

Expose Bk467p191

Trust Deed Invisible

Submitted in response to
summons case 2012-13064,
on September 24, 2012, by
Anthony Miner O'Connell,
Trustee

Prepared by E. A. Prichard of McQuire Woods Battle & Boothe

Trust deed

DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

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

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

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

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

BK8307 1446

was executed in accordance with the trusts, terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of his, its or their predecessor in trust.

The Trustee shall have no individual liability or obligation whatsoever arising from his ownership, as trustee, of the legal title to said property, or with respect to any act done or contract entered into or indebtedness incurred by him in dealing with said property, or in otherwise acting as such trustee, except only so far as said Trust Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof.

The interest of every beneficiary hereunder and under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

This deed is governed by and is to be read and construed with reference to Section 55-17.1, Code of Virginia (1950 as amended) and now in force.

Except as hereinafter noted, the Grantors covenant that they have the right to convey the Property to the Trustee, that Grantors have done no act to encumber the Property, that the Trustees shall have quiet possession of the Property, free from all encumbrances, and that Grantors will execute such further assurances of the Property as may be requisite.

Howard Nader and Pierre Shevenell join in this Deed in Trust Under Land Trust Agreement for the sole purpose of consenting to the conveyance of the Property, and hereby forever convey, release and waive any marital rights or right to claim an elective share in such Property as part of their spouses' augmented estate pursuant to Code of Virginia, Section 64.1-13, et seq., as amended, and give no covenant or warranty of title to the property hereby conveyed.

WITNESS the following signatures and seals:

Jean Mary O'Connell Nader (SEAL)
Jean Mary O'Connell Nader

Howard Nader (SEAL)
Howard Nader

Sheila O'Connell (SEAL)
Sheila Ann O'Connell

Pierre Shevanel (SEAL)
Pierre Shevanel

Anthony Miner O'Connell (SEAL)
Anthony Miner O'Connell

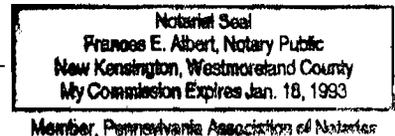
Anthony Miner O'Connell, Trustee (SEAL)
Anthony Miner O'Connell, Trustee
Under the Last Will and Testament of
Harold A. O'Connell

STATE OF Pennsylvania
COUNTY OF Westmoreland, to wit:

13th The foregoing instrument was acknowledged before me this
day of August, 1992, by Jean Mary O'Connell
Nader.

Francis E. Albert
Notary Public

My Commission expires: _____

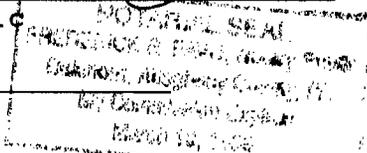


STATE OF Pennsylvania
COUNTY OF Washington, to wit:

14 The foregoing instrument was acknowledged before me this
day of August, 1992, by Howard Nader.

Francis E. Albert
Notary Public

My Commission expires: 3-10-95



STATE OF Maine
COUNTY OF Cumberland, to wit:

The foregoing instrument was acknowledged before me this 8th day of September, 1992, by Sheila Ann O'Connell.

Emerson M. Allen
Notary Public

My Commission expires: Sept 21, 1999

STATE OF Maine
COUNTY OF Cumberland, to wit:

The foregoing instrument was acknowledged before me this 8th day of September, 1992, by Pierre Shevenell.

Emerson M. Allen
Notary Public

My Commission expires: Sept 21, 1999

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 3rd day of August, 1992, by Anthony Miner O'Connell.

Barbara A. Antonucci
Notary Public

My Commission expires: 7-31-94

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 3rd day of August, 1992, by Anthony Miner O'Connell, Trustee Under the Last Will and Testament of Harold A. O'Connell.

Barbara A. Antonucci
Notary Public

My Commission expires: 7-31-94

Exhibit A

BEGINNING at a stake and stones in the East Ravensworth line a corner to lines of G. Haines in line of lands of C. Potter's Estate and thence running with said line N 8-1/4° E. 450 feet to a stake and stones corner to lands heretofore conveyed by C. Huntington; thence with said land N 68-1/2° W. 939 feet to a stake and stones in center of abandoned road bed of Washington Southern Railway Company; thence with the center thereof S 21-1/2° W. 880 feet to a stake and stones; thence by lands of G. Haines N 89-1/4° E. 1121 feet to the beginning containing 15 acres more or less.

BK8307 1451

JOSEPH BERRY
VIENNA, VIRGINIA
CIVIL ENGINEER
COUNTY SURVEYOR FOR FAIRFAX COUNTY

Description of H.A.O'Connell's property, situated in Mount Vernon District, Fairfax County, Virginia and bounded as follows:-

Beginning at the corner of E.A.Brice in the middle of the old railroad bed, now abandoned; thence with the line of Brice S.74°08'20"E. (passing through a pipe at 40.0 ft.) 929.77 ft. to a pipe in the line of William Parker; thence with the line of Parker and continuing the same course with the line of Mrs.Edna B.Hunter S.1°42'25"W. 477.15 ft. to a pipe; thence with another line of Mrs.Hunter S.85°19'50"W. (passing through a pipe at 1088.26 ft.) 1131.22 ft. to the middle of the old railroad bed; thence with the middle of the old railroad bed N.16°43'20"E. 859.5 ft. to the beginning. Containing 15.329 acres.

