

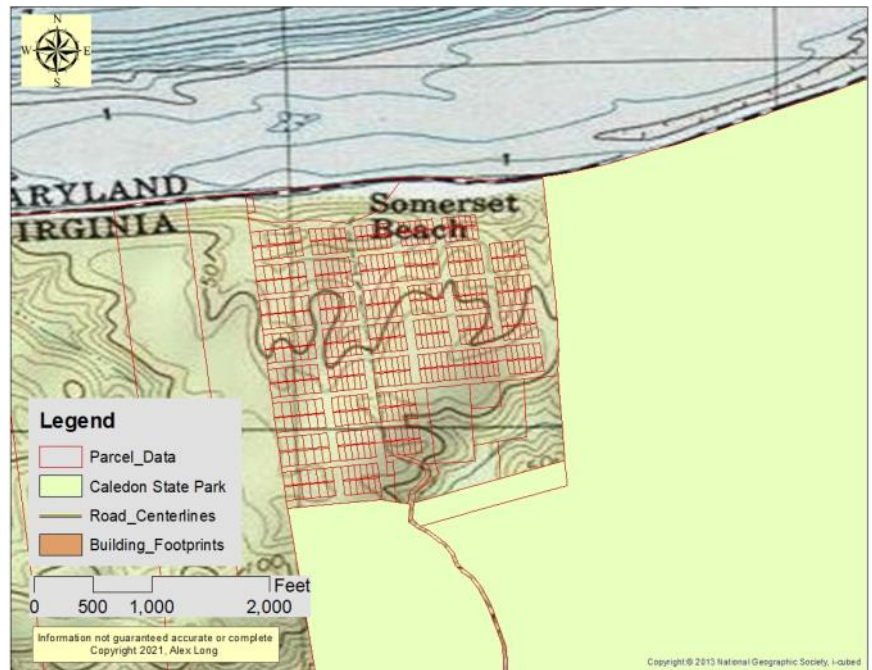
90 +/- Acres

Beautiful, Valuable, Rare, and Complex, this offering is a judicial sale of real estate, a sale by Court Order.

At right, the USGS Quad map notes the “**Somerset Beach**” tract next to one of Virginia’s most outstanding state parks, Caledon (2,500+ acres).

Yes, this property has ‘issues’. Solve some of the issues and you have a \$3+ million dollar tract.

\$786,885



POTOMAC RIVER

Views

Huge water views looking up and down the Potomac River from Somerset Beach provide a respite from computer screens. Trees, just trees dominate the shores nearby. The neighboring State Park provides a huge buffer and great scenery.



Unique

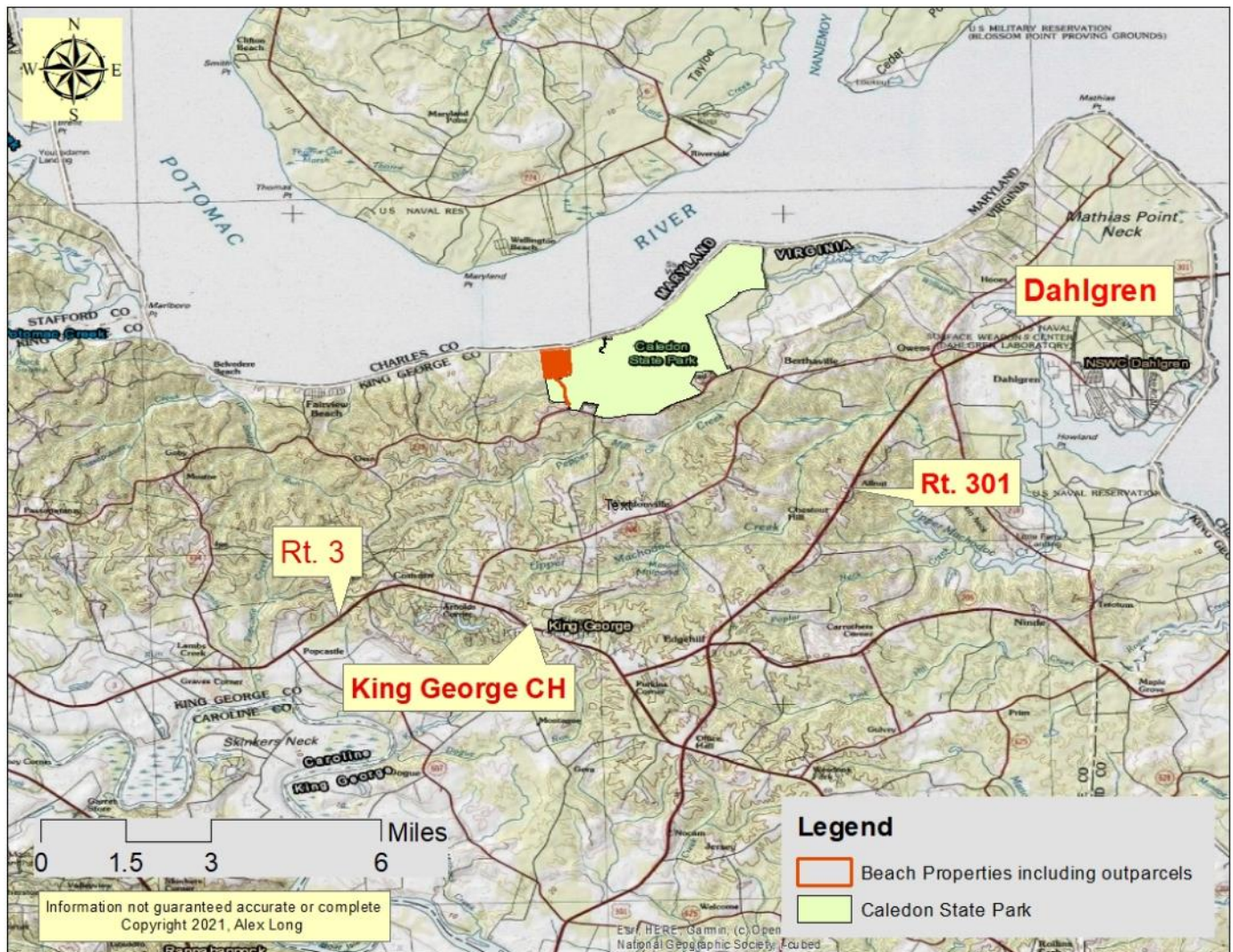
Outstanding / Enjoyable

Somerset Beach features:

A Beach

The Potomac River has many miles of shoreline. Somerset is one of the few long stretches (2,000 feet) of beautiful sandy beach.

LOCATION



Somerset is about 18 miles east of the city of Fredericksburg; 8 miles from Dahlgren, which has a strong commercial cluster along Route 301. Fairview Beach is a hamlet about three miles up river from Somerset.

Best approach, if coming from Fredericksburg: use Kings Highway, Route 3 East, a four lane divided arterial posted at 60 mph; then a left turn onto Dahlgren Road, (Route 206), to a left on Indiantown Road, then a left on Caledon Road (Rt. 218), a short distance to the gate on the right.

Shopping and some medical are found at the hamlet of King George Courthouse.

City of Fredericksburg features Mary Washington Hospital, is a trauma level II facility with over 450 beds. Millions of square feet of shopping and services are found in Fredericksburg region.

Several approaches to the Washington, DC. Market: either the Route 301 bridge (in the process of replacement) into Maryland and up. Or, take I-95. The Express Lanes are in the process of extending down to the Route 17 / I95 Interchange, which is a straight shot up from Route 3.

Richmond, Virginia is about 1.5 hours via Route 301 to I-95.



Somerset Beach is bounded by Caledon State Park, the woods in the background.

Sandy beaches, forests, and the Potomac River make Somerset special. The neighboring property, Caledon State Park makes Somerset outstanding: protected viewsheds, protected riverfront, and protected natural assets.

Make a tax deduction and create a legacy: Gift this to Caledon or make a conservation easement.

Or perhaps a family compound and a conservation easement.

Caledon

A National Natural Landmark known for its old growth forest and summer home to many American bald eagles, Caledon attracts bird watchers of all ages. Trails, including Boyd's Hole Trail, which leads to the Potomac River, are open year-round. A visitor center with bald eagle exhibits, four picnic areas, a picnic shelter and restrooms also are available.

Caledon is where the early colonial seat of the Alexander family once was. John and Philip Alexander founded the city of Alexandria and established Caledon Plantation in 1659. William A. Smoot inherited the property from the Alexander family in the mid 1800s. In 1974, Caledon was donated to the commonwealth by **Mrs. Ann Hopewell Smoot in memory of her late husband, Lewis E. Smoot**, who passed away in 1962. After the importance of Caledon to the summering eagle population was noted in 1981, Gov. Charles S. Robb appointed the Caledon Task Force to develop a management plan. The task force was successful in creating a no-boating zone off the shores of the Potomac River at Caledon. Other recommendations included the management of the property as a natural area, continued eagle research, and the development of nature trails and limiting public access in eagle-sensitive areas and buffer zones. Robb accepted the task force's recommendations in 1984 and designated the park as Caledon Natural Area. In 2007, the bald eagle was removed from the endangered species list, symbolizing the species' remarkable recovery. In 2012, Caledon was reclassified from a natural area to a state park. Source: [Caledon State Park: Other info \(virginia.gov\)](https://www.virginia.gov/conservation/landmarks/caledon/)

SHOWINGS - VIEWING

APPOINTMENT ONLY

Showings, viewing the property is by appointment only. Contact the Broker, Alex Long, Weichert Realtors at 540.371.8700; at least one day notice is requested.

AGENCY DISCLOSURE: Alex Long represents the Seller only and does not practice dual agency (representing both parties). Get your own broker or represent yourself.

NOTICE

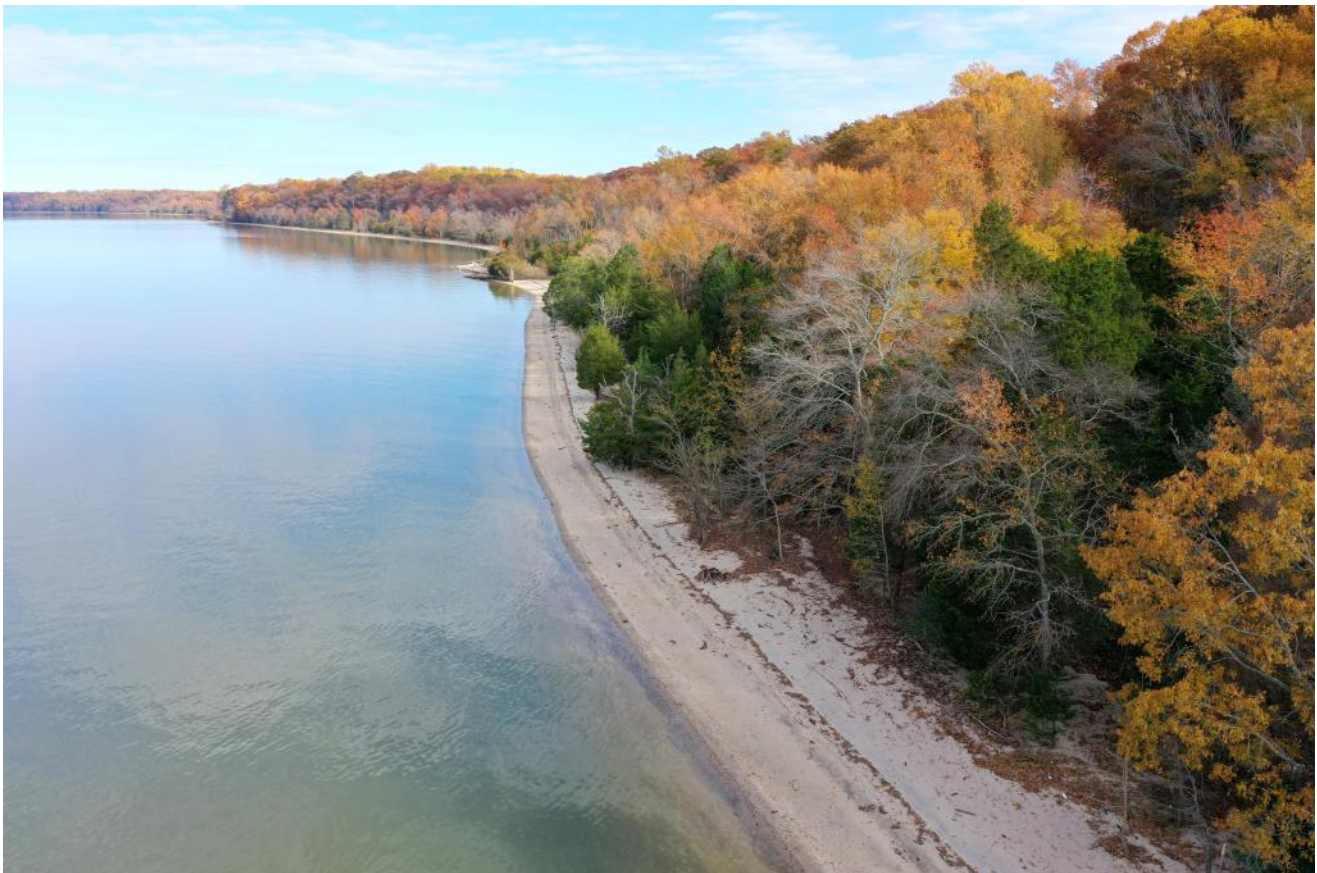
Over the years, structures were torn down or disintegrated. Most, but not all, wells and holes have been filled in and/or noted by material; caution is required in walking the property. Also be aware of down trees, branches, and holes in the ground made by fallen tree limbs or other actions.

WAIVER of LIABILITY

Anyone visiting the property must sign a statement provided by the Court, hold harmless and waive liability as stated in the form.

