required by any party to be so stated, and return to the Court with his report the evidence taken by him.

By consent of all parties, by counsel here entered of record, it is ordered that this cause be made a vacation cause and that all such orders and decrees may be entered in vacation as in term time.

Cox et als.

v.

Joyner

Decree.

Enter this

1920
Aug 11
Enter this Decree

We consent to this decree

Parke P. Deans
Atty for Complainants

W. E. H. H. H.
Guardian ad litem.

C0B8 / 0 12

PARKE P. DEANS,
ATTORNEY AT LAW,
WINDSOR, VIRGINIA.