Joseph Berry

With plat attached

OCT 23 1992

RECORDED FAIRFAX CO VA

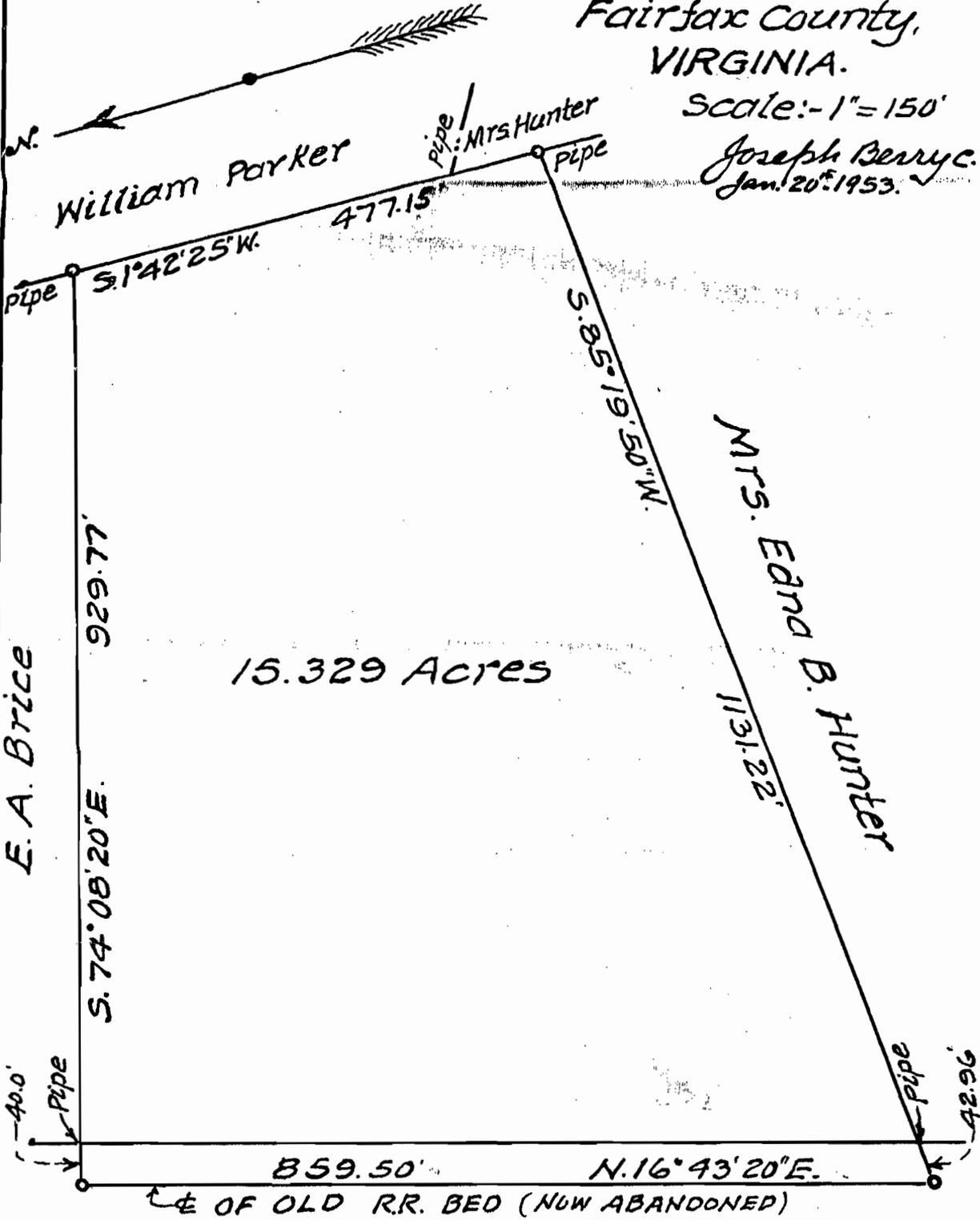
TESTE:

J. Berry
CLERK

PROPERTY OF
H. A. O'CONNELL,
Fairfax County,
VIRGINIA.

Scale: - 1" = 150'

Joseph Berry C.S.
Jan. 20th 1953.



Home

Deed not recognized (dnr)

I don't understand why Kevin Greenlief, Director of Tax Administration (DTA), does not recognize the 1992 deed for Accortink at Book 8307 pages 1446-1452. I don't understand why he does not take a clear and accountable position. Is the 1992 deed for Accotink recognized or not recognized? I have asked many times.

My inquiry started after noticing that the legal description for Accotink on the Department of Tax Administration (DTA) records was "WB201-109", which refers to the 1975 Will of H. A. O'Connell at Will Book 201 pages 96-110. The legal description should be the last document transferring ownership and that would be the 1992 deed for Accotink at Book 8307 pages 1446-1452 (Transferring ownership to me as Trustee and not to me as an individual) unless the 1992 deed is not recognized.

It takes a long time to find out if there is a problem and then to identify the problem and then to ask the specific question to highlight the problem until you either get a non-nuance answer that all concerned can rely upon or it becomes obvious that you are not going to get an actual answer. It is necessary to differentiate between an answer that appears to be an answer but after close examination isn't. I do not understand why I could not get Kevin Greenlief or Lisa Overton to take a position on whether the 1992 deed for Accotink is recognized so that all concerned can rely upon it. I do not understand why Kevin Greenlief says he has given an answer.

If the 1992 deed for Accotink is not recognized the accountants can use innocent Jean Nader under the justification that the Will at WB203 109 is the document transferring ownership and that her name is on the records as "co-owner."

The voluminous correspondence is presented here in different views and/or sizes to make it more manageable.

Deed not recognized 1 (dnr1): Four responses with comments

Deed not recognized 1-8p (dnr1-8p): Four responses with comments 8p

Deed not recognized 2 (dnr2): Responses only

Deed not recognized 3 (dnr3): Responses only grouped by source and/or common theme

Deed not recognized 4 (dnr4): Inquires and responses, 2003

Deed not recognized 5 (dnr5): Inquires and responses, 2004 (January- June)

Deed not recognized 6 (dnr6): Inquires and responses, 2004 (July-December)

Deed not recognized 7 (dnr7): Inquires and responses, 2005 to 2010

It would not be prudent for me as Trustee to enter into a sales contract for Accotink withhold knowing if the 1992 deed for Accotink is recognized. There is a pattern of surprise at vulnerable times. This is one reason why I have not entered into a sales contract for Accotink for nineteen years. My innocent sisters Jean Nader and Sheila O'Connell, each of whom have a 1/3 interest in Accotink, have been extremely tolerate given that they believe the accountants and not me.

Is the last document recognized as transferring ownership of Accotink the 1975 Will of H. A. O'Connell at Will Book 201 pages 96-110, or is it the 1992 deed for Accotink at Book 8307 pages 1446-1452? It has to be one or the other. I don't understand why both are now being shown in the legal description. It automatically plants conflict and confusion; history suggests that it would be used as a wedge. from the start. Is the following 1992 deed for Accotink recognized or not recognized? This is the issue.

1

Deed not recognized 1 (dnr1)

Four responses with comments

Linda Mellott

2003.08.04 10:59 am (Linda Mellott to Anthony O'Connell)

"I have been requested due to the absence of Janet Coldsmith to respond to your inquiry concerning the deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference **transferring ownership as WB201-109** as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a **Land Trust agreement** named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. **It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership** and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell."

I don't understand

- If: "We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a **Land Trust agreement** named you as the Trustee of this property" refers to the Deed in Trust Under Land Trust Agreement at Book 8307 pages 1446-1452, why is it being called a "Land Trust agreement"? The Land Trust Agreement is at book 8845 pages 1449-1462.
- Why, when addressing the issue of conveying ownership, are the two of the three trust documents that do not convey ownership identified by book and page number but the document that does convey ownership is not?
- Why would "**It also lists the Percentage of Interest in the Trust**" be an issue? If the 1992 deed for Accotink and the notarized "Assignments and Receipts" is recognized percentages would not be an issue. Making the

percentages an issue would put the accountants in control.