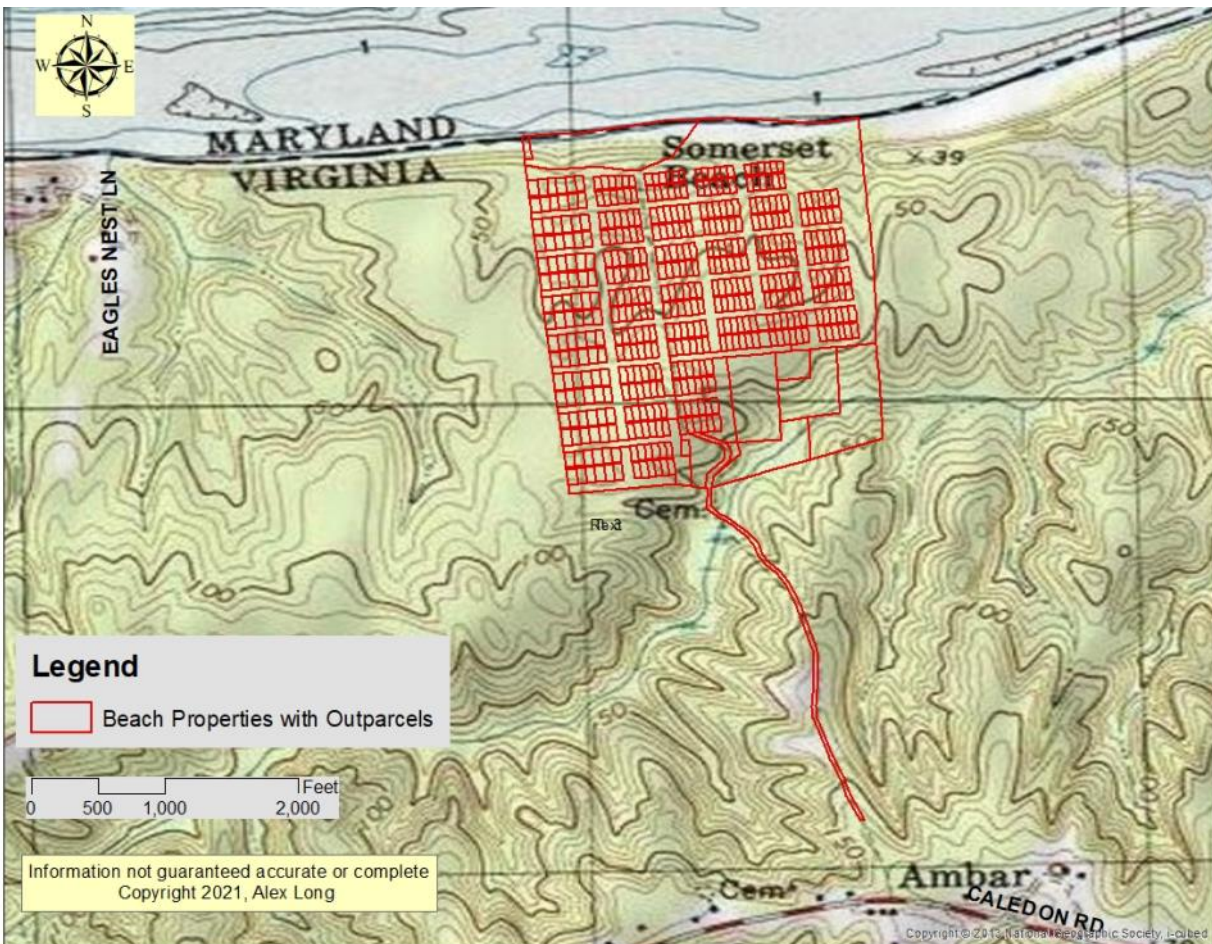
90 +/- Acres

Beautiful, Valuable, Rare, and Complex, this offering is a judicial sale of real estate.



SHOWING, continued

- ◆ **First leg** of the journey from Route 218, Caledon Road, is about 4,000 feet through the State Park, Caledon.
- ◆ **Second leg** is a primitive road extending from the southern most part of the subdivision to near the beach. That is over 2,000 feet. Four wheel drive vehicle create ruts and mud bogs; therefore, if the path is wet, it is necessary to walk the entire distance thru the subdivision. Irrespective, it is necessary to walk about half that distance thru the subdivision.
- ◆ Below, the U.S.G.S. topographic map is at ten foot contours. Tax map layer is from King George County and not guaranteed accurate or complete. The road is a rights of way through the park, not a state road.



It is **about a one mile journey** from the state road, Route 218, Caledon Road; back to near the beach.

At right, a portion of the path/road thru the subdivision of Somerset Beach.

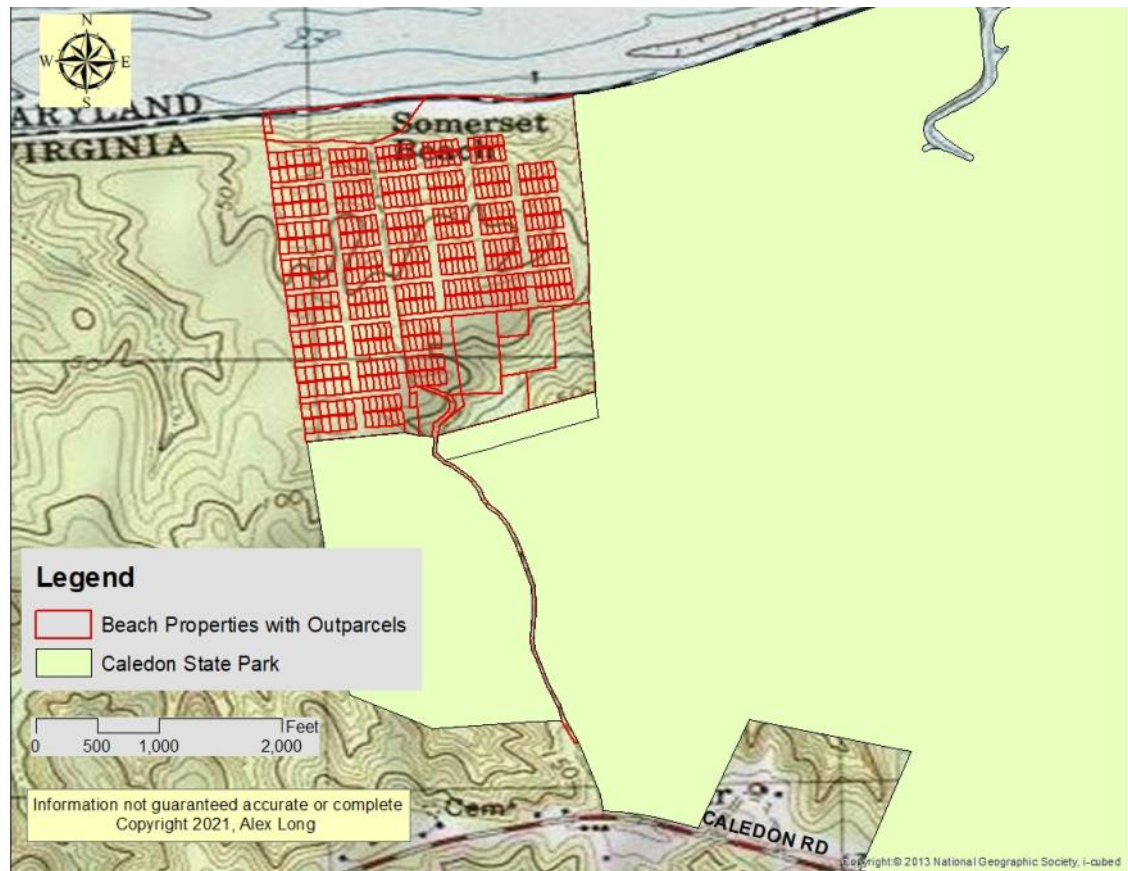


SHOWING, continued

Access and use of the Park is restricted to those areas approved by the Park.

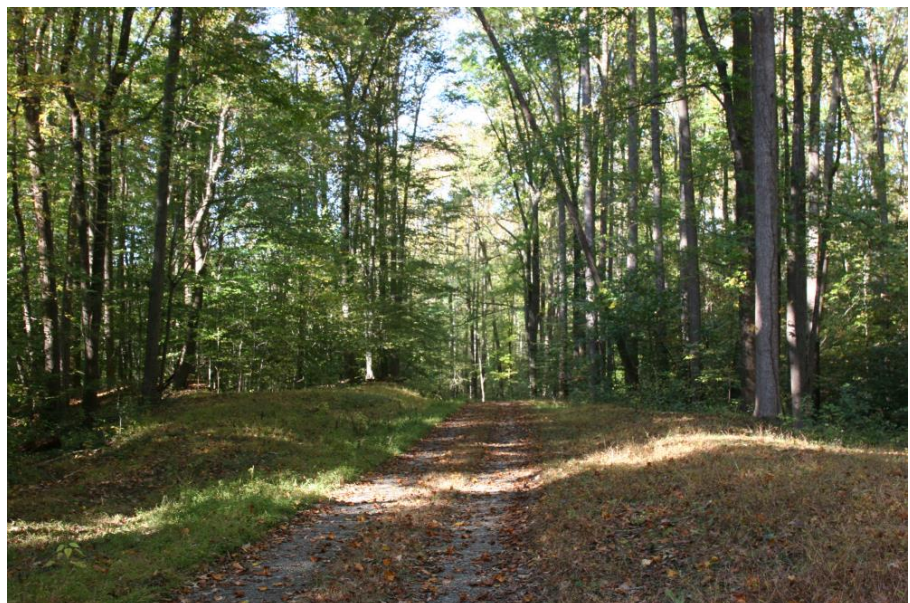
No one using the rights of way has permission to trespass on the Park.

Reservation of the 50 foot wide rights of way is found on the same page (Deed Book 128 / Page 123; Plat Book 8, Page 20) as the gift from Mrs. Anne Hopewell Smoot of the 2,529 acres to the Commonwealth of Virginia.



At right, the road from Route 218, Caledon Road to the southern part of Somerset Beach is a relatively good road going thru the State Park. The Hunter family generally mows the area along the road.

Scenery thru the Park is magnificent, featuring large hardwoods and an interesting topography.





Above, photo taken about mid-tide.
Line of material is from exceptionally
high tide from a nor-easter.



At right, an example of the sand piling
up into the woods.



Above, bolts which held planks stand in waves. Possibly one of the remains of ghost ships scuttled after World War I; this is both historical and a great bulkhead to help keep the sandy beach.

At bottom, right, someone took a timber and placed it into the beach. At the base of the timber, in the immediate background, is seen the metal plate of the ship bow.

GHOST FLEET

Most of the ships in the Ghost Fleet date back to World War I, when the Wilson administration undertook a rapid shipbuilding program to prepare the United States for war. While World War I began in 1914, the United States did not enter the conflict until April 6, 1917. By that time, German U-Boats were destroying the world's merchant vessels at the unprecedented rate of more than 200 per month.

After the war, the Shipping Board appointed a special committee to sell the inactive and incomplete ships. What had cost the U.S. government \$300 million to build was sold for scrap for only \$750,000.

Western Marine & Salvage Company in Alexandria, Virginia, purchased the majority of the ships for salvage and brought them to the Potomac. The company had determined that they could gain approximately \$10,000 worth of scrap from each ship—but deciding what to do with the ships' wooden hulls posed a problem. Eventually, the hulls were moved to Mallows Bay to be burned and beached. On November 7, 1925, 31 of the ships were burned. It was the greatest destruction of ships at one time in US history.

Source: [Ghost Fleet of the Potomac, Mallows Bay | National Trust for Historic Preservation \(savingplaces.org\)](https://www.savingplaces.org/ghost-fleet-of-the-potomac-mallows-bay)



Woods vary in terms of growth and composition.

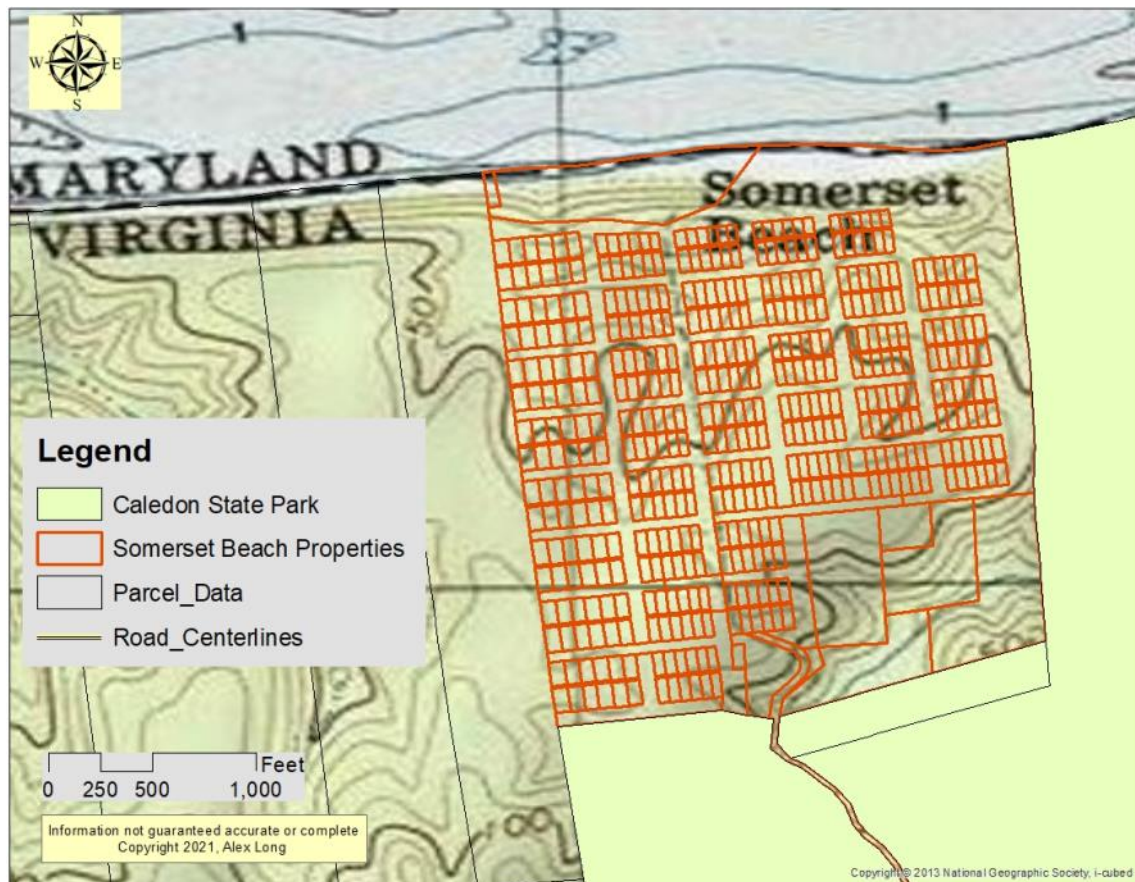


Tree Canopies

Journey to the beach can be as enjoyable as being at the beach.



At left, road to river, looking up towards Mulberry Street.



The '90 +/- Acres' is most of the town*, as shown above.

Graphics used do not show the 'outparcels'. These graphics are for illustrative purposes of the big picture, a broad view. * Although the term 'town' is used, there is no record of a formal town government.

What is being sold?

- ◆ A detailed description, including deed book references is found at **APPENDIX "A"**, of this Narrative. That is the definitive description of the Property.
- ◆ **Title work and a policy from 2011-2012 are made available upon request**, subject to the user agreeing to hold the title company, Special Commissioners, Broker, and others harmless in terms of the accuracy and completeness of the title work. The information is extended as a courtesy, only. A Court Order to Quiet Title is also available. **The Purchaser of this property must undertake its own due diligence and obtain its own title policy.**

PLEASE NOTE: Graphics, verbiage, and other references to Somerset Beach do not reflect the out-parcels. It is a broad view. Details of exactly what is conveyed are found in Appendix "A" of this Narrative; subject to conditions as found in the PURCHASE AGREEMENT, as found in Appendix "B" of this Narrative; and conditions found in this Narrative: information and opinions are not guaranteed accurate or complete. Due diligence is the responsibility of the Purchaser.

