



WATER-RIGHT DOCKET

Shenandoah National Park

Docket No: 38

SNEAD PROPERTY

Land History

11-05-1962: letter to secretary of the interior from attorney general regarding re-examination of title data

R.JL:RGE
33-48-713

dh

November 3, 1962

Honorable Stewart L. Udell
Secretary of the Interior
Washington, D. C.

My dear Mr. Secretary:

A re-examination has been made of the title data relating to 201.23 acres of land, more or less, Shenandoah National Park Project in Warren County, Virginia. This land was conveyed to the United States of America under the provisions of existing legislation by Rayner V. Sneed and Lois D. Sneed, his wife, under deed dated July 23, 1962, filed for record on July 23, 1962, and recorded among the land records of the county in Book 123 of Deeds at page 357. Your reference is 33-48-713 and the file number of this Department is 33-48-713.

The land is described in the aforesaid deed, which recites a consideration of \$36,000.00.

The title insurance policy, No. X-39-174, dated as of July 23, 1962, was prepared by Lawyers Title Insurance Corporation and is satisfactory.

The title insurance policy, recorded deed and accompanying data disclose valid title to be vested in the United States of America, subject to:

1. Easements for roads, highways, and public utilities, if any, not shown of record, including those rights referred to in item 1, Schedule B of the title insurance policy.

-2-

2. Mineral rights outstanding in third parties.
3. Easement granted to Northern Virginia Power Company, as noted at item 3, Schedule B of the title insurance policy.

Your Department has advised that objections 1, 2 and 3 will not interfere with the contemplated use of the land.

It is to be noted that the purchase price for the land has not been paid.

The title insurance policy, deed and related papers are enclosed.

Sincerely yours,

Attorney General

Enclosures

FOR PLAT,
Deed 124, Page 312

THIS DEED made this 26th day of July, 1962, by and between
Rayner V. Snead and Lois D. Snead, his wife, parties of the
first part and the United States of America and its assigns,
party of the second part,

W I T N E S S E T H

That for and in consideration of the sum of THIRTY-SIX THOU-
SAND DOLLARS (\$36,000) cash in hand paid at and before the seal-
ing and delivery of these presents, the receipt whereof is hereby
acknowledged, the said parties of the first part do hereby grant,
bargain, sell and convey with GENERAL WARRANTY of title unto the
UNITED STATES OF AMERICA and its assigns, all that certain tract
or parcel of land lying and being situate in Front Royal Magister-
ial District, Warren County, as shown on the attached sketch and
more particularly described as follows, to-wit:

Beginning at a concrete monument, Shenandoah National
Park corner No. W-31, being a common corner with the
lands of Shenandoah National Park, Paul Roessler, and
R.V. Snead; thence along the line of Snead, Roessler,
Marchi, and Stillman, The following courses and distances:

S 1° 17' W, 604.09 feet to a point
thence S 70° 12' E, 801.38 feet to a point
thence S 1° 21' W, 405.20 feet to a point
thence S 82° 48' W, 683.49 feet to a point
thence S 1° 17' W, 3438.54 feet to a point

Shenandoah National Park Corner No. W-26A; thence with
the Shenandoah National Park boundary the following nine
courses:

N68° 00' W, 1,348.00 feet to a point, Park Corner W-27A
thence S 83° 25' W, 821.00 feet to a point, Park Corner W-28A
thence N 20° 25' W, 620.00 feet to a point, Park Corner W-28-1
thence N 5° 05' W, 553.00 feet to a point, Park Corner W-28-2
thence N 18° 15' E, 118.00 feet to a point, Park Corner W-28-3
thence S 83° 55' E, 188.00 feet to a point, Park Corner W-28-4
thence N 11° 35' E, 2,660.00 feet to a point, Park Corner W-29
thence N 66° 20' E, 543.00 feet to a point, Park Corner W-30
thence N 72° 35' E, 1,153.00 Feet to a point, Park Corner W-31,

the point of beginning and containing 201.23 acres, more or
less, being the same land acquired by Rayner V. Snead and wife,
Lois D. Snead, by deeds dated August 5, 1955 and October 22,
1956, and Correction Deed dated October 22, 1956, and recorded
in the land records of Warren County, Virginia, in Deed Book
93 at page 233, Deed Book 99 at page 80 and Deed Book 99 at
page 78, respectively.

This conveyance is subject to the following:

1. Easement granted Northern Virginia Power Company by instrument dated July 13, 1959 and recorded in Deed Book 109 page 495.
2. Lease from Rayner V. Snead and Lois D. Snead, to the United States of America (Federal Aviation Agency) dated April 21, 1959, recorded in Deed Book 109, at page 380, which provides for yearly renewals until June 30, 1979.