2004.08.09 (Linda Mellott to Anthony O'Connell)

I have been requested to respond to your inquiry concerning the deed book information displayed on the Real Estate records for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference **transferring ownership as WB201-109** as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page, Book 8307 Page 1446, where the heirs of Harold A O'Connell in October of 1992 under a **Land Trust agreement** named you as the Trustee of this property. The phrase you listed [?] and the wording in this deed define your authority as trustee, *Editor's note: A photocopy of the fourth paragraph of Bk8307 1446, Deed in Trust Under Land Trust Agreement, is inserted in this email. The text is as follows. The parts in [brackets] were cut off but put back by the editor.*

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

I do not understand

- Why a photocopy of the fourth paragraph** of the 1992 Deed for Accotink is inserted into the email when the preceding three paragraphs* are the paragraphs that describe this deed as a deed.

1992 deed, in part

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

*THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th day of October, 1992 by and between JEAN MARY O'CONNELL NADER and HOWARD NADER, husband and wife, SHEILA ANN O'CONNELL and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MINER O'CONNELL, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY

MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

W I T N E S S E T H:

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

TO HAVE AND TO HOLD the Property in fee simple, with the appurtenances thereunto belonging, upon the trusts and for the uses and purposes set forth herein and in that certain Land Trust Agreement dated as of 16th day of October 1992, which is incorporated herein by this reference. (photocopied paragraph follows)

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

2004.04.22 9:20am (Linda Mellott to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

- 1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why?** According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.
- 2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601- 0017?** When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal

description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

I do not understand

- The phrase "According to our records, **you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109** as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs." The Trustee described in WB201 is the Trustee for the Testamentary Trust. The Trustee described in the Land Trust documents is for the Land Trust.

Is the last document recognized as transferring ownership of Accotink the 1975 Will of H. A. O'Connell at Will Book 201 pages 96-110, or is it the 1992 deed for Accotink at Book 8307 pages 1446-1452?

Kevin Greenlief

2004.08.10 7:10pm (Kevin Greenlief to Anthony O'Connell)

My staff has traded e-mails and correspondence with you on numerous occasions. We clearly seem to have some failure to communicate on this issue and for that I apologize. First let me explain our position on this, and then I'll explain what it is we are going to do to try to assist you to the extent possible. First, the legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of **initial property transfer**. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the **initial transfer (i.e., the start of the chain)**, that is the reference we listed. As my staff has repeatedly said however, the ***Land Trust Agreement at DB 8307-1446** has also been listed on our records. It simply wasn't displayed in a box

entitled "Legal Description."

We have now implemented a new computer system that offers us some additional space flexibility. As a result, my staff has now added the deed book references you desire to the existing references. The reference included in our legal description area will read "Accotink Station; WB201-109; DB8307-1446; DB8845-1444; DB8845-1449." Again, this is highly unusual and not at all necessary inasmuch as **any title examiner, Attorney or court** would be able to follow the clear chain of title as recorded in the Land Records. The listing of these deed book references on our assessment record has no bearing on your role as trustee nor does it impact the chain of title ownership. It simply lists deed book references within the chain.

That said, since we have the space and since this appears to be a significant issue for you and does not otherwise impact the validity of our records, we have made this accommodation at your request. You will receive a second installment tax bill in November. This bill should reflect these changes. If you would like to check this on-line before then, you should be able to see these changes within the next two weeks via the following Internet link <http://icare.fairfaxcountv.gov/Main/Home.aspx>

I appreciate that estate management can be a very complicated matter. I wish you much success as you deal with this issue. I trust this concludes the matter at hand.

I do not understand

- The legal description should be the last document transferring ownership. What is recognized as the last document transferring ownership?
- Why an inquiry about the 1992 Deed for Accotink is deferred to a future title search. WB201-109 wasn't.
- The document at Book 8307 pages 1446-1452 is referred to as "LAND TRUST AGREEMENT". It is the DEED IN TRUST UNDER LAND TRUST AGREEMENT. The first sentence begins with "THIS DEED .." This document is a deed.

Is the last document recognized as transferring ownership of Accotink the 1975 Will of H. A. O'Connell at Will Book 201 pages 96-110, or is it the 1992 deed for Accotink at Book 8307 pages 1446-1452?

Anthony O'Connell to Lisa Overton

2007.06.13 7.00am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(No copy to another)

"Would you please answer these questions?

(1) The attached copy of Ms. Overton's letter to my mother dated April 22, 1988, shows she handled the settlement for my 1988 sale. I was surprised to be told the day before settlement that I had to sign a deed that said I could not qualify as

Trustee. The attached six documents show I qualified as Trustee in 1986. **Where does it say in the Court records that I could not qualify as Trustee?** I am concerned that something similar may happen again.

(2) Does Stewart Title find the following legal description in the real estate tax records for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845 -1449"? Please read the documents. Please give me a yes or a no.

(3) Why does Stewart Title allow someone not from Stewart Title to respond to questions for Stewart Title? Anthony O'Connell , Trustee for parcel 0904 01 0017"

Lisa Overton to Anthony O'connell

2007.06.14 10:21am (Lisa Overton to Bill Lynch, Anthony O'Connell, Steve Blizzard, and Lisa Overton) omit second page?

"Yes, that is me from 1988 -can't believe how old you are making me feel, and I can honestly tell you that I do not remember that specific 1988 case.

Having said that however, when I look at the documents you attach, you did in fact sign the deed as a Trustee, the qualification simply required that a Co-trustee also sign since you were not a resident of Virginia. **I do not recall which firm we were using in 1988 to prepare our deeds**, we have used quite a few different firms in the past, but it looks as though in the derivation of title paragraph that you underline they simply tried to consolidate the statement of facts. Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place.

There is no requirement for a Trustee under a land trust to be a Virginia resident; therefore it is a non issue in this case."

I do not understand

- Why the question "Where does it say in the Court records that I could not qualify as Trustee?" is not answered.
- Why "... whereas Anthony M. O'Connell, Trustee; could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and instead." in the 1988 deed would mean anything but "... whereas Anthony M. O'Connell, Trustee; could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and instead.
- Why "... whereas Anthony M. O'Connell, Trustee; could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and instead." would mean "Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place."

1

Part 1 in original email format

Anthony O'Connell

From: "Mellott, Linda C." <Linda.Mellott@fairfaxcounty.gov>
To: <jacksonriver@earthlink.net>
Cc: "Coldsmith, Janet E." <Janet.Coldsmith@fairfaxcounty.gov>; "Strickland, Bettina" <Bettina.Strickland@fairfaxcounty.gov>
Sent: Monday, August 04, 2003 10:59 AM
Subject: RE: Log #1568 FW: Would you please correct the legal description and reference on the tax bill?

I have been requested due to the absence of Janet Coldsmith to respond to your inquiry concerning the deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference **090-4-01-0017** described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

Linda Mellott
 Records Manager
 Real Estate Division, DTA
 703-324-4833
 Linda.Mellott@fairfaxcounty.gov

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

From: Coldsmith, Janet E.
Sent: Wednesday, July 30, 2003 2:37 PM
To: 'jacksonriver@earthlink.net'
Cc: Strickland, Bettina; Mellott, Linda C.
Subject: RE: Log #1568 FW: Would you please correct the legal description and reference on the tax bill?