JUDICIAL SALE

- ◆ This is a Judicial Sale. By Order entered the 23rd day of August 2021 in the cause of JPI - Somerset Beach , LLC a Virginia limited liability company, plaintiff, v. Joseph Blaine Hugger, et als, defendants, case #CL18-407, pending in the Circuit Court for King George County, Virginia, Patricia A. Healy and John J. Billingsley were appointed as Special Commissioners to enter into listing agreements to offer the Parcels herein concerned for sale.
- ◆ Special Commissioners PATRICIA A. HEALY and JOHN J. BILLINGSLEY (“Special Commissioners”) have the authority to execute this listing agreement, in place of the Owners.
- ◆ The owners of the property are Joseph Blaine Hugger and Julia Hugger Camara; and JPI Somerset Beach, LLC.

1. The Property is shown by **APPOPINTMENT ONLY**.

2. All visitors to the Property must execute and deliver to the Listing Agent, Alex Long, Weichert Realtors, an **executed Release and Hold Harmless From Liability Agreement** found at **APPENDIX “B”** of this Narrative. Alex Long: along@ccim.net ; 540.226.4486. No exceptions made. **Anyone on the Property not in compliance with this requirement is trespassing.**
3. The Court will not take a contingent contract. A copy of the PURCHASE AGREEMENT to use is found at **APPENDIX “C”** of this Narrative.
4. Portions of this property might have been taxed in the land use category of King George County. The Seller will pay no roll-back taxes.

The Few, the Brave; and Those With Money

There is a correlation between risk and reward. The sooner a buyer gets a good title company and attorney working on this project, the sooner they will get to the finish line and success. Granted, not many can undertake a deal like this. Few. And there are the few who have much.

There will only be one buyer for this Property. One winner.

At right, looking up river along the high bank river frontage of about a 20—30 foot bank, out of the floodplain.



Somerset Beach—TITLE WORK

Hot Links

Press the “Ctrl” over the blue type and left click with mouse at same time.

NOTE:

Acceptance of information and opinions as found below, requires user to acknowledge and agree: no information and/or opinions are guaranteed accurate and/or complete. Otherwise, failure on the part of user to agree that information and opinions are not guaranteed accurate or complete: do NOT use the information. This material is provided as a courtesy only. **Do your own complete due diligence.**

Aerial VIDEO link

https://drive.google.com/file/d/170i3u-nosCLLmvnSGEeyqfndXV3W_nkW/view?usp=sharing

Aerial photos link

https://drive.google.com/drive/folders/14NWPRkyY_K-MIVIMmKG8irwP7eGoxVJ8

Title policy and Notes link

You can view "JPI-SOMERSET BEACH, LLC_PARCELS 1-21, SOMERSET BEACH PROPERTY, KING GEORGE_1000977FR_TITLE WORK_10932.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:8c5f1f79-da18-49d4-be41-3ccdb800620a>

You can view "JPI-SOMERSET BEACH, LLC_PARCELS 22-38,SOMERSET BEACH PROPERTY, KING GEORGE_1000977FR_TITLE WORK_10933.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:861ab894-3769-47a0-a8b0-9a2571c47461>

You can view "JPI-SOMERSET BEACH, LLC_SEARCH NOTES-SOMERSET BEACH PROPERTY, KING GEORGE_1000977FR_TITLE WORK_10931.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:7ead54f9-db51-4066-adcb-89e352e23ba8>

You can view "Somerset Beach Title Policy.pdf" at: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:97cce153-6164-4ada-ab77-72a68799ddfc>

Other documents via files sent via internet: King George County Circuit Court Order, “Quiet Title”; “Certificate of Title”; and an approximation of ‘outparcels’ shown on a graphic.



HOT LINKS TO MORE FILES AND PLATS

Somerset Beach Title Policy; 2011

<https://www.dropbox.com/s/ndczlo9hvrixt2/Somerset%20Beach%20Title%20Policy%20%281%29.pdf?dl=0>

Somerset Beach Certificate Title 2021

https://www.dropbox.com/s/2bna08ea5ergzhm/Somerset_Circuit%20Court%20King%20George%20CERTIFICATE%20OF%20TITLE%204.pdf?dl=0

Somerset Beach Court Order Quiet Title 2021

https://www.dropbox.com/s/hfzadeybtidsdg/SSB_Court%20Order%20February%202021%20Quiet%20Title.pdf?dl=0

Caledon State Park gift from Smoot and creating 50 foot rights of way

<https://www.dropbox.com/s/s32j0sfufnhiaih/SSB%20Deed%20Gift%20to%20Virginia%20and%20rw%20for%20Somerset%20Beach.pdf?dl=0>

Somerset and Caledon State Park and Access; all 3 plats; 2003

<https://www.dropbox.com/s/4pdg4c5gf0cjm5u/SSB%20State%20Park%20Somerset%20and%20Access%20Plats%202003.pdf?dl=0>

Somerset and Caledon State Park Plat (2003) with Access, enlarged

https://www.dropbox.com/s/wpxclwyjol0mdr1/SSB_Plat%20enlarged%20of%20Park%20and%20Somerset%20Access.pdf?dl=0

Title Work with first plat of creating lots and title notes

<https://www.dropbox.com/s/wol1z728lrhcms9u/Somerset%20Titel%20Work%20first%20plat%20of%20Somerset%20division%20lots.pdf?dl=0>

Access Lawsuits Hugger / Hunter; and Plats

https://www.dropbox.com/s/7mfzasl4y14btt0/Somerset%20Access%20Lawsuits_History_Plats_Orders.pdf?dl=0

Link to Final Decree and Plats for access

https://www.dropbox.com/s/7mfzasl4y14btt0/Somerset%20Access%20Lawsuits_History_Plats_Orders.pdf?dl=0

Somerset less and except plat / Exhibit for partition suit / quiet title / unknown as to meaning

https://www.dropbox.com/s/0ofxryaajovjghn/Somerset_%20Court%20document_LESS%20AN%20AND%20EXCEPT%20PLAT.pdf?dl=0

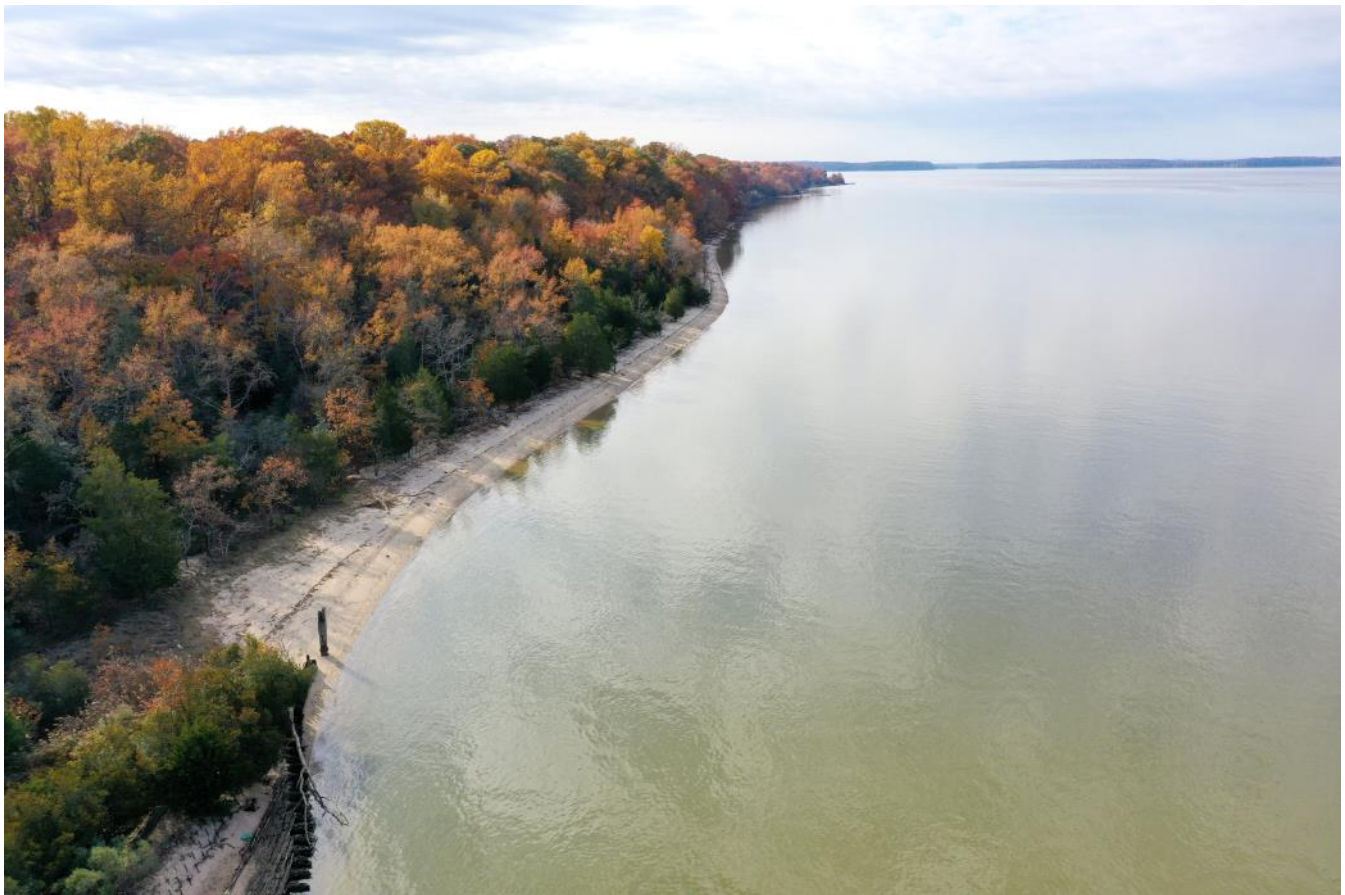


TITLE ISSUES

The Court requires a non-contingent contract, which will require a buyer to perform due diligence upfront.

A title policy and notes are available upon request and tendered forth only and conditioned upon the user/buyer agreeing by its acceptance of the material that none of the statements or work are guaranteed in terms of accuracy or completeness; (STA Title and Escrow; Fidelity National Title Insurance Company); and/or any other source, individual, or company. It is good place to start.

Caledon State Park of about 2,500 acres with miles on the Potomac is contiguous to Somerset Beach and occupies the viewshed down river.



TITLE COMPANIES WHICH HAVE WORKED ON THIS

- 1) **STA Title;** 1300 Princess Anne Street; Fredericksburg, VA 22401; Phone: (540) 368-5501
Title Policy for JPI Somerset, LLC; circa 2012
- 2) **Network Title:** 74 Chatham Heights Rd, Fredericksburg, VA 22405, USA; Phone: (540) 371-5394
Partition Suit and Quiet Title actions 2020-21



VALUE

MLS #	Type	Status	Address	City	Date	Lot Size Acres	Price B
VAKG121338	LAND	ACT	Lot 8 Arthur Rd	King George	05/04/21	10.00	\$420,000
VAKG121336	LAND	ACT	Lot 7 Arthur Rd	King George	05/04/21	10.00	\$420,000
VAKG121306	LAND	ACT	Lot 9 Arthur Rd	King George	05/04/21	12.00	\$435,000
VAKG118098	LAND	ACT	Lot 4 Sandy Beach	King George	08/04/19	10.15	\$440,000
VAKG117098	LAND	ACT	Sandy Beach	King George	04/05/19	10.00	\$525,000
VAKG121282	LAND	ACT	Lot 91 Bamboo Point	King George	04/21/21	0.50	\$595,000
VAKG120582	LAND	ACT	Stoney Point Road	King George	11/27/20	30.00	\$995,000
VAKG121266	LAND	ACT	13-2e Belvedere Dr	King George	05/18/21	5.00	\$1,100,000
VAKG121218	LAND	ACT	13-2d Belvedere Dr	King George	05/18/21	5.00	\$1,100,000
VAKG121398	LAND	A/C	Lot 92 Bamboo Point	King George	11/24/21	0.44	\$499,995

Above, results for an Multiple Listing Service (MLS) search of property for sale on the Potomac River in King George; 07 December 2021.

The first 3 lots are in a subdivision downriver, below Dahlgren, as are the next two lots at Sandy Beach. Naval Base at Dahlgren remains an active testing range. Those lots are downrange.

Two lots at Bamboo Point are a bit less than half an acre, each; one is for sale at \$595,000 and the other is under contract at \$499,995; both are superlative lots, located about 3 miles up river from Somerset.

The two lots at Belvedere are also very nice and so is the price: \$1,100,000.

Somerset has many issues, problems and challenges. This unique property also has many benefits.

At Somerset

Risk / Reward

You can make this as Complex as you Want.

Or, you can make this as Simple as you Need.

What is the worst case scenario?

What is the best case scenario?

What makes you happy?



CONCUSION

Risk / Reward

You can make this as Complex as you Want.

Or, you can make this as Simple as you Need.

What is the worst case scenario?

What is the best case scenario?

What makes you happy?

Would you buy Somerset Beach or Bitcoin?

What is Bitcoin?

Bitcoin is the first and most widely recognized cryptocurrency. It enables peer-to-peer exchange of value in the digital realm through the use of a decentralized protocol, cryptography, and a mechanism to achieve global consensus on the state of a periodically updated public transaction ledger called a 'blockchain.' Source: [What is Bitcoin? | How Do Bitcoin and Crypto Work? | Get Started with Bitcoin.com](#)

Once upon a time, tulip bulbs also enjoyed great popularity and investment.

At Somerset Beach, you can take your friends, family, or just yourself and explore, enjoy, whoop and holler, or meditate. In your own woods or listening to waves lapping while feasting on views: experience the existential reality of that moment. Try doing that on your computer.

The next pages detail some of the issues with Somerset. Material presented is **NOT** a full due diligence.

You decide if you can 'fix' or live with some of these issues. It is your decision of risk/reward.

Otherwise, without the 'issues', this Property would have a price many times over the asking price.

Looking at end of Somerset and beginning of Caledon, into far distance.



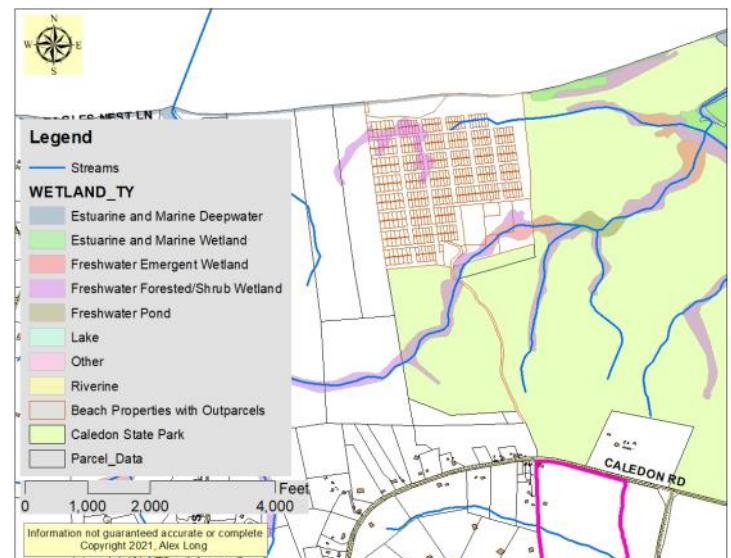
Putting Issues On Top of The Table

This information is extended as a courtesy and is NOT a definitive study or due diligence of the Property.