The said parties of the first part covenant that they have the right to convey said land; that they have done no other act to encumber the same; that said party of the second part shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances, and that they, the said parties of the first part, will execute such further assurances to said land as may be requisite.

WITNESS THE following signatures and seals:

Rayner V. Snead (SEAL)
RAYNER V. SNEAD

Lois D. Snead (SEAL)
LOIS D. SNEAD

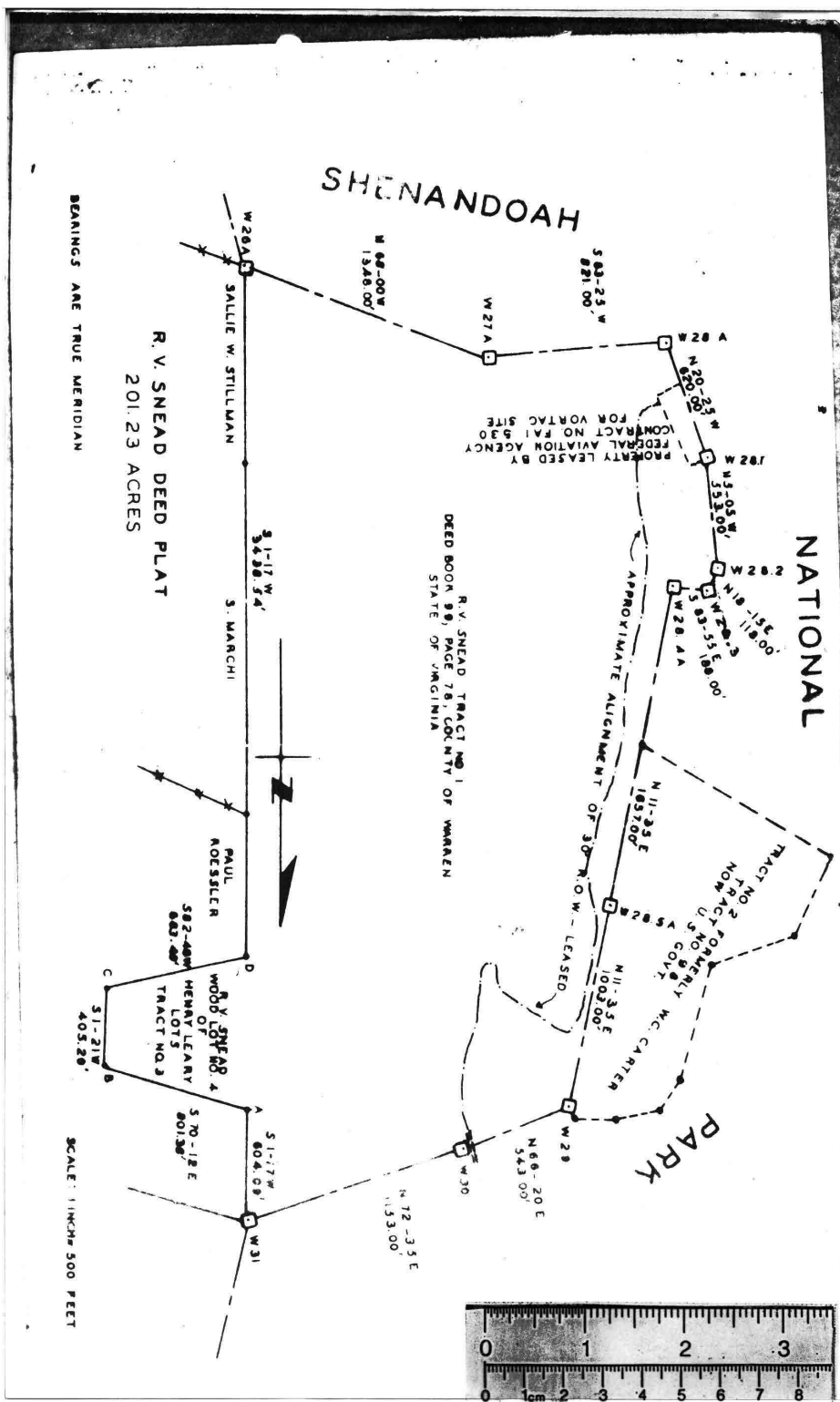
COMMONWEALTH OF VIRGINIA
County of Warren, to-wit:

I, *Mary Bell Trench*, a notary public in and for the aforesaid jurisdiction, whose commission expires *November 10, 1965*, hereby certify that RAYNER V. SNEAD and LOIS D. SNEAD, whose names are signed to the foregoing writing, dated July 25, 1962, have acknowledged the same before me in my county aforesaid.