Dear Mr. O'Connell,

We have received your email concerning updating the legal description of your property. Please give us until Monday, August 4th to respond before you email us again with the same question. Your request is important, but repeated requests just clutter our email, please be patient. We will respond on or before Monday.

Sincerely,
 Janet E. Coldsmith, CAE
 Director, Real Estate Division

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

From: Anthony O'Connell [mailto:jacksonriver@earthlink.net]
Sent: Tuesday, July 29, 2003 11:05 AM
To: DTARED
Subject: Would you please correct the legal description and reference on the tax bill?

Elizabeth J Cole, Division Director,

Thank you for emailing me a copy of the 2003 real estate tax bill for parcel 0904-01-0017. I received it July 28. What is the audit trail for its' Bill Control 403608501

8/4/03

Anthony OConnell

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

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

herein by this reference.

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

No party dealing with the Trustee in relati

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

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

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

Please, Mr. Greenlief;

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

Anthony O'Connell, Trustee

DEED IN TRUST UNDER
LAND TRUST AGREEMENT

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

W I T N E S S E T H:

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

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

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

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

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

BK8307 1446

Anthony OConnell

From: "Greenlief, Kevin C." <Kevin.Greenlief@fairfaxcounty.gov>
To: "Anthony OConnell" <amo@commspeed.net>
Sent: Tuesday, August 10, 2004 7:10 PM
Subject: RE: Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017?

Dear Mr. O'Connell:

My staff has traded e-mails and correspondence with you on numerous occasions. We clearly seem to have some failure to communicate on this issue and for that I apologize. First let me explain our position on this, and then I'll explain what it is we are going to do to try to assist you to the extent possible.

First, the legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the initial transfer (i.e., the start of the chain), that is the reference we listed. As my staff has repeatedly said however, the **Land Trust Agreement at DB 8307-1446** has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description."

We have now implemented a new computer system that offers us some additional space flexibility. As a result, my staff has now added the deed book references you desire to the existing references. The reference included in our legal description area will read "Accotink Station; WB201-109; DB8307-1446; DB8845-1444; DB8845-1449."

Again, this is highly unusual and not at all necessary inasmuch as any title examiner, Attorney or court would be able to follow the clear chain of title as recorded in the Land Records. The listing of these deed book references on our assessment record has no bearing on your role as trustee nor does it impact the chain of title ownership. It simply lists deed book references within the chain.

That said, since we have the space and since this appears to be a significant issue for you and does not otherwise impact the validity of our records, we have made this accommodation at your request. You will receive a second installment tax bill in November. This bill should reflect these changes. If you would like to check this on-line before then, you should be able to see these changes within the next two weeks via the following Internet link:

<http://icare.fairfaxcounty.gov/Main/Home.aspx>

I appreciate that estate management can be a very complicated matter. I wish you much success as you deal with this issue. I trust this concludes the matter at hand.

Sincerely,

Kevin C. Greenlief, Director
Department of Tax Administration
Fairfax County, Virginia

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

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

Sent: Tuesday, August 10, 2004 11:52 AM

To: Greenlief, Kevin C.

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

Mr. Kevin Greenlief, Director
Fairfax County Department of Tax Administration
12000 Government Center Parkway, Suite 223
Fairfax, Virginia 22035-0076

Dear Mr. Greenlief:

Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975.

That has been superseded by the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident.

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away.

Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you?

"DEED (underline, color, and bold mine) *IN TRUST UNDER LAND TRUST AGREEMENT*

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th day of October, 1992 by and between JEAN MARY O'CONNELL NADER and HOWARD NADER, husband and wife, SHEILA ANN O'CONNELL and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MINER O'CONNELL, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER

From: Anthony OConnell <aoconnell@cableone.net>
Subject: **Questions for Stewart Title**
Date: June 13, 2007 7:00:30 AM MST
To: Lisa Overton <LOVERTON@steward.com>, Steve Blizzard
<SBLIZZAR@steward.com>
 1 Attachment, 166 KB

Ms. Lisa Overton, Vice President, and Mr. Steve Blizzard, Attorney, of Stewart Title:

Would you please answer these questions?

(1) The attached copy of Ms. Overton's letter to my mother dated April 22, 1988, shows she handled the settlement for my 1988 sale. I was surprised to be told the day before settlement that I had to sign a deed that said I could not qualify as Trustee. The attached six documents show I qualified as Trustee in 1986. Where does it say in the Court records that I could not qualify as Trustee? I am concerned that something similar may happen again.

(2) Does Stewart Title find the following legal description in the real estate tax records for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"? Please read the documents. Please give me a yes or a no.

(3) Why does Stewart Title allow someone not from Stewart Title to respond to questions for Stewart Title?

Anthony Miner O'Connell, Trustee for parcel 0904 01 0017



[1988 sale.pdf \(166 KB\)](#)

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Where does it say I could not qualify as Trustee?**
Date: June 14, 2007 10:21:09 AM MST
To: elynchjr@i95businessparks.com, "Anthony OConnell" <aoconnell@cableone.net>, "Steve Blizzard" <SBLIZZAR@steward.com>, "Lisa Overton" <LOVERTON@steward.com>
Cc: "Andy Somerville" <andy@smcconcrete.com>

Hi Bill and Mr. O'Connell:

Yes, that is me from 1988 – can't believe how old you are making me feel, and I can honestly tell you that I do not remember that specific 1988 case.

Having said that however, when I look at the documents you attach, you did in fact sign the deed as a Trustee, the qualification simply required that a

Co-trustee also sign since you were not a resident of Virginia. I do not recall which firm we were using in 1988 to prepare our deeds, we have used quite a few different firms in the past, but it looks as though in the derivation of title paragraph that you underline they simply tried to consolidate the statement of facts. Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place.

There is no requirement for a Trustee under a land trust to be a Virginia resident; therefore it is a non issue in this case.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Bill Lynch [mailto:elynychjr@i95businessparks.com]
Sent: Tuesday, June 12, 2007 4:31 PM
To: 'Anthony OConnell'; 'Steve Blizzard'; 'Lisa Overton'
Cc: 'Andy Somerville'
Subject: RE: Where does it say I could not qualify as Trustee?

Tony –

I think the short answer is that was then, this is now.

Lisa has handled title work for the Lynch family and me since about 1980 so I am pretty sure she worked on the sale of the home in 1988. I have never had a problem at settlement when she has been involved. She is very thorough and I trust her judgment.

The operative trust agreement is dated in 1992. I don't recall what the documentation was in 1986, but all the documentation that you require to act as Trustee is of record with the 1992 Trust and the Power of Attorney.

Are there any other documents that you are aware of that are not of record?

Bill

-----Original Message-----
From: Anthony OConnell [mailto:aoconnell@cableone.net]
Sent: Tuesday, June 12, 2007 2:46 PM
To: Steve Blizzard; Lisa Overton
Cc: Edwin W. Lynch, Jr.; Andy Somerville
Subject: Where does it say I could not qualify as Trustee?