All data are approximate and not guaranteed accurate or complete.

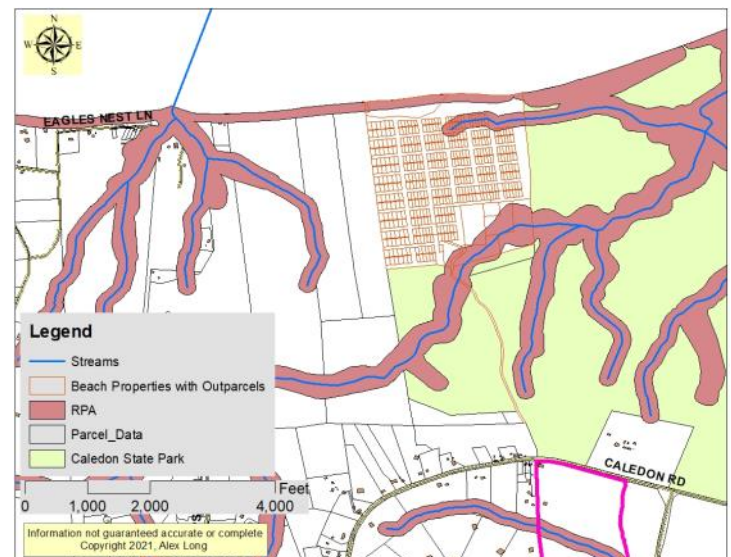
Wetlands and Streams

Source: National Wetlands Inventory data, very approximate.



Resource Protection Area (RPA)

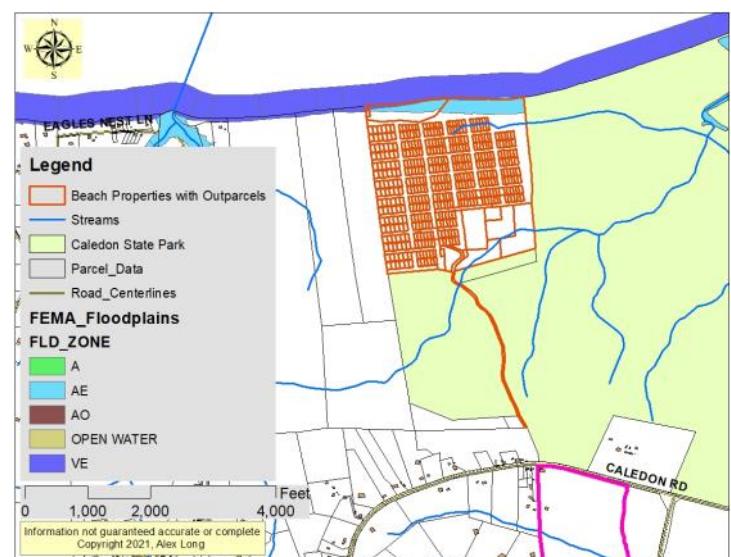
A 100 foot buffer either side of a water resource, which qualifies.



Floodplain, FEMA

VE, V1 - 30 Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones

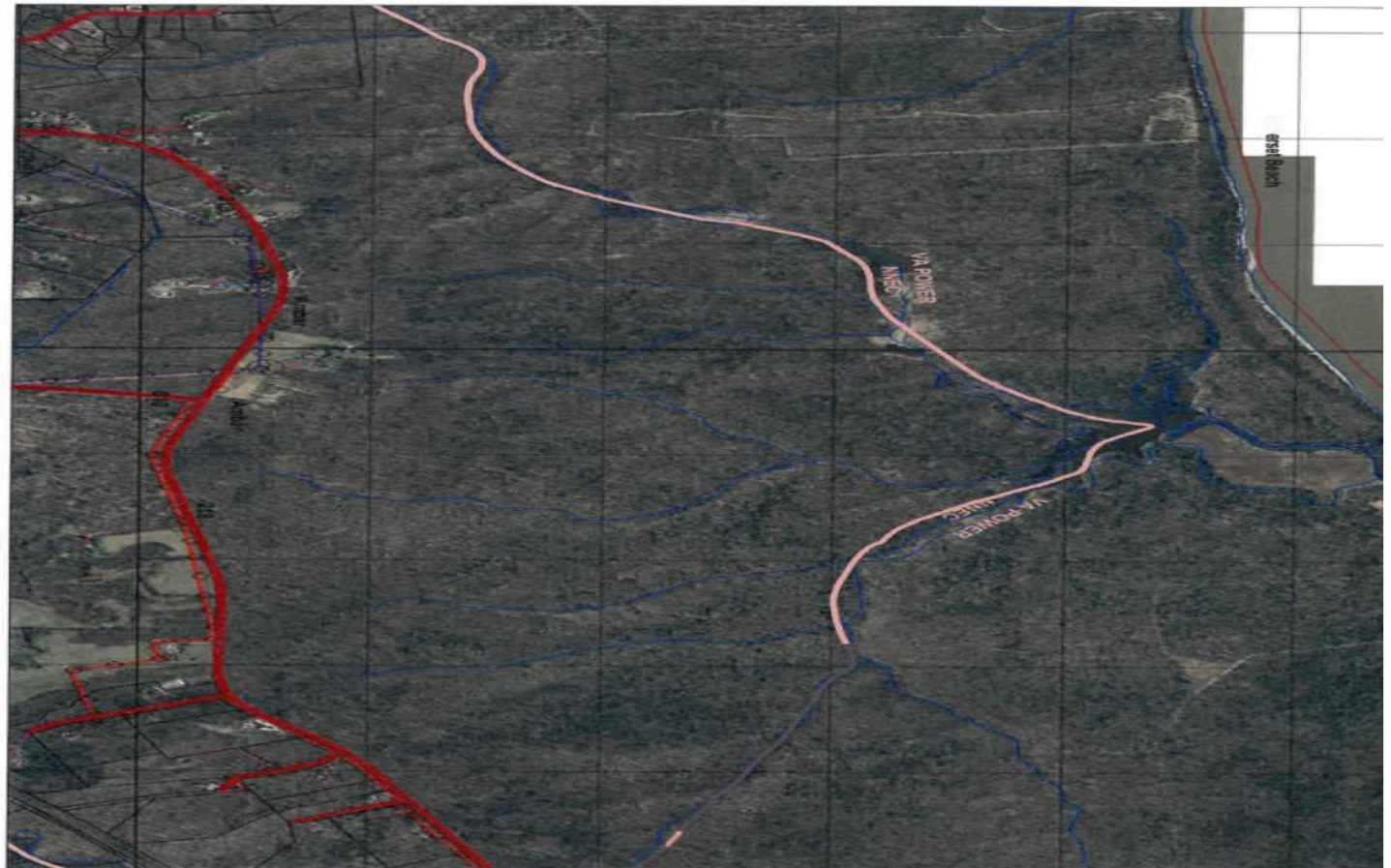
Source: FEMA



Access to Electric Service

- Owners of the Somerset Beach Properties also own 53 acres across Route 218 from the 50' access easement to Somerset Beach. An easement for utilities to include power and telecommunication is reserved to the benefit of the Somerset Beach Properties. Please see the PURCHASE AGREEMENT to be used for these properties. That does not guarantee Department of Conservation and Recreation allowing the ingress/egress easement for utilities.
- “Virginia Power” aka, Dominion Power (“Dominion”) and Northern Neck Electric Coop (“NNEC”) both serve the general area. A map of the territories is found below.
- One provider cannot serve property in another’s territory, according to Mr. Smith of NNEC, whose contact information is below.
- Is part of the Somerset Beach properties in the NNEC service area? Empirical data not available at this time.
- Could the new owner of Somerset get access to Dominion Power thru Thomas Hunter, from a rights of way about 400 feet away, as shown on a plat at Instrument # 20150113000001590 ?
- Another question: Is it possible to just use 100% solar with battery backup for the property? And then just use the easement to the NNEC powerline to access fiber for internet connections?
- Other _____ ideas others might have

NORTHERN NECK ELECTRIC COOP: J Steven Smith; Engineering Department; Toll Free: 1-800-243-2860 ext. 6136; Local: 804-333-6136; Fax: 804-333-6174; E-Mail: steve@nnec.coop



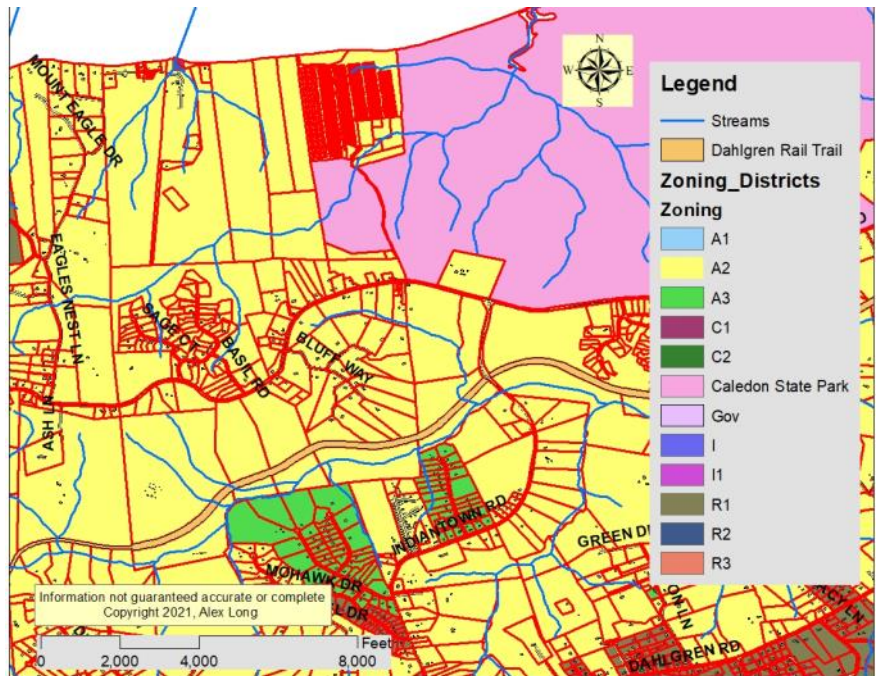
ZONING

At right, Somerset tax map lines are in red, due to the number of small lots. This map provides a big-picture view to understand the CONTEXT of Somerset, what is around the property in terms of land use.

What can you do with Somerset in terms of land use?

Answer rests, in large part, with the tax map parcels existing. **Depiction of the property in the King George County GIS Mapper is not necessarily correct.** Please go to the next Chapter: **TAX PARCELS** to explore those issues.

An EXISTING LOT might be grandfathered in terms of land use. King George County combining tax parcels for ease of administration might or might not impact the “Grandfather” or preservation of property rights. See the next chapter on TAX MAP PARCELS.



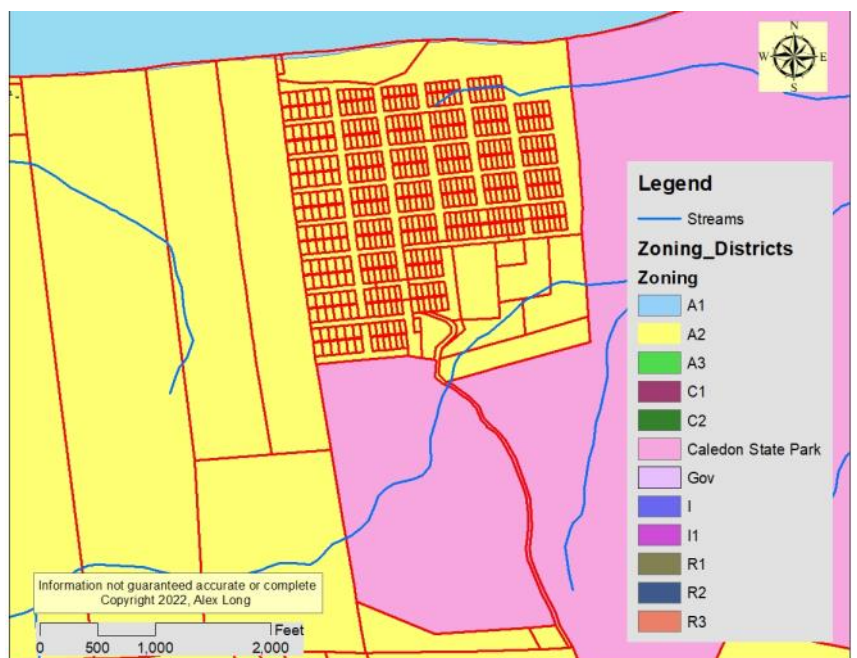
Mr. Long,

Thank you for all the information. Unfortunately, due to the complexities, unusual legalities, and unshurances surrounding the property or collection of properties, our office is unable to provide definitive guidance on its future use or development. Determinations can only be made once complete and conclusive information is provided, such as a recent survey, title search, etc., and a complete proposal for the property is presented. However, please note that KGC's goal is always the best planned development in accordance with our applicable ordinances. Thank you for your understanding in this matter.

Sincerely,

LouisLouis Pancotti Pancotti, CZA; Senior Planner; (540)775-8553; 10459 Courthouse Drive, Suite 104; King George, VA 22485 lpan-cotti@co.kinggeorge.state.va.us

- ◆ Above, email from Mr. Pancotti, Senior Planner at King George County. Someone must submit a concept with specificity to get a specific answer; and/or requirements of King George County.
- ◆ You can search the internet for King George County Zoning Ordinance.
- ◆ Subject is zoned Agricultural, “A2”.
- ◆ There are NO Conservation easements on Somerset.
- ◆ At right, a micro view of Somerset and zoning. Please note that zoning data applied is circa 2019.



TAX MAP PARCELS

Good morning Alex,

I am listing the parcel numbers and acreage for you below. The acreage indicated 90+/- . **The final amount of acreage is 104.400**, not including the 105.000 acres.

JPI-SOMERSET BEACH LLC & 105.000 6 9 [All of “Somerset” was lumped into one tax parcel: 6—9. The 105 acres sold.]

JPI-SOMERSET BEACH LLC & 9.890 6A 2

JPI-SOMERSET BEACH LLC & 27.590 6A 3

JPI-SOMERSET BEACH LLC & 24.390 6A 4

JPI-SOMERSET BEACH LLC & 16.180 6A 5

JPI-SOMERSET BEACH LLC & 18.240 6A 6

JPI-SOMERSET BEACH LLC & 8.110 6A 7

104.40

Per Code, a rollback tax is issued when the “Use” changes to a “more intensive use”. If someone is planning to build I will need to work on the rollback tax. However, if it is intended to keep the property as it is now, I will not have to issue a rollback tax. If the rollback tax is needed, it will be issued for current year plus 5 years prior.