Mary Bell Trench, Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Warren County The foregoing writing, with certificate annexed, was presented and admitted to record this *July 25*, 1962, at *3:08* o'clock *P.M.*
State Tax _____ County Tax _____ T. Fee _____ Rec. Fee *4.25* Plat _____

Teste: *John S. Spelke*, Deputy Clerk



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13425-AL

July 11, 1962

Memorandum

To: Regional Director, Southeast Region

From: Assistant Chief of Lands

**Subject: Curative Title Data Relating to 201.23 Acres of Land
and Water Rights, Being Acquired from Rayner V. Sned
and Lois D. Sned, his Wife, for Addition to Shenandoah
National Park**

There are enclosed a draft of deed, interim binder No. X-39-174,
possessory rights report, and two copies of the Attorney General's
preliminary title opinion dated July 9, 1962, setting forth certain
requirements to be met before approval can be given to the title to
the subject property. Please take steps to comply with these
requirements.

**Harry K. Sanders
Assistant Chief of Lands**

In duplicate

Enclosures 5

**Copy to: Assistant Solicitor, National Parks (RJL:HME 33-48-713)
Lands**

LCTatham:let

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON 25, D. C.

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11425-AL

June 28, 1962

Hon. Ramsey Clark
Assistant Attorney General
Lands Division
Department of Justice
Washington 25, D. C.

Dear Mr. Clark:

There are enclosed a draft of deed; an interim binder (No. X-39-174), prepared by the Lawyers Title Insurance Corporation; possessory rights report; closure sheet showing area computations of 201.23 acres; and copy of Contract No. NPS-SHEN-VI-62/52, all relating to the purchase by the United States of land located in Warren County, Virginia, from Rayner V. Sneed and Lois D. Sneed, his wife, for addition to Shenandoah National Park.

The acquisition of this land is pursuant to the provisions of sub-paragraph (g) of the act of August 7, 1946 (60 Stat. 886, 16 U.S.C., sec. 17 j-2), and funds provided by the appropriation act of August 3, 1961 (75 Stat. 246), are available for the purchase.

The opinion of the Attorney General on the sufficiency of the title to be acquired by the United States through this purchase is requested.

Sincerely yours,

Harry K. Sanders
Acting Chief of Lands

Enclosures

33-48-713

W. R. G. G.

Region One
Richmond 40, Virginia

L1425

JUN 26 1962

Memorandum (CERTIFIED MAIL)

To: The Director

From: Assistant Regional Director

**Subject: Proposed Acquisition of 201.23 acres of Land from
Rayner V. Snead, et ux, Contract No. NPS-SHEN-VI-62/52,
Shenandoah National Park.**

Attached for a preliminary title opinion are the following title data by which Rayner V. Snead and wife propose to convey to the United States for \$36,000, 201.23 acres of land for addition to Shenandoah National Park:

1. Original and one copy of a warranty deed proposed to be executed by the Sneads in favor of the United States.
2. Interim Binder No. K-39-174 prepared by Lawyers Title Insurance Corporation on June 15, 1962, in the amount of \$36,000.
3. Possessory rights report executed by Regional Chief of Lands Harriman on June 26, 1962.
4. Voucher in the amount of \$36,000 in favor of the Sneads.
5. Closure Sheet showing area computations of 201.23 acres.

You will note the acreage figure in the deed and binder differ from that recited in the option. The option figure was based on incorrect computations and should be disregarded. We believe the total appraised value will be unaffected by this minor change.

The metes and bounds description in the proposed deed and the binder have been checked against each other and are in agreement. Since the binder does not indicate any major defect in title, we recommend closing on the preliminary title opinion instead of waiting for a

final opinion. We suggest that you send the check to this office and we will arrange for the closing when the preliminary is received.

The acquisition of this land is pursuant to the provisions of subparagraph (g) of the act of August 7, 1946 (60 Stat. 886, 16 U.S.C. sec. 17 j-2) and funds provided by the appropriation act of August 3, 1961 (75 Stat. 246) are available for the purchase.



Raymond O. Mulvany
Assistant Regional Director

Enclosures

Copy to: Superintendent, Shenandoah

[illegible]

Docket Information

Number of Documents in Docket	10		
Documents Dated from	6/26/1962	to	11/5/1962
Docket Compiled:	6/17/2011		