2

Deed not recognized 2 (dnr2)

Responses only

2003.07.25 2:07pm (County (Janet Coldsmith) to Anthony O'Connell)

I am answering your third email question. Your real estate record includes a reference to the Will Book 201 109; and a Deed book reference of 8307 p 1446, as those are instruments of record that this office references in our records. They pertain to documents conveying title. The other instruments are recorded in land records at the Circuit Court of Fairfax County and accessible there. Unfortunately the view of the record sent as 'this is not a tax bill' does not reference the deed. However the deed book and page do show on the assessment notice and on the first installment bill, located above the legal description. You can check this on your assessment notice and your 2002 bill. Our records indicate that you informed us of your address change via email on July 4. Unfortunately this was after the mailing of the first installment bills. Your address has been changed, so future correspondence will go to the Arizona address. I believe Ms. Cole is sending a duplicate bill and responding to your second question.

2003.08.04 10:59 am (Linda Mellott to Anthony O'Connell)

I have been requested due to the absence of Janet Coldsmith to respond to your inquiry concerning the deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be

researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2003.08.06 5:27am (Linda Mellott to Anthony O'Connell) **In response to your inquiry concerning the legal description and deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.**

2003.08.21 5:16am (Linda Mellott to Anthony O'Connell) **In response to your inquiry concerning the legal description and deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.**

2004.04.22 9:20am (Linda Mellott to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1092 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.04.26 2:29am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres.

As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.04.29 11:26am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 fax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904 01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.03 2:27pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres.

As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.10 11:05am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.11 7:44am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.21 3:12pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.24 10:28am (Milagros Woolson to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1 If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel

0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy MI1 on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell. Thank you,

2004.06.01 11:56am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 090601-001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.04 10:09am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 090461-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A O'Connell.

2004.06.07 4:32pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on

the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.09 7:58am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.30 9:00am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I

am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.30 9:01am (DTARED) to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to

you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.12 9:31am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the ab~ve referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01 0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax MI1 was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. 088845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recoded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.16 9:12am (DTARED) to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you

please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.23 2:29pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional

documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.26 6:04pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.08.03, 11:25am (Bettina Strickland to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in

WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.08.03. 1:02pm (DTARED to Anthony O'Connell)
I'm referring your email to Ms. Linda Mellott. Thank you,

2004.08.04 2:36pm (Linda Mellott to Anthony O'Connell)
DTA has responded to your questions and we do not have any additional information to add to our responses. You are the Trustee for the property located on parcel 0904-01-0017 and the legal description for this record corresponds to the required recorded documents of Fairfax Circuit Court Land Records.

2004.08.06 3:08pm (Linda Mellott to Anthony O'Connell)
DTA has responded to your questions and we do not have any additional information to add to our responses. You are the Trustee for the property located on parcel 0904-01-0017 and the legal description for this record corresponds to the required recorded documents of Fairfax Circuit Court Land Records.

2004.08.09 4:33pm (Linda Mellott to Anthony O'Connell)
I have been requested to respond to your inquiry concerning the deed book information displayed on the Real Estate records for the property located on Map

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

Editor's note: A photocopy of the fourth paragraph of Bk8307 1446, Deed in Trust Under Land Trust Agreement, is inserted in this email. The text is as follows. The parts in [brackets] were cut off but put back by the editor. "Full power and authority is hereby granted to [the Trustee] and their successors and assigns to protect and [conserve the] property; to sell, contract to sell and grant options [to purchase] the Property and any right, title or interest therein on [any terms;] to exchange the Property or any part thereof for any [other real or] personal property upon any term; to convey the Property [by deed or] other conveyance to any grantee, with or without [consideration; to] mortgage, pledge or otherwise encumber the Property [or any part] thereof; to lease, contract to lease, grant options to [lease and] renew, extend, amend and otherwise modify leases on the [Property or] any part thereof from time to time, for any period of [time, for and] rental and upon any other terms and conditions; and [to release] convey or assign any other right, title or interest [whatsoever in] the Property or any part thereof."

2004.08.10 7:10pm (Kevin Greenlief to Anthony O'Connell)

My staff has traded e-mails and correspondence with you on numerous occasions. We clearly seem to have some failure to communicate on this issue and for that I apologize. First let me explain our position on this, and then I'll explain what it is we are going to do to try to assist you to the extent possible. First, the legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the initial transfer (i.e., the start of the chain), that is the reference we listed. As my staff has repeatedly said however, the Land Trust Agreement at DB 8307-1446 has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description."

We have now implemented a new computer system that offers us some additional space flexibility. As a result, my staff has now added the deed book references you desire to the existing references. The reference included in our legal description area will read "Accotink Station; WB201-109; DB8307-1446; DB8845-1444; DB8845-1449." Again, this is highly unusual and not at all necessary inasmuch as any title examiner, Attorney or court would be able to follow the clear chain of title as recorded in the Land Records. The listing of these deed book references on our assessment record has no bearing on your role as trustee nor does it impact the chain of title ownership. It simply lists deed book references within the chain.

That said, since we have the space and since this appears to be a significant issue for you and does not otherwise impact the validity of our records, we have made this accommodation at your request. You will receive a second installment tax bill in November. This bill should reflect these changes. If you would like to check this on-line before then, you should be able to see these changes within the next two weeks via the following Internet link <http://icare.fairfaxcountv.gov/Main/Home.aspx>

I appreciate that estate management can be a very complicated matter. I wish you much success as you deal with this issue. I trust this concludes the matter at hand.

2004.08.11 8:24am (Kevin Greenlief to Anthony O'Connell)

I responded to this request yesterday.

2004.08.12 9:24am (Kevin Greenlief to Anthony O'Connell)

As I told you yesterday, I responded to this request on Tuesday, August 10, 2004. Another copy is attached. You continue to send me the same e-mail and it appears to be some sort of system generated message since it is exactly the same and is non-responsive to my e-mail of August 10, 2004. In the event you are not reading my electronic response for some reason, I am also mailing you a hard copy response. There will be no further response from me to these type of messages.

2007.01.19 letter (Lisa Overton to Anthony O'Connell)

"This letter will serve to verify that Stewart Title and Escrow, Inc. has received a deposit in the form of a Note with regard to the property referenced above. Please note that we do not have a copy of the contract on file for this transaction, however, we will hold the Note in escrow pending receipt of the contract and/or instructions with regard to this escrow.

Please feel free to contact me should you have any questions concerning this escrow, or should you need any additional information at this time. Best regards. Sincerely"

2007.05.01 letter (Lisa Overton to Anthony O'Connell)

"Enclosed please find a copy of the current Title commitment on the above referenced property. We are forwarding a copy of this report to you at the request of Bill Lynch, and to clarify the question of conveyance of this property. As the commitment shows, you, Anthony Miner O'Connell, Trustee, are the owner of the property and as Trustee you are empowered to convey the property, pursuant to the Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at page 1446.