You may email or call if you have any questions.

Respectfully,

Regina Puckett ; Chief Deputy Commissioner of the Revenue; 10459 Courthouse Dr., Suite 101

King George, VA 22485 540-775-8538 reginap@co.kinggeorge.state.va.us

APPLICATION OF TERMS APPLIED

- ⇒ **What is for sale?** The legal description adopted by the Circuit Court of King George County applies and controls with regards the Contract of Sale and, to a large extent, the Title Work.
- ⇒ Legal Description of Somerset is found in the “**CERTIFICATE OF TITLE**”, as found in the **Appendix “A”**. Documents at pages 13 and 14 of this Narrative, are accessed by the hot-links.
- ⇒ Tax Map Parcels, speaking from the perspective of a land planner (AICP), are a construct of the jurisdiction for identification of parcels generally for purposes of taxation.
- ⇒ **Which controls, the Legal Description or the Tax Map Parcels?**

1. Your attorney must advise you.

2. As a Land Use Planner, the answer is, it depends.

- Commissioner of Revenue Office might have discretion in terms of administering an unwieldy set of parcels by combining them into a larger parcel. It is a daunting task dealing with this.
- Zoning and Planning Department will look at existing parcels in terms of “grandfathering”; or not, depending upon their interpretation of the facts and law.
- It is up to your attorney to advise you and take a course of action.



SMART or CLEVER, and/or PERSISTANT



Somerset is like a Rubik Cube puzzle to solve

Problems, challenges, and issues for Somerset are detailed in this Narrative; although this is not a complete due diligence; there are probably more. And, you might possibly find more **Rewards, Benefits, and Treasures** to realize.

As noted at page 17 of this Narrative, a quality 1/2 acre lot on the Potomac can sell for near \$500,000; and that is a 'skinny lot'. If there were no issues or problems with Somerset Beach, the value would be hugely greater than this asking price. That is provided you could find an acreage tract on the Potomac between the Route 301 bridge and Washington, D.C. with about 2,000 feet of sandy beach frontage. Lots of luck.

Solve the puzzle

Pages which follow include title issues and other challenges.

Decide what you can live with

Perhaps one house or family compound will work for you?

Pass and go find a better opportunity

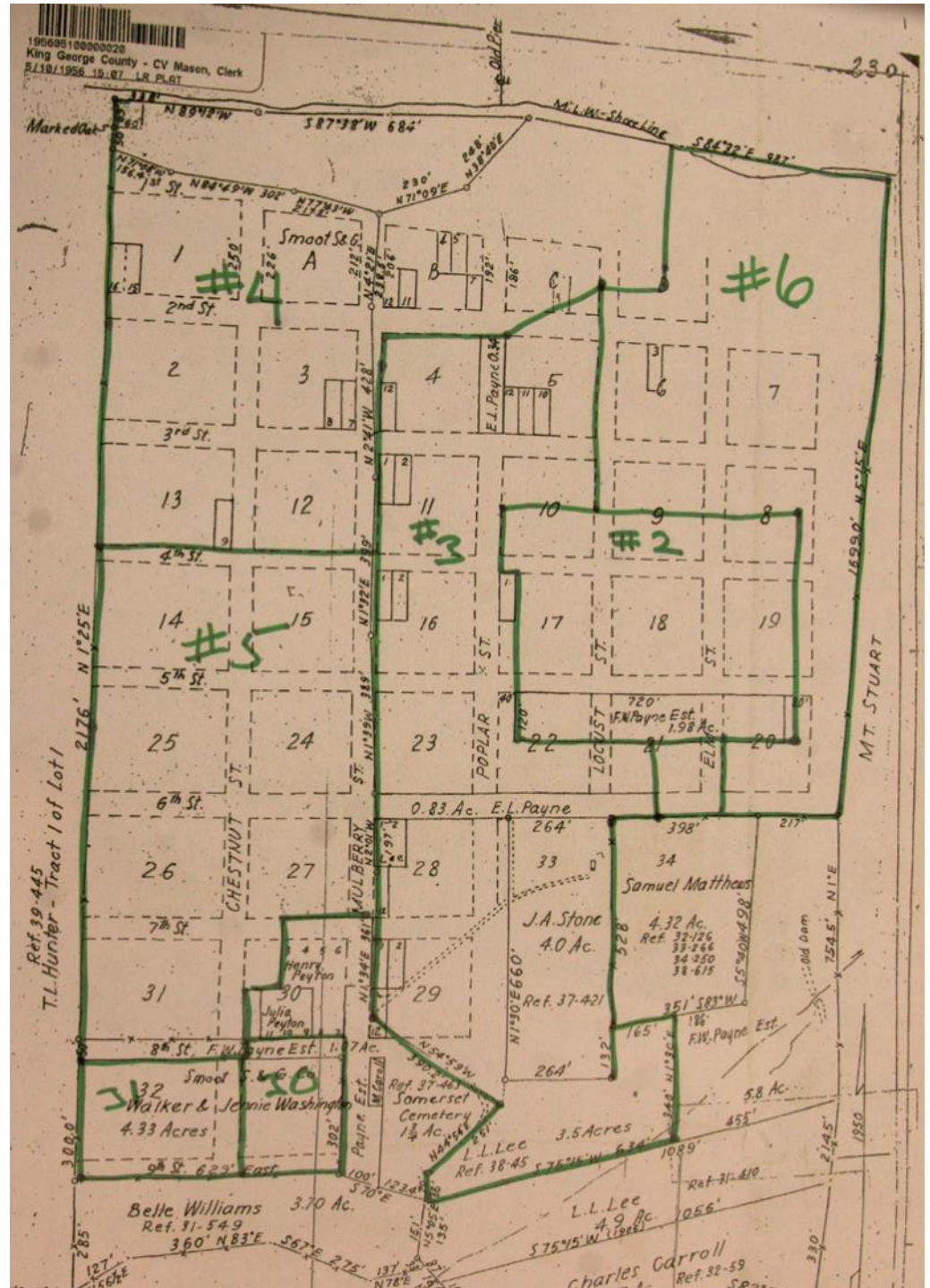
Scan the market. What is the next best alternative? Does an alternative exist?

Consolidation of small lots into acreage tracts is as much a question as a statement.

⇒ Were some of the streets and lots consolidated into the plats of survey and deed descriptions recorded?

This graphic is an approximation and NOT guaranteed accurate or complete.

Several conveyances within the 'Town' were plats which ignored lot lines, streets, etc. and went to record with an acreage tract. Please see the next page, which corresponds to "6" on the graphic, below.



PARCELS AND OUT- PARCELS

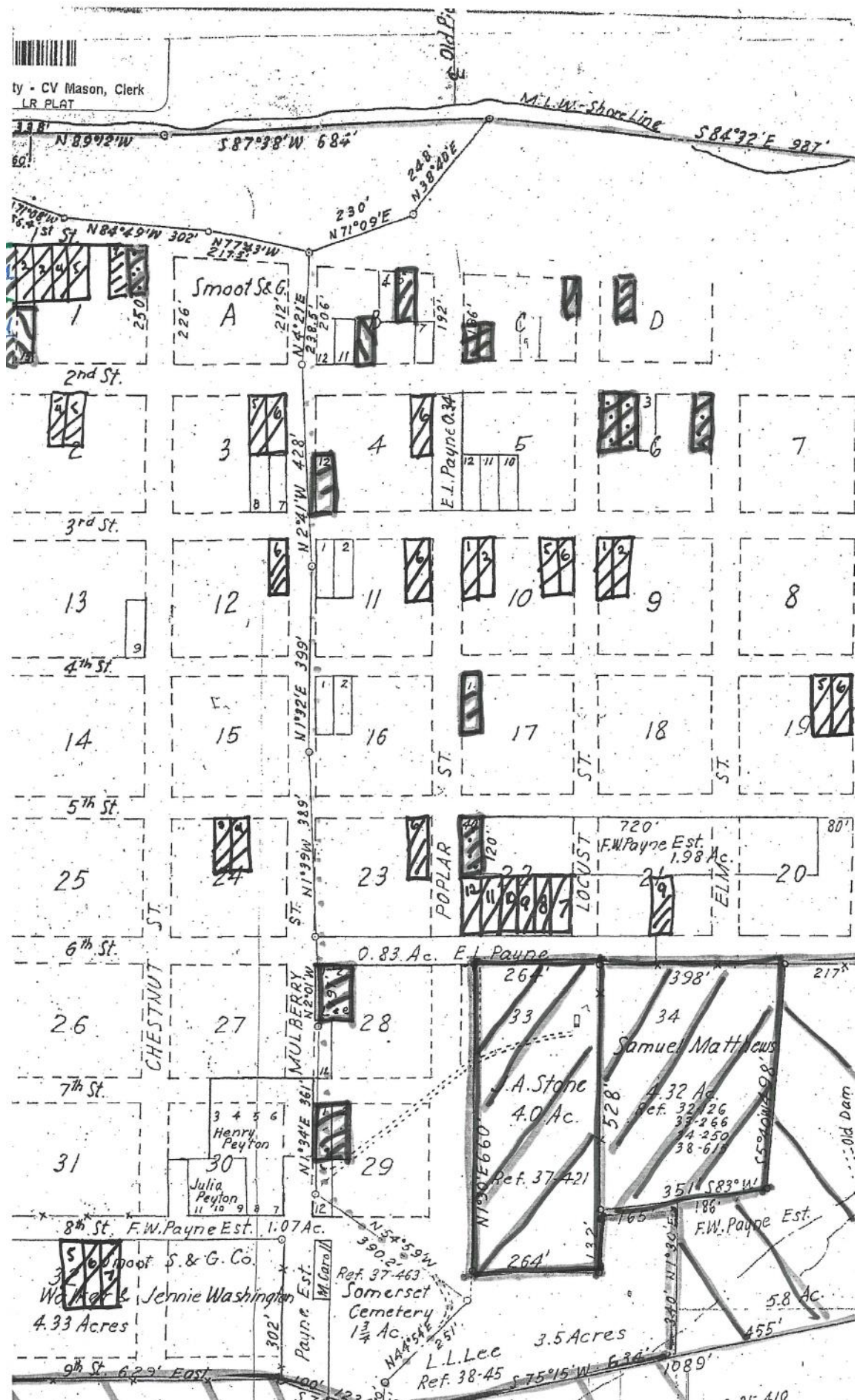
The 1956 plat

Mr. Smoot, owner of Smoot Sand and Gravel and owner of Caledon, purchased many lots and tracts of land to consolidate the Somerset holdings.

Please see the title
work at APPENDIX
“A”.

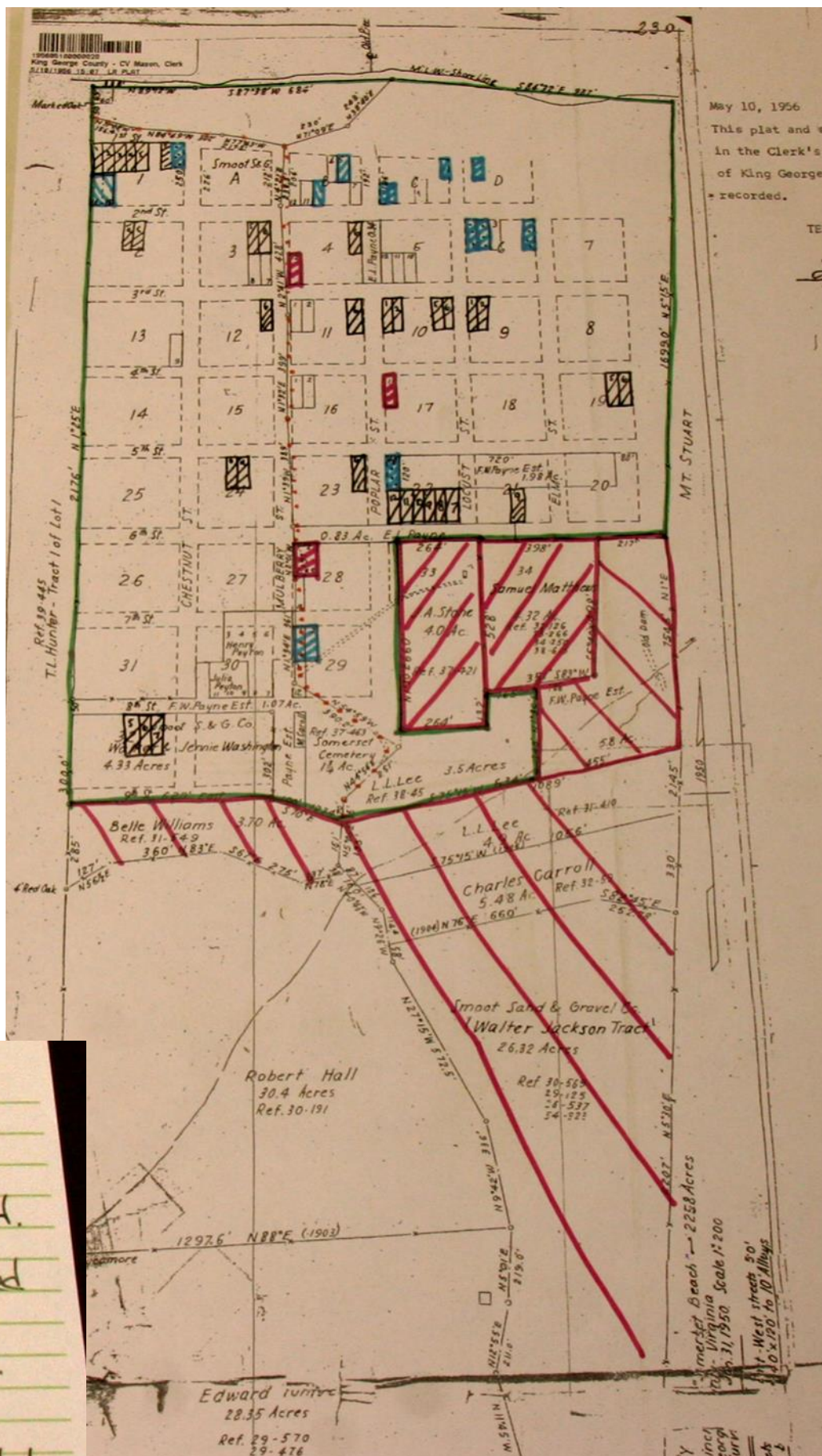
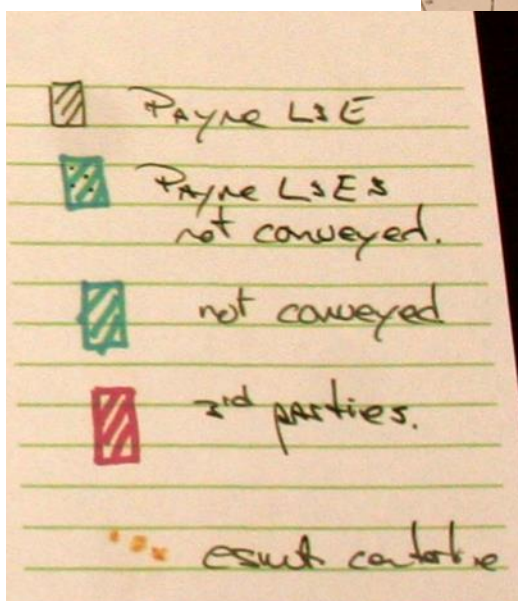
At right, an exhibit in the Court Case, note the tag, upper left. This graphic is circa 2020; not guaranteed accurate or complete.

“Outparcels” are shown. As to which is which, a key is not provided. However, the next page has more information.



OUTPARCELS

This is a photo of a graphic which is not guaranteed accurate or complete.



The plat follows. Please look at "6" on the graphic, preceding page.

Noteworthy for ignoring streets, lots lines for small 'town lots', and maybe, or maybe not, consolidating.

55-214 Parcel 6 TM#6-9

short This Deed made this 23rd day of November, in the year one thousand
 nine hundred and fourteen between Ernest L. Payne and Annie B.
 Payne his wife, parties of the first part, and James O. Holmes party
 of the second part.

111 WITNESSETH: that in consideration of the sum of Ten Dollars the
 said parties of the first part, do grant unto the said party of the sec-
 ond part, with general warranty, all that certain tract or parcel of
 land situate in S... George County Virginia, and known as
 part of Somerset Beach and containing, 18 acres, the metes and
 bounds of which are contained in the Plat and survey thereof
 made by C.B. Spilman on the 23rd day of November 1914 and which
 50 is made a part of this deed.

120 The said parties of the first part covenant that they have the
 68 right to convey the said land to the party of the second
 100 part, that they have done no act to encumber the said land;
 111 that the party of the second part shall have quiet possession
 of said land, free from all encumbrances, and that the, the
 111 said parties of the first part, will execute such further assurance
 of the said land as may be requisite.

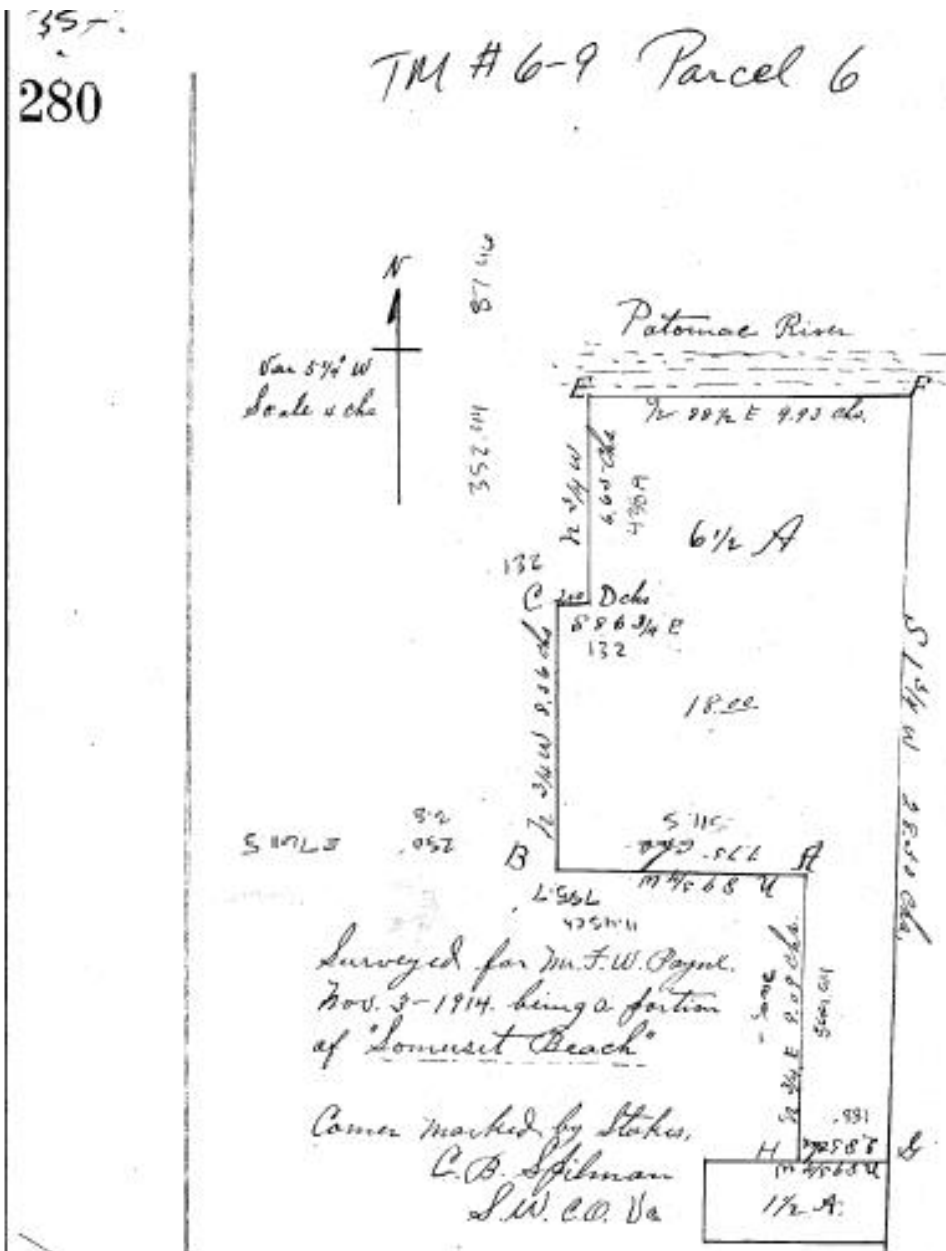
111 WITNESS the following signatures and seals:

Ernest L. Payne
 Annie B. Payne
 J. W. Payne, Jr.
 atty in fact.

111

State of Virginia,
 County of King George to wit:
 J. W. Rose, Jr. Commissioner in Chancery for the Circuit
 Court for the County aforesaid, in the State of Virginia,
 do certify that J. W. Payne, Jr. attorney in fact, Ernest L. Payne
 and Annie B. Payne (whose names are signed to the within
 writing bearing date on the 23rd day of November 1914) has
 acknowledged the same before me in my County aforesaid.
 Given under my hand this 23rd day of November 1914.
 W. A. Rose, Jr. Commissioner in Chancery

Of course, for the sake of continuity, it is confusing: looks like “6 1/2 acres”; but add up the other parts and this is, per the deed at 18 1/2 acres. Subject to the viewer’s interpretation, for both deed and plat.



Virginia to wit:
In the Office of the Clerk of the Circuit Court for the County
of King George the 23^d day of November 1914. This deed was
presented and with Certificate, and plat attached ~~accepted~~ ad-
mitted to record at 11:50 o'clock A.M.

Test:

F. C. S. Hunter, Clerk.



5705

299

Parcel 5 part of #6-9 37-299

Rapp'h. +
Dist
School
Boardto
Purks.

Deed Land

Tax .50
Rec 1.25
Fees 1.00
Total 2.75

WHEREAS the Circuit Court of King George County, Virginia, did, by an order entered at its May term, 1918, authorize and direct the Rappahannock District School Board to sell the School property hereinafter described according to the provisions of the statute in such cases made and provided, and whereas the said District School Board did, in compliance with the said order, offer the said land for sale at public auction at King George Court House on the 6th day of May, 1918, at which said sale C.W. Purks having bid the sum of Forty-Seven dollars and Fifty cents (\$47.50) and being the highest bidder, became the purchaser thereof, and whereas the said C.W. Purks has paid to the said School Board the said purchase price, and is now entitled to a deed for the said land, for which purpose this deed is executed, now therefore, this deed made this 6th day of May, 1918, by and between the Rappahannock District School Board, party of the first part, and C.W. Purks, party of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the premises, and the sum of \$47.50 to it in hand paid, the receipt whereof is hereby acknowledged, doth grant, bargain, sell and convey, with special warranty in fee simple unto the said C.W. Purks that certain tract or parcel of land situate near Carnation, in King George County, and containing two acres, more or less, known as School No. 6, and which is bounded on the West by the road from Carnation to Ambar, on the North and East by the land of William, and on the South by the lands of Frances Staples.

Witness the following signatures and seals:

Allen Smith, Trustee (Seal)
E.B. Jones, Trustee (Seal)
M.A. Potts, Trustee (Seal)

State of Virginia,
County of King George, to-wit:

I, Jos. A. Billingsley, a Notary Public in and for the County and State aforesaid, do certify that the Rappahannock District School Board of King George County, by M.A. Potts, Allen Smith and E.B. Jones, Trustees, whose names are signed to the foregoing deed bearing date on the 6th day of May, 1918, have acknowledged the same before me in my County aforesaid.

My Commission expires June 16th., 1920.

Jos. A. Billingsley, Notary Public.

Virginia to-wit:

In the Office of the Clerk of the Circuit Court for the County of King George the 25th, day of May, 1918, this deed was presented, and with the certificate annexed, admitted to record at 10:45 o'clock A.M.

Teste:

L.B. Mason, Clerk.

Payne
et uxto
Holmes.

Deed Land

Tax 1.00
Rec 1.25
Fees 1.00
Plot .68
Total 3.93Original
deposited
in
file 37/19

THIS DEED, Made this 23 day of May in the year one thousand nine hundred and nineteen between Ernest L. Payne and Annie G. Payne, his wife of the County of King George parties of the first part, and James O. Holmes, of Washington, D.C., party of the second part.

WITNESSETH: That in consideration of the sum of Four Hundred and Thirty Five Dollars, receipt whereof is hereby acknowledged, the said parties of the first part do grant unto the said party of the second part with special warranty, all that certain tract of land situated in Potomac District in King George County, Virginia, and known as part of Somerset Beach, which according to plot and survey thereof, made by W.H. Treaskie, Surveyor on the 24th, day of March, 1919, and which is hereto attached and made a part of this deed, contains 17.40 acres be the same more or less, this being a sale in gross and not by the acre.

Reference being hereby had to the said plot and survey more a more accurate description of the said land.

The said parties of the first part covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free from all encumbrances, and that they the said parties of the first part, will execute such further assurance of the said land as may



300

TM#6-9 Parcel 5

be requisite.

Witness the following signatures and seals:

{ \$1.00 I.R. Stamp }
{ affixed & cancelled }

Ernest L. Payne, (Seal)
Annie G. Payne (Seal)

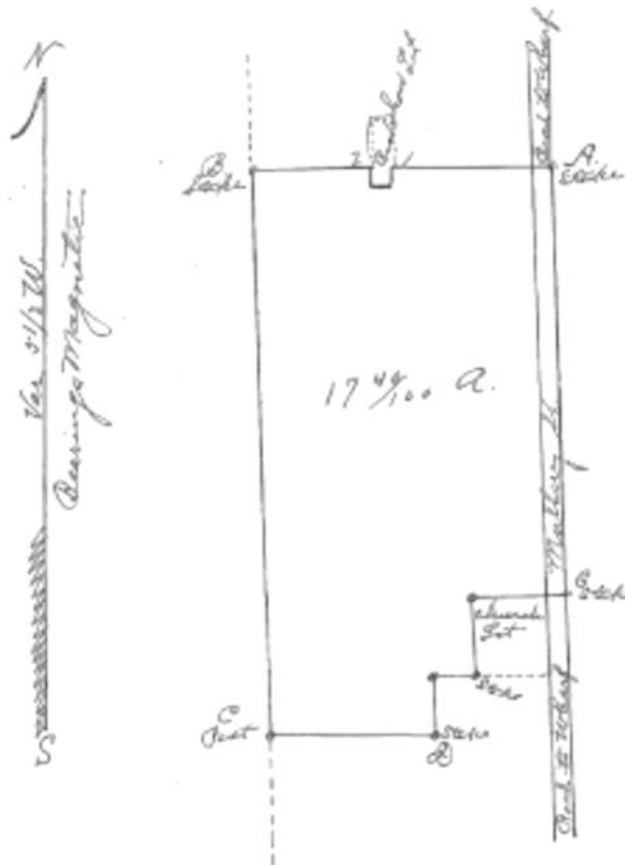
State of Virginia,
County of King George, to-wit:

I, W.A. Rose, a commissioner in chancery for the Circuit Court for the County aforesaid, in the State of Virginia, do certify that Ernest L. Payne and Annie G. Payne, whose names are signed to the foregoing writing, bearing date on the 23rd day of May 1919, have acknowledged the same before me in my County aforesaid.

Given under my hand this 23rd day of May 1919.

W.A. Rose, Comm. in Chancery.

DB-37-299



King George County, Va.
March 24, 1919.

Surveyed for T.C. Payne, Esq., the above figure of land in the county aforesaid, being a part of Somerset Beach.

Beginning at "A" a stake on the East side of road to Harf, thence S. 89-1/2° W. 6.45 chs., to "1" a point in line of Brodshaw's lot, thence around said lot S. 1 degree E. 40 ft. S. 89-1/2° W. 40 ft. N. 1 degree W. 40 ft. to "2", thence S. 89-1/2° W. 4.01 chs. to "B" a stake in Scott's line, thence S. 1 degree E. 19.07 chs. to "C" a post, thence N. 89-1/2° degrees E. 5.50 chs. to "D" a stake, thence N. 1 degree W. 1.93 chs., N. 89-1/2° degrees 1.38 chs. to a stake corner to Church lot, thence around said lot N. 1 degree W. 2.68 chs., N. 89-1/2° degrees N. 3.19 to "E" a stake on East side of road, thence along East side of road N. 1 degree W. 14.46 chs., to place of beginning, containing seventeen & 40/100 acres.

E.H. Trebble, Surveyor.

Virginia to-wit:

In the Office of the Clerk of the Circuit Court for the County of King George the 28th, day of May, 1919, this deed was presented and, with the certificate annexed and plot attached admitted to record at 11:30 o'clock A.M.

Testo:

L.B. Mason, Clerk.



ROADS AND ACCESS

Same deed used to convey the 2,584 acres to the State of Virginia, actually, on the same page, is found a reservation for a 50 foot wide easement from Route 218 to the Somerset Beach tract.