Please feel free to contact me should you have any questions regarding the enclosed, or should you need any additional information hanks, and best regards. Sincerely"

2007.05.11 8:12am (Lisa Overton to Bill Lynch)

"I received the email you forwarded from Mr. O'Connell, and have the following comments;

(1) No.

(2) Yes.

(3) The County simply uses an abbreviated notation of what the property is for their tax records. We would not consider their notation to be a complete legal description of the property. Quite frankly, as our title commitment states, we would expect the purchaser to obtain a survey of the property prior to closing, giving us a new, current legal description of the property, which is the description we would anticipate using in the deed to be recorded conveying the property. I hope that helps answer your questions."

2007.05.15 6:15am (Lisa Overton to Anthony O'Connell) omit second pdf page?

"Mr. O'Connell: They simply make a "note" of a partial description of the property on the tax records rather than list a complete description of the property. We would require a complete description of the property in the deed and would not consider the county's shortened "note" version to be a complete description. I hope that clarifies it for you."

2007.05.23 11:52am (Lisa Overton to Anthony O'Connell and Bill Lynch)

"Attached is a complete set of title documents with regard to the title search and title commitment issued for the Accotink property.

Thanks!

2007.05.24 9:43am (Lisa Overton to Anthony O'Connell and Bill Lynch) omit second pdf page?

"Bill forwarded your email to me from yesterday, which again asks about the County's notation of the legal description. I believe that we already answered your questions on the legal description, so I am re-sending to you my email of May 15th which addressed the County's legal description.

Lisa Overton”

2007.06.13 12:01pm (Linda Mellott to Anthony O’Connell)

I wish to apologize for the delayed response to your inquiry of June 4. Mr. Greenlief has requested that I reply to your inquiry The legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. We have added the deed book references per your earlier request to the existing references. So, the legal description displayed in our current records for parcel 0904 01 0017 reads as stated below

2007.06.14 10:21am (Lisa Overton to Bill Lynch, Anthony O’Connell, Steve Blizzard, and Lisa Overton) omit second page?

"Yes, that is me from 1988 -can't believe how old you are making me feel, and I can honestly tell you that I do not remember that specific 1988 case. Having said that however, when I look at the documents you attach, you did in fact sign the deed as a Trustee, the qualification simply required that a Co-trustee also sign since you were not a resident of Virginia. I do not recall which firm we were using in 1988 to prepare our deeds, we have used quite a few different firms in the past, but it looks as though in the derivation of title paragraph that you underline they simply tried to consolidate the statement of facts. Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place. There is no requirement for a Trustee under a land trust to be a Virginia resident; therefore it is a non issue in this case."

2007.10.16 8:37am (Lisa Overton to Anthony O’Connell and Steve Blizzard) omit second page?

"I think that Bill is just trying to help, but I am happy to answer on behalf of Stewart Title. WB201 109 does indeed refer to Will Book 201, page 109 as Steve Blizzard indicated earlier. Accotink Station refers to the subdivision name and DB8307-1446 refers to documents recorded in Deed Book 8307 at Page 1446. DB8845-1444 refers to documents recorded in Deed Book 8845 at page 1444 and DB8845-1449 refers to documents recorded in Deed Book 8845 at page 1449. They are all simply references to documents recorded in the land records. I hope that helps."

2007.10.17 8:48am (Lisa Overton to Anthony O’Connell) omit second and third page?

"Anthony, I don't understand what you are asking. These individual documents are simply several documents found in the title search - each has no specific meaning by itself; we look at all the documents found in a title search to determine ownership, insurability, what easements or restrictions affect the property, etc.. Then all of that is translated into a title

commitment, which you have a copy of. You also have a copy of every underlying document from the search.

If there is a specific question you have about one of the documents please let me know, but there is no “meaning” assigned to each particular document.”

2007.10.18 8:21am (Lisa Overton to Anthony O’Connell) omit second and third and fourth page?

"WB201 109 is the court qualification page for the executrix named under the will.

Lisa”

2007.10.19 5:38am (Lisa Overton to Anthony O’Connell and Steve Blizzard) omit second and third and fourth page?

"We are obviously unable to satisfy your questions in this matter. I would suggest that you hire an attorney to represent you that can review and analyze the title search on your behalf and at your expense. We have concluded that the property is insurable and have issued our title commitment. We have provided every copy we can from the title search and forwarded it to you more than once. Should this case go forward we are happy to close the transaction for the purchaser and issue the title insurance policy or policies, but there is no additional information on the search that I can provide to you at this time.

Lisa Overton”

2007.10.25 9:14am (Lisa Overton to Anthony O’Connell)

"Because we have already answered it again and again and again and our answer never satisfies you. It is simply one of many documents forming the chain of title."

omit second and third page?

2007.12.05 2:19pm (Lisa Overton to Anthony O’Connell and Steve Blizzard)

"I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability. The purchaser is welcome to choose another title company for this purchase.

Lisa”

2008.01.07 11:50am (Lisa Overton to Anthony O’Connell and Steve Blizzard)

"We already answered these questions by prior email dated May 11th of 2007. Again: We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time. In 1988 you did need a Co-Trustee appointed per Virginia requirements of an estate, and that was done. Property is now vested in the land trust. A trustee of a land trust does not need to be a Virginia resident as I have

indicated on many emails, therefore there will be no problem for you to sign the deed and other documents as Trustee of the land trust that now owns the property. I do not know how I can make this any clearer."

2008.01.08 5:42am (Lisa Overton to Anthony O'Connell and Steve Blizzard)
"You did not qualify individually, a co-trustee was appointed. So that's a no to you individually - Yes to you WITH A CO-TRUSTEE."

2008.02.20 4:17pm (Kevin Greenlief to Anthony O'Connell)
We have answered this question on numerous occasions Mr. O'Connell. If you would like to discuss the matter further, please call Linda Mellott of my staff at 703-324-4802.

2008.02.23 12:05am (Kevin Greenlief to Anthony O'Connell)
We have answered your e-mails each time you made inquiry over the last couple of years. Since you never acknowledged our replies, but simply kept sending the same inquiry, we finally stopped responding. At this point you should call Linda Mellott of my staff to personally discuss this matter at 703-324-4802; or, provide us your telephone number and Ms. Mellott will be happy to call you.

2008.02.23 7:48 am (Linda Mellott to Anthony O'Connell)
Per your request, I have copied Mr. Greenlief's previous response to your questions below: "First, the legal description of this vacant parcel of 15 acres is "Accotink Station". The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the initial transfer (i.e.. the start of the chain), that is the reference we listed. As my staff has repeatedly said however, the Land Trust Agreement at DB 8307-1446 has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description."

In researching the available on-line Circuit Court documents, Anthony Miner O'Connell was qualified as co-trustee for the Estate of Harold Anthony O'Connell on June 20, 1986. Please let us know if we may be of further assistance.

2008.02.23 1:05pm (Kevin Greenlief to Anthony O'Connell)
Please confirm receipt of Ms. Mellott's last e-mail. Thank you.

2008.02.23 8:24pm (Kevin Greenlief to Anthony O'Connell)
This is my response.

2008.07.31 2:44pm (Kevin Greenlief to Anthony O'Connell) (Copy to Linda Mellott)

"My office has answered your email on numerous occasions. Since you continue to send the same question and never respond further, we are sending no further response. As I have suggested before, if you want any further communication on this matter, please call Linda Mellott of my staff at 703-324-4833. If you are concerned about a long distance call, please send Ms. Mellott your telephone number and she will call you. With all due respect, there will be no further response from our office on this matter.

Sincerely,
Kevin C. Greenlief, Director
Department of Tax Administration
Fairfax County, Virginia"

2009.08.03 6:41am (Linda Mellott to Anthony O'Connell) (Copy to Kevin Greenlief)

"Our records indicate that ANTHONY M OCONNELL TR is the current owner of parcel 0904 01 0017. In regard to the 2009 first installment taxes for this parcel, a payment was received on May 28, 2009 for the amount of \$6,500.00. The check number was 115 drawn on an account with First & Citizen Bank. The payment was applied to the 2009 first installment taxes prior to our billing extract, so a 2009 tax bill was not generated since the 1st installment was paid in full. The screen shot below displays the taxes, and payment information. The cycle 6 tax is the result of the Board of Supervisor's adopting an ordinance for Storm Tax District 1 effective July 1, 2009 for support of stormwater service operations and project activities." ["screen shot" image inserted]

The second installment real estate tax bills will be mailed by November 5, 2009 and payable by December 7, 2009. Please contact our office at 703-222-8234 if we may be of further assistance.

Linda Mellott
Management Analyst
Real Estate Division.
DTA 703-324-4833"

2009.08.05 8:26am (Kevin Greenlief to Anthony O'Connell) (Copy to Linda Mellott)

"Your response is below from Linda Mellott of my staff

Sincerely,
Kevin C. Greenlief,
Director Department of Tax Administration

Fairfax County, Virginia"

(Editor's note: I do not know what Kevin Greenlief is referring to by "Your response is below from Linda Mellott of my staff.")

2009.08.21 letter (Linda Mellott to Anthony O'Connell) (Copy to Kevin Greenlief)

"According to our records, Anthony M O'Connell TR is the current owner of parcel 0904 01 0017. In regard to the 2009 first installment taxes for this parcel, a payment was received on May 28, 2009 for the amount of \$6,500.00. The check number was 115 drawn on an account with First & Citizen Bank. The payment was applied to the 2009 first installment taxes prior to our billing extract, so a 2009 tax bill was not generated since the 1st installment was paid in full. The screen shot enclosed displays the taxes, and payment information. The cycle 6 tax is the result of the Board of Supervisor's adopting an ordinance for Storm Tax District 1 effective July 1, 2009 for support of stormwater service operations and project activities." The second installment real estate tax bill in the amount of \$6,418.10 will be mailed by November 5, 2009 and payable by December 7, 2009. will be mailed by November 5, 2009 and payable by December 7, 2009. Please contact our office at 703-222-8234 if we may be of further assistance.

Sincerely,

Linda C. Mellott

Management Analyst

Real Estate Division. DTA

703-324-4833

Enclosure

cc: Kevin Greenlief, Director

Department of Tax Administration"

["screen shot" image. See pdf reference]

3

Deed not recognized 3 (dnr3)

Responses only grouped by source and/or theme

Part 3, Group 1
Kevin Greenlief's staff
(Janet Coldsmith one time)

2003.07.25 2:07pm (County (Janet Coldsmith) to Anthony O'Connell)
I am answering your third email question.* Your real estate record includes a reference to the Will Book 201 109; and a Deed book reference of 8307 p 1446, as **those are instruments of record** that this office references in our records. **They pertain to documents conveying title.** The other instruments are recorded in land records at the Circuit Court of Fairfax County and accessible there. Unfortunately the view of the record sent as 'this is not a tax bill' does not reference the deed. However the deed book and page do show on the assessment notice and on the first installment bill, located above the legal description. You can check this on your assessment notice and your 2002 bill. Our records indicate that you informed us of your address change via email on July 4. Unfortunately this was after the mailing of the first installment bills. Your address has been changed, so future correspondence will go to the Arizona address. I believe Ms. Cole is sending a duplicate bill and responding to your second question.

*Reference: 2003.07.25 8:53am (Anthony O'Connell to multiple recipients) Dear Fairfax County Board of Supervisors, Washington Post Writers Group, Governing Magazine, Maxwell School, Elizabeth J. Cole:

Would any of you be willing to try to find out:

- 1) Why I cannot obtain a 2003 real estate tax bill for parcel 0904-01-0017?
- 2) What the document trail has been starting with the bill control number that would be found on that bill? For reasons too complex to explain here, it is extremely important to find out who whom the real bill was sent and why.
- 3) Why** the reference for parcel 0904-01-0017 on the printout I was sent (attachment "This is not a tax bill") is **WB201 109, and not** Book 8845 pages 1449-1462 [Correction; the "Deed in trust under land trust agreement" is recorded at Book 8307 pages 1446-1452] (Deed in trust under land trust agreement), or Book 8845 pages 1449-1462 (Land Trust Agreement), or Book 8845 pages 1444-1448 (Power of Attorney)?

If the above can not be found out, would you please tell me why?

Thank you.

Sincerely, Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

Part 3, Group 2
Kevin Greenlief's staff
(Linda Mellott three times)

2003.08.04 10:59 am (Linda Mellott to Anthony O'Connell)

I have been requested due to the absence of Janet Coldsmith to respond to your inquiry concerning the deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference **transferring ownership as WB201-109** as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. **We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property.** DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the **Percentage of Interest in the Trust**. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2003.08.06 5:27am (Linda Mellott to Anthony O'Connell)

In response to your inquiry concerning the legal description and deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference **transferring ownership as WB201-109** as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. **We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property.** DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the **Percentage of Interest in the Trust**. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2003.08.21 5:16am (Linda Mellott to Anthony O'Connell)

In response to your inquiry concerning the legal description and deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference **transferring ownership as WB201-109** as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. **We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property.** DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the **Percentage of Interest in the Trust**. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

Part 3, Group 3

Kevin Greenlief's staff

(Linda Mellott eight times, DTARED seventeen times, Bettina Strickland one time, Milagros Woolson one time)

2004.04.22 9:20am (Linda Mellott to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal

description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.04.26 2:29am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.04.29 11:26am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you

please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 fax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904 01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.03 2:27pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional

documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.10 11:05am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2603 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.11 7:44am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in

WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.21 3:12pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney

appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.24 10:28am (Milagros Woolson to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1 If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy MI1 on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell. Thank you,

2004.06.01 11:56am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. Hit is not clear that I am Trustee for parcel 090601-001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County

Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.04 10:09am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 090461-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and

DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A O'Connell.