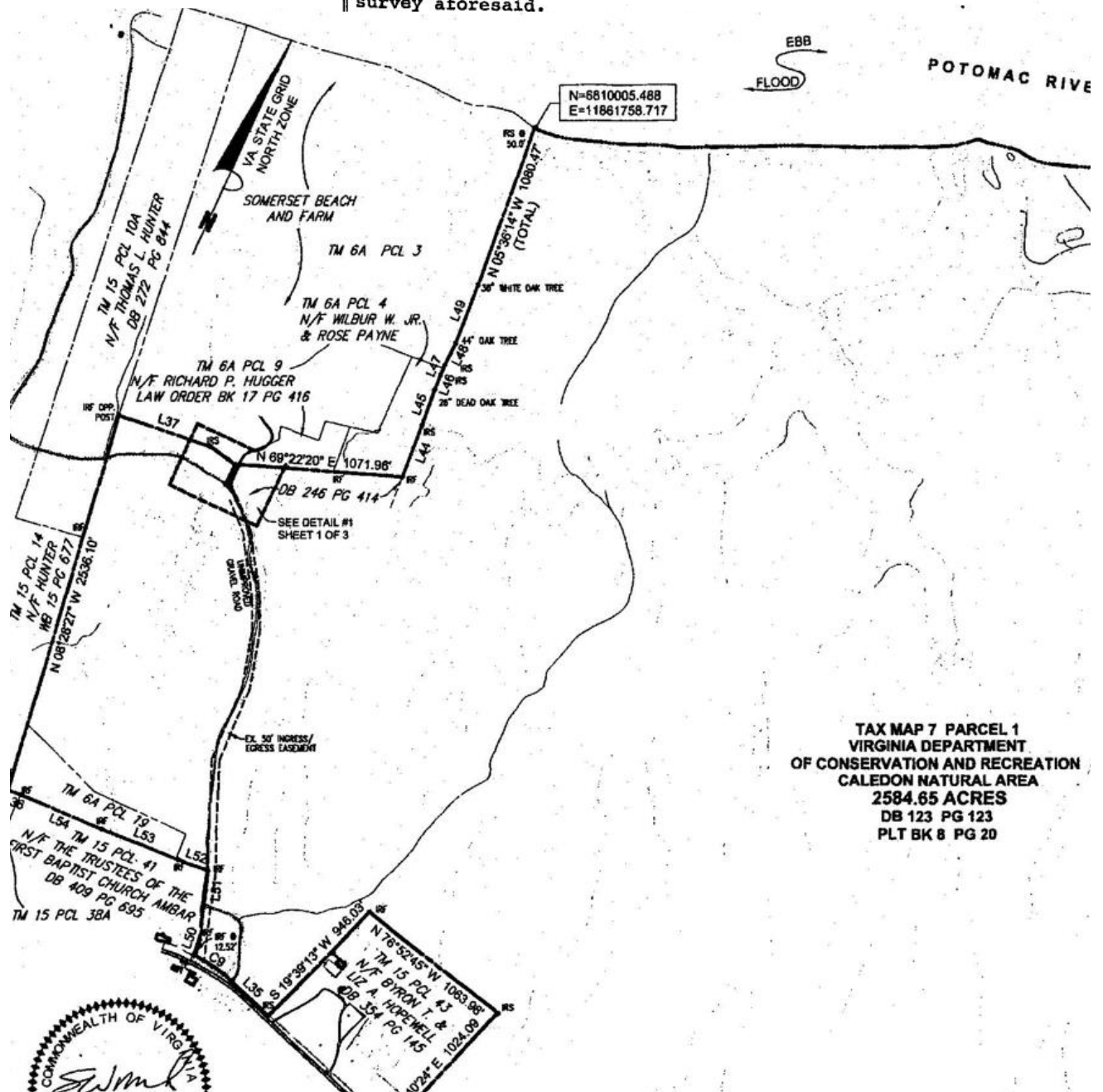
Below, is a part of the plat.

All full documents are found in the Title work, which is available.

NOW, THEREFORE, in order to effectuate the purposes aforesaid, Grantor does hereby grant and convey unto Grantee, with Special Warranty, the following described property:

All that certain tract or parcel of land in Potomac Magisterial District, King George County, Virginia, containing 2529.0890 acres, as shown on a plat of survey dated August 20, 1974, by Franklin R. Corbin, C.L.S., which plat of survey is attached hereto and recorded herewith.

The Grantor reserves unto herself and her heirs and assigns a fifty (50) foot easement for ingress and egress between State Route 218 and Somerset Beach, as shown on the plat of survey aforesaid.



ROADS AND ACCESS

Several parties litigated access issues in King George Circuit Court .

The Hugger family also owns a 105 acre tract on the Potomac River (under contract at this date). The Hugger family brought forth a lawsuit against the Hunter family to perfect an access across Hunter lands to the 105 acres. The Hunter family counter sued. Resulting is an easement using the 50 foot wide easement before that easement touches the Somerset subdivision, to the Hunter properties and there is a 15 foot wide easement to the benefit of owners of the 105 acres across Hunter lands. Also, a 20 foot wide easement was provided by the Court for Elizabeth Hunter to have access from her property, to the south-west of the 'town tract' to a small parcel on the Potomac. That access is through the Somerset property, the easement goes down what is referred to as 'Mulberry Street', and then makes a left turn to follow along the river bank or perhaps below the river bank (it is difficult to tell from the survey), to the Hunter properties, (Thomas and Frank), thence through the 105 acres to arrive at its destination, a parcel of 1.48 acres on the river; if it has not eroded away.

All this including filings of the court case can be found in the Title work. Other easements or rights of way may exist. This is NOT a title report.

Anecdotally, the Hunter family mows the access near Route 218 and on down.

Below, a view of the 50 foot rights of way through the State Park, Caledon.



RISK and REWARD

Some other land deals which were a bit risky but turned out ok.

Purchase of Alaska for \$7.2 million

*The purchase added 586,412 square miles (1,518,800 km²) of new territory to the United States for the cost of \$7.2 million 1867 [dollars](#). In modern terms, the cost was equivalent to \$133 million in 2020 dollars or \$0.37 per acre.^[1] Reactions to the purchase in the United States were mostly positive, as many believed possession of Alaska would serve as a base to expand American trade in [Asia](#). Some opponents labeled the purchase as "**Seward's Folly**", or "Seward's Icebox",^[2] as they contended that the United States had acquired useless land. Nearly all Russian settlers left Alaska in the aftermath of the purchase; Alaska would remain sparsely populated until the [Klondike Gold Rush](#) began in 1896. Originally organized as the [Department of Alaska](#), the area was renamed the [District of Alaska](#) (1884) and the [Alaska Territory](#) (1912) before becoming the modern [State of Alaska](#) in 1959.*

Source: [Alaska Purchase - Wikipedia](#) (double click to access)

Louisiana Purchase

*The **Louisiana Purchase** ([French](#): Vente de la Louisiana, [lit.](#) 'Sale of Louisiana') was the acquisition of the [territory of Louisiana](#) by the [United States](#) from [Napoleonic France](#) in 1803. In return for fifteen million dollars, or approximately eighteen dollars per square mile, the United States nominally acquired a total of 828,000 sq mi (2,140,000 km²; 530,000,000 acres). However, France only controlled a small fraction of this area, most of it inhabited by [Native Americans](#); for the majority of the area, what the United States bought was the "preemptive" right to obtain "Indian" lands by treaty or by conquest, to the exclusion of other colonial powers.^{[1][2]} The total cost of all subsequent treaties and financial settlements over the land has been estimated to be around 2.6 billion dollars.^{[1][2]}*

Source: Louisiana Purchase - Wikipedia

Past performance is no guarantee of future value.

Somerset is an opportunity to sculpt, groom, fix, and play with a complex property and the elements which go with it.

Parcels included and out-parcels

Worst Case Scenario might be capitalizing upon ownership of several of the large parcels, such as the 18.5 acres on the river for a house site and/or family compound; if, those acreage tracts are a legitimate consolidation; and/or other requirements are met.

VALUE:

Value can also be determined from answering the question: what is the next best alternative for the Buyer?

There are very few to no acreage tracts on the Potomac River in this vicinity for sale.

Remember, Caledon takes up about 2,500 acres and miles on the river.

Below, Dahlgren, literally down range of the testing areas are some lots on the market of 10 acres each. Prices range from \$420,000 to \$525,000.

A 'premier' 5 acre lot at Belvedere can be purchased for only \$1,100,000; there are two for sale.

What is your choice, from amongst the choices?



Many places along the beach, the sand extends into the woodlands.

BACKGROUND

Somerset Beach 'Town' was established by plat dated October 26, 1896; and was subdivided.

Steamships ruled. Highways were pitiful. Therefore, developing along navigable waters was a sometimes a profitable pursuit. Maps show a steamboat wharf at Somerset.

Colonial Beach, further down river was established 1892. A steamboat trip down the river to play on a sandy beach was sought after by residents of Washington, D.C. Perhaps owners of the Somerset land thought they too could profit. Economic cycles of boom/bust, and other factors might have led to Colonial Beach continuing and Somerset faltering. As one anecdotal comment notes: 'people moved out to get jobs' especially as Route 218 became a viable road. Today, there are no structures, none. A cemetery might exist at the southern end of the property.

Somerset grew up around the turn of the century .Mr. Carl Willett's mother, Hazel L. McGinnis, was born on November 17, 1902 in a house located on Block 28, lot 1 and 2, at the corner of Mulberry Street and 6th Street. His grandfather, Lawrence L. Lee, lived in Somerset until his death on June 9, 1917. Mr. Lee owned a blacksmith shop on Somerset road near route 218, a grist mill on the stream at the bottom of the big hill on the road, and a merry-go-round. There was a steamboat landing, a "hotel" and cottages. Some of the subdivision lots were sold and a handful of families took up residence. The road was traveled by foot, mule, horse and wagon, and eventually automobiles and trucks. For a period of time part of Somerset road was marked as state route 642 on maps. The designation and marking of the road as route 642 was the result of a 1939 mapping error by the Department of Highways which was corrected in 1952. Ms. Jean Stone Hill, who was born in Somerset in 1925 and lived there until 1931, remembers that her father used to repair the roads so that they could get in and out. She recalls that when Route 218 was improved, families started to move out of Somerset to seek jobs elsewhere.

Source: Hugger, et al v. Hunter, et al; CH-98000006-00; King George County Circuit Court

Anecdotally, it is said that when Mr. Smoot continued his assemblage of parcels, he would have structures torn-down and removed. Thus, the town dwindled further in population. Roads became difficult to maintain by a few and people just abandoned the development.




Above, a door stoop to good times, vanished. There are no structures at Somerset today.

Been waiting for someone to brainstorm a project or conservation gift.

HISTORY

African Americans removed the chains of segregation and jim crow laws by embarking upon excursions on steamboats, in search of paradise with no racial restrictions. Freedoms denied in the city were replaced by fresh air, big spaces, water views, and activities. Somerset Beach was one of a number of African American getaways on the Potomac River and Chesapeake Bay in this region. Other such resorts were up and down the Atlantic coast.



LOOK OUT FOR THE Buffaloes

THE BUFFALO SOCIAL CLUB will run its second of a series of excursions to **Somerset Beach**, Sunday, August 21st, 1904. It has chartered the palatial and commodious steamer **Jane Mosley**, the largest and swiftest on the Potomac, to take its friends and members down to **Somerset Beach**.

The Buffaloes are up-to-date in everything, and took out the first excursion of the season on the **Jane Mosley**.

Its membership includes men in every profession and in every line of business, and they are as jolly as they are wide awake.

The Invincible Orchestra of which Prof. Edward F. Ambler is leader, will go down the river with the excursion, and will make the walking ring with its enchanting music.

You will miss the opportunity of your life if you do not take in this excursion.

The attractions offered are instrumental music by the orchestra and vocal music by the quartet of the Buffalo Glee Club, also fishing, crabbing, boating and bathing.

There will be refreshments in great variety and abundance.

The officers of the club are: Messrs. J. M. Jackson, President; A. Laws, V. President; F. W. Brent, Secretary; A. J. Gaskins, Treasurer; C. D. Freeman, Fin. Secretary; G. W. Morgan, Sergt.-at-Arms; and C. Wash. Wood, Master of Ceremonies. Ed. Green, Alexandria, Mgr.

FARE FOR ROUND TRIP 50c. CHILDREN 25c.

Source: *The Colored American* (Washington, D.C.), August 20, 1904

Library of Congress, Washington, DC

Source: *The Washington Bee*
(Washington, D.C.), June 18, 1910

Other Title Bee

Library of Congress, Washington, DC

A very good book on the subjects
with mention of Somerset Beach is:

*The Land Was Ours; African American
Beaches from Jim Crow to the Sunbelt
South*

Andrew W. Kahrl; 2012, Harvard Uni-
versity Press


Below, hotlink to the book site:

[https://doi.org/10.4159/
harvard.9780674065239](https://doi.org/10.4159/harvard.9780674065239)

a member for forty years, had many good things to say of him. and Mrs. Trigg, of Mustogee, I. T. will deliver short addresses. All women are urged to attend.

Berean Baptist Church

WILL GIVE A
Grand - Excursion
TO
Somerset Beach
Thurs. June 30 1910



STEAMER JANE MOSELEY

Will leave her wharf, foot of 7th street, at 10 a. m., sharp. Be on time.

Tickets, adults, 50 cents;
Children, 25 cents.

Rev. D. F. Rivers, pastor; L. M. King, chairman Trustee Board.

You will spend a very enjoyable day if you go and will feel truly benefited by the pleasant trip. The church has spared neither pains nor expense to make the occasion a grand success, and all arrangements have been made for a day of real entertainment.

No intoxicants will be sold as the church has made definite agreement with the boat company to close the bar for the day. This feature, while adding considerable to the cost of the trip will give greater assurance of comfort and happiness. There will be good music and refreshments both on the boat and on the grounds.

Bathing, boating, fishing, crabbing, and other amusements await your arrival at the beach.

Somerset Beach is about 47 miles down the Potomac and a trip to the resort affords a delightful view of the many picturesque spots along the river's banks.

You cannot afford to miss this opportunity of being with your friends.

Reception Committee — Mrs. R. W. Brown, Chairman.
Music Committee, — B. F. Petway, Chairman.
Committee on Comfort — Mrs. C. E. Pierre, Chairman.
Committee on Amusements — George M. Proctor, Chairman.
Refreshment Committee — Mrs. J. S. Carter, Chairman.

Tickets can be purchased at the following places:

Rev. D. F. Rivers, 313 T Street, N. W.
L. M. King, 609 F Street, N. W.
Gray and Gray's Drug Store, 12th and U Streets, N. W.
R. C. Douglas, 1533 14th Street, N. W.
Martin's Cafe, 11th and U Streets, N. W.

The steamship Jane Mosely is featured in many of the ads for trips to Somerset Beach. It was an older boat, prone to break downs. Financial arrangements were onerous. Eventually, the trips stopped and that was one of several death blows to Somerset Beach as a resort.



Photos source: Once Upon a Town: Image (tumblr.com) [Once Upon a Town: Image \(tumblr.com\)](https://64.media.tumblr.com/9e13a9b956a7a1008a1e01d031c76ea1/tumblr_n94m74qTX61sdzmuoo11280.jpg)

https://64.media.tumblr.com/9e13a9b956a7a1008a1e01d031c76ea1/tumblr_n94m74qTX61sdzmuoo11280.jpg

SOMERSET ENDING Washington Park on the Potomac River, also developed by Mr. Jefferson, a millionaire and gentleman of accomplishment in the African American community, was larger, closer to the city, and built to include a theater, amusements, and many attractions. The electric power plant was 7,000 lights strong. And that also played a role in the sun setting on Somerset as a resort. The River Queen and new large resort on the Potomac near Washington, D.C. not just eclipsed Somerset Beach, but made it irrelevant.

NEXT PHASE OF SOMERSET Lewis E. Smoot's company, Smoot Sand and Gravel, helped build the Pentagon at the outset of World War II, a huge necessary contribution to the war effort. Mr. Smoot bought up thousand of acres near his ancestral home at Caledon. Mr. Smoot acquired many lots and acreage tracts at Somerset Beach over the decades. After the death of Mr. Smoot, Mrs. Anne Hopewell Smoot gifted over 2,500 acres on the Potomac River to the state of Virginia, reserving a fifty foot wide rights of way thru the park to access to Somerset Beach for benefit of her heirs and assigns. Mrs. Anne Hopewell Smoot also gifted millions for a library in King George.

TODAY; AS APPLIED TO AFRICAN AMERICAN RESORTS Mount Bethel Baptist Church owns a large property on the Potomac River, about 6 miles downriver from Somerset. The active church group is a viable reminder of past excursions in search of freedoms found on the shores of a river and in seeking God.

TREES

Somerset is woodland, surrounded by woodlands.



APPENDIX “A”

DESCRIPTION OF SOMERSTET BEACH PARCELS

All those certain tracts, lots or parcels of land, situate, lying and being in Potomac Magisterial District, King George County, Virginia, known as Somerset Beach originally said to contain 116 acres per a survey by T. Hunter dated October 26, 1896 and also as shown on a plat of survey by J.C. Russell dated January 31, 1950 and recorded in Plat Book 4 at page 230.

BEING:

(A) Part of that real property conveyed to L.E. Smoot in #3 of that certain Deed recorded in Deed Book 71 at page 516 and being and the same lands conveyed to James O. Holmes by Deeds recorded in

(1) Deed Book 35 at page 204 as 10 acres; LESS AND EXCEPT Lot 5 Block 19.

(2) Deed Book 35 at page 453 as 23.42 acres subject to the land therein excepted and further LESS AND EXCEPT Lots 6 and 12 Block 4, Lots 1, 2, 5 & 6 Block 10, Lot 6 Block 11, Lot 1 Block 17, Lot 9 Block 21, Lot 1 & 7-12 Block 22 & Lot 6 Block 23.

(3) Deed Book 36 at page 263 as 19.68 acres subject to the land therein excepted and further LESS AND EXCEPT Lots 1-5, 7, 8, 15 & 16 Block 1, Lots 4 & 5 Block 2, Lots 5 & 6 Block 3, Lot 6 Block 12 and Lots 5 & 10 Block B, Lots 6, 11 & 12 Block C and Lot 2 Block D.

(4) Deed Book 37 at page 299 as 17.40 acres; LESS AND EXCEPT Lots 3 & 4 Block 24.

(5) Deed Book 35 at page 279 as 19.5 acres; LESS AND EXCEPT Lots 1, 2 & 6 Block 6, Lots 1 & 2 Block 9, Lot 6 Block 19,

(6) Deed Book 39 at page 174 as Lot 1 & 2 Block C;

(7) Deed Book 40 at page 327 as Lot 7, 8 & 9 Block 21 LESS AND EXCEPT Lot 9 Block 21;

(8) Deed Book 38 at page 80 as Lots 3- 5 Block C, Lot 1 Block B, Lot 3 Block 10, Lots 1-12 Block 7, Lot 2 Block B, Lot 9 Block 3, Lot 6 Block 1, Lots 3 & 6 Block B;

(9) Deed Book 32 at page 165 as Lots 1-4 Block 10 LESS AND EXCEPT Lots 1 & 2 Block 10;

(10) Deed Book 32 at page 545 as Lots 5 & 6 Block 10 LESS AND EXCEPT Lots 5 & 6 Block 10;

(A) (1-10) are included in Tax Map #6 parcel 9.

AND FURTHER BEING:

(B) That real property conveyed to L.E. Smoot by those certain Deeds recorded in

(1) Deed Book 70 at page 170 being Lot 6 Block 5.

Part of Tax Map #6 parcel 9.

(2) Deed Book 71 at page 516 as #4 being Lots 1-12 Block A.

Tax Map #6A-1-A-12



(3) Deed Book 71 at page 516 as #5 being Lots 1 Block D.

Tax Map #6A-1-D-1.

(4) Deed Book 74 at page 509 as 1 $\frac{3}{4}$ acres;

Tax Map #6A-1-10.

(5) Deed Book 74 at page 126 as .11 acre west of Somerset Cemetery;

Tax Map #6A-1-11.

(6) Deed Book 63 at page 139 being Lots 7 & 8 Block B;

Tax Map #6A-1-B-8.

(7) Deed Book 64 at page 351 being Lots 4, 11 & 12 Block B, Lot 9 Block C, Lots 7 & 8 Block 3, and a 60'x 69' piece;

Tax Map #6A-1-B-12.

(8) Deed Book 60 at page 285 being Lots 1 & 2 Block 16, Lot 12 Block 28 Lots 1 & 2 Block 24 and a portion of Sixth Street and Poplar Streets shown on the Russell plat as 0.83 Ac E.L. Payne and E.L. Payne 0.34 respectively;

Tax Map #6A-1-7-1.

(9) Deed Book 70 at page 127 being Lots 10, 11 & 12 Block 5;

Tax Map #6A-1-5-12.

(10) Deed Book 70 at page 134 being Lot 3 Block 6;

Tax Map #6A-1-6-3.

(11) Deed Book 70 at page 110 being Lots 1 & 2 Block 11;

Tax Map #6A-1-11-2.

(12) Deed Book 70 at page 118 being Lot 9 Block 13;

Tax Map #6A-1-13-9.

(13) Deed Book 64 at page 511 being Lots 7 & 8 Block 30 and Lots 9, 10 & 11 Block 27;

Tax Map #6A-1-27-11.

(14) Deed Book 64 at page 511 being Lots 3-6 & 9-11 Block 30 and a portion of Mulberry St.

Tax Map #6A-1-30-6A.



(15) Deed Book 70 at page 138 being Lot 12 Block 29;

Tax Map #6A-1-29-12.

(16) Deed Book 65 at page 478 being Lot 12 Block 32:

Tax Map #6A-1-30-12.

(17) Deed Book 70 at page 123 being one acre, more or less, conveyed to Jeannie Washington by Deed recorded in Deed Book 30 at page 544 and shown on the Russell Plat as lying between Chestnut and Mulberry Streets and 8th and 9th Streets.

Tax Map #6A-1-32-6.

(18) Deed Book 70 at page 114 being Block 32 Lots 1-16 along with 9th Street between the western boundary and the eastern boundary of Chestnut Street and Chestnut Street between the southern boundary and the northern boundary of 8th Street LESS AND EXCEPT Lots 5, 6 & 7 Block 32. ;

Tax Map #6A-1-32-12 and 6A-1-33-12A.

AND ALSO BEING

(C) That real property awarded to Richard Pace Hugger, Julia Hugger Camara and Joseph Blaine Hugger by Order of the Circuit Court for King George County recorded in Law Order Book 17 at page 416 consisting of 3.097 acres as per survey at Plat Book 15 page 65 shown as L.L. Lee ref 38-45 on the Russell Survey;

Tax Map #6A-1-9.

Along with and subject to an easement for ingress and egress fifty feet (50") wide between State Route 218 and Somerset Beach as reserved in that certain Deed of Gift dated the 14th day of April 1975 from Ann H. Smoot to the Commonwealth of Virginia, Department of Conservation and Economic Development which Deed is recorded in Deed Book 123 at page 123 and as shown on a plat of survey dated August 20, 1974 by Franklin R. Corbin, C.L.S. which plat is recorded in the Office of the Circuit Court Clerk for King George County, Virginia in Plat Book 8 at page 20

Subject to the ingress/egress easements as Ordered and more particularly described and shown on plats of survey attached to that certain Final Order entered by the Circuit Court for King George County, Virginia on August 17, 2004 in Chancery Suite #CH98-000006-00 styled Joseph B. Hugger, et al v. Thomas L. Hunter, et al, recorded in Deed Book 496 at page 041.



APPENDIX “B”**RELEASE, HOLD HARMLESS AND WAIVER OF LIABILITY**

THIS RELEASE AND WAIVER OF LIABILITY IS MADE this _____ day of _____ 202__ by _____ hereinafter referred to as “VISITOR” .

WHEREAS PATRICIA A. HEALY and JOHN J. BILLINGSLEY Special Commissioners have been appointed by the Circuit Court for King George County to sell certain real property, hereinafter briefly described, the owners of which are Joseph Blaine Hugger, Julia Hugger Camara and JPI Somerset Beach, LLC; and,

WHEREAS, Special Commissioners have listed the Property with Weichert Realtors, Inc. hereinafter “Broker” to assist in such sale; and,

WHEREAS, VISITOR desires to enter upon and conduct certain activities on the real property described as _____ (hereinafter “the Property”) which activities may be hazardous; and,

WHEREAS, Special Commissioners will agree to allow VISITOR _ use of the property for such activities in exchange for VISITOR ’s agreement to release Special Commissioners, Joseph Blaine Hugger, Julia Hugger Camara, JPI Somerset Beach, LLC, and Broker (collectively “the RELEASED PARTIES”) and to hold them harmless from and to waive any liability of theirs of and for any and all damages that VISITOR may suffer as a result of conducting such activities.

NOW THEREFORE WITNESSETH:

THAT VISITOR AGREES THAT the RELEASED PARTIES shall not be responsible to VISITOR or any other person, for any damage whether it be property and/or personal and/or personal injury suffered by VISITOR or any other person on account of any defective and/or dangerous condition of any building, structure or fixture located on the Property and/or the Property itself and/or the activities of VISITOR or any other person and/or VISITOR ’s licensees or invitees and VISITOR assumes all risks to persons or property due to any and all latent or patent defects and/or dangerous conditions on the Property and any improvements and/or fixtures thereon. VISITOR, hereby releases the RELEASED PARTIES from any and all liability and/or for any and all damages agrees to indemnify, defend and hold the RELEASED PARTIES harmless for and against any and all liability and/or for any and all damages and waives any liability of the RELEASED PARTIES for any and all damages, whether any such damages be personal and/or property and/or otherwise, suffered by VISITOR and/or VISITOR ’s licensees or invitees and/or any other persons.

THIS RELEASE AND WAIVER OF LIABILITY is for the benefit of the Special Commissioners, Joseph Blaine Hugger, Julia Hugger Camara, JPI Somerset Beach, LLC, and Weichert Realtors, Inc..

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

_____(SEAL) date: _____

VISITOR

_____(SEAL) date: _____

VISITOR



APPENDIX “C”**PURCHASE AGREEMENT**

THIS PURCHASE AGREEMENT MADE THIS ____ day of _____ 2021 by and between PATRICIA A. HEALY and JOHN J. BILLINGSLEY, SPECIAL COMMISSIONERS, hereinafter “Special Commissioners” and _____, hereinafter “Purchasers”.

WITNESSETH, that Special Commissioners agree to sell and Purchasers agree to buy the following described real property: Hereinafter “the Property”.

Subject to and under the following terms and conditions:

1. The purchase price shall be _____ DOLLARS (\$ _____).
2. Purchasers shall deposit the amount of a) Forty Thousand Dollars (\$40,000) as applied to the “Somerset Beach Parcels”; b) Fifteen Thousand Dollars (\$15,000), as applied to the 53 +/- acre tract, with the General Receiver for the Circuit Court of King George County within FIVE (5) days of the date this contract is signed by all parties. The deposit will be credited to the purchase price at the time of closing and settlement. The remainder of the purchase price to be paid at closing in cash, certified funds or wire transfer.
3. This Contract ____ is / ____ is not contingent on upon approval and confirmation by the Circuit Court for King George County, Virginia. If this Contract is contingent on approval and confirmation by the Court and it not approved and confirmed the deposit shall be refunded to Purchasers.
4. Closing and settlement shall be within thirty (30) days of _____. TIME IS OF THE ESSENCE.
5. It shall be the responsibility of Purchasers to arrange for closing and settlement.
6. At closing and settlement, the Special Commissioners shall convey the Property by Special Warranty Deed to Purchasers in Purchasers’ names, or as Purchasers may direct by written instrument.



7. This is a judicial sale with the Special Commissioners selling the Property for the Circuit Court for King George County, Virginia. At closing the Special Commissioners will provide the Special Warranty Deed and execute the settlement statement and nothing more.
8. The Special Commissioners shall pay the cost of preparing the Special Warranty deed and the grantor's tax. All other expenses shall be the responsibility of Purchasers. Real estate taxes shall be prorated to the date of closing and settlement. Special Commissioners shall not be responsible for any "Rollback Taxes". Purchasers shall pay any and all Rollback Taxes.
9. The Property shall be sold "AS-IS"; The Special Commissioners make no representations or warranties as to the condition of the Property or any improvements thereon and the Purchasers will be receiving the Property "AS-IS", that is with all defects which may exist, if any, except as otherwise provided in this agreement. Furthermore, the Special Commissioners make no representations with respect to any matters, which may pertain to parcels adjacent to the Property. Purchasers should exercise whatever due diligence they deem necessary with respect to such adjacent parcels. Purchasers should exercise whatever due diligence they deem necessary with respect to information on any sexual offenders registered under Chapter 23 of Title 19.2 Code of Virginia 1950, as amended, including how to obtain such information.
10. The Purchasers will be responsible for obtaining possession of the Property, if necessary.
11. Sellers shall reserve a utility easement on the 53 acre parcel for the benefit of Sellers' other property known as the Somerset Beach Parcels for the installation and maintenance of utilities including, but not limited to, electricity, telephone and broadband internet. The easement shall run from the existing Northern Neck Electric COOP power line easement located on the 53 acre parcel to Route 218. The purchaser of the Somerset Beach Parcels shall be responsible for securing such additional easements) as may be necessary to bring utilities to the Somerset Beach Parcels should they desire to utilize the reserved easement. Sellers make no representations or warranties, express or implied, as to the ability to extend utilities from the 53 acre parcel to the Somerset Beach Parcels.
12. Sale is subject to any and all conditions, restrictions, rights of way, easements and reservations, if any, affecting the Property. Purchaser, by execution of this Purchase Agreement acknowledges that prior to such execution it has inspected the title to the Property and agrees to accept the title to the Property AS-IS with any title



defects, issues and/or objections that may exist. Closing will not be delayed or this Purchase Agreement terminated due to any title defect, issue and/or objection.

13. In the event of default by the Purchasers the Special Commissioners may keep the deposit. In the event of default by the Special Commissioners the deposit shall be refunded to Purchasers as Purchasers' sole remedy.

_____ dated _____
John J. Billingsley
Special Commissioner

_____ dated _____
Patricia A. Healy
Special Commissioner

_____ dated _____
_____, Purchaser

_____ dated _____
_____, Purchaser