2004.06.07 4:32pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.09 7:58am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also

display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.30 9:00am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are

recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.30 9:01am (DTARED) to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.12 9:31am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the ab~ve referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the

Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01 0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax MI1 was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. 088845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.16 9:12am (DTARED) to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If It is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly

owned by Harold A. O'Connell.

2004.07.23 2:29pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.26 6:04pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to

our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.08.03, 11:25am (Bettina Strickland to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.08.03. 1:02pm (DTARED to Anthony O'Connell) GREENLIEF?????
I'm referring your email to Ms. Linda Mellott. Thank you,

2004.08.04 2:36pm (Linda Mellott to Anthony O'Connell)
DTA has responded to your questions and we do not have any additional information to add to our responses. You are the Trustee for the property located on parcel 0904-01-0017 and the legal description for this record corresponds to the required recorded documents of Fairfax Circuit Court Land Records.

2004.08.06 3:08pm (Linda Mellott to Anthony O'Connell)
DTA has responded to your questions and we do not have any additional information to add to our responses. You are the Trustee for the property located on parcel 0904-01-0017 and the legal description for this record corresponds to the required recorded documents of Fairfax Circuit Court Land Records.

2004.08.09 4:33pm (Linda Mellott to Anthony O'Connell)
I have been requested to respond to your inquiry concerning the deed book information displayed on the Real Estate records for the property located on Map Reference **090-4-01-0017** described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page, Book 8307 Page 1446, where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The phrase you listed and the wording in this deed define your authority as trustee,

Editor's note: A photocopy of the fourth paragraph of Bk8307 1446, Deed in Trust Under Land Trust Agreement, is inserted in this email. The text is as follows. The parts in [brackets] were cut off but put back by the editor.

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

convey or assign any other right, title or interest [whatsoever in] the Property or any part thereof."

2007.06.13 12:01pm (Linda Mellott to Anthony O'Connell)

I wish to apologize for the delayed response to your inquiry of June 4. Mr. Greenlief has requested that I reply to your inquiry. The legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. We have added the deed book references per your earlier request to the existing references. So, the legal description displayed in our current records for parcel 0904 01 0017 reads as stated below

2008.02.23 7:48 am (Linda Mellott to Anthony O'Connell)

Per your request, I have copied Mr. Greenlief's previous response to your questions below: "First, the legal description of this vacant parcel of 15 acres is "Accotink Station". The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the initial transfer (i.e.. the start of the chain), that is the reference we listed. As my staff has repeatedly said however, **the Land Trust Agreement at DB 8307-1446** has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description."

In researching the available on-line Circuit Court documents, Anthony Miner O'Connell was qualified as co-trustee for the Estate of Harold Anthony O'Connell on June 20, 1986. Please let us know if we may be of further assistance.

2009.08.03 6:41am (Linda Mellott to Anthony O'Connell) (Copy to Kevin Greenlief)

"Our records indicate that ANTHONY M OCONNELL TR is the current owner of parcel 0904 01 0017. In regard to the 2009 first installment taxes for this parcel, a payment was received on May 28, 2009 for the amount of \$6,500.00. The check number was 115 drawn on an account with First & Citizen Bank. The payment was applied to the 2009 first installment taxes prior to our billing extract, so a 2009 tax bill was not generated since the 1st installment was paid in full. The screen shot below displays the taxes, and payment information. The cycle 6 tax is the result of the Board of Supervisor's adopting an ordinance for Storm Tax District 1 effective July 1, 2009 for support of stormwater service operations and

project activities." ["screen shot" image inserted] The second installment real estate tax bills will be mailed by November 5, 2009 and payable by December 7, 2009. Please contact our office at 703-222-8234 if we may be of further assistance.

Linda Mellott
Management Analyst
Real Estate Division. DTA
703-324-4833"

2009.08.21 letter (Linda Mellott to Anthony O'Connell) (Copy to Kevin Greenlief)

"According to our records, Anthony M O'Connell TR is the current owner of parcel 0904 01 0017. In regard to the 2009 first installment taxes for this parcel, a payment was received on May 28, 2009 for the amount of \$6,500.00. The check number was 115 drawn on an account with First & Citizen Bank. The payment was applied to the 2009 first installment taxes prior to our billing extract, so a 2009 tax bill was not generated since the 1st installment was paid in full. The screen shot enclosed displays the taxes, and payment information. The cycle 6 tax is the result of the Board of Supervisor's adopting an ordinance for Storm Tax District 1 effective July 1, 2009 for support of stormwater service operations and project activities."

The second installment real estate tax bill in the amount of \$6,418.10 will be mailed by November 5, 2009 and payable by December 7, 2009. will be mailed by November 5, 2009 and payable by December 7, 2009. Please contact our office at 703-222-8234 if we may be of further assistance.

Sincerely,
Linda C. Mellott
Management Analyst
Real Estate Division. DTA
703-324-4833

Enclosure
cc: Kevin Greenlief, Director
Department of Tax Administration"
["screen shot" image. See pdf reference]

Part 3, Group 4
(Kevin Greenlief nine times)

2004.08.10 7:10pm (Kevin Greenlief to Anthony O'Connell)

My staff has traded e-mails and correspondence with you on numerous occasions. We clearly seem to have some failure to communicate on this issue and for that I apologize.

First let me explain our position on this, and then I'll explain what it is we are going to do to try to assist you to the extent possible. First, the legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners)

determine the source of **initial property transfer**. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the **initial transfer (i.e., the start of the chain)**, that is the reference we listed. As my staff has repeatedly said however, the **Land Trust Agreement at DB 8307-1446** has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description." We have now implemented a new computer system that offers us some additional space flexibility. As a result, my staff has now added the deed book references you desire to the existing references. The reference included in our legal description area will read "Accotink Station; WB201-109; DB8307-1446; DB8845-1444; DB8845-1449." Again, this is highly unusual and not at all necessary inasmuch as **any title examiner, Attorney or court** would be able to follow the clear chain of title as recorded in the Land Records. The listing of these deed book references on our assessment record has no bearing on your role as trustee nor does it impact the chain of title ownership. It simply lists deed book references within the chain.

That said, since we have the space and since this appears to be a significant issue for you and does not otherwise impact the validity of our records, we have made this accommodation at your request. You will receive a second installment tax bill in November. This bill should reflect these changes. If you would like to check this on-line before then, you should be able to see these changes within the next two weeks via the following Internet link <http://icare.fairfaxcountv.gov/Main/Home.aspx>

I appreciate that estate management can be a very complicated matter. I wish you much success as you deal with this issue. I trust this concludes the matter at hand.

2004.08.11 8:24am (Kevin Greenlief to Anthony O'Connell)

I responded to this request yesterday.

2004.08.12 9:24am (Kevin Greenlief to Anthony O'Connell)

As I told you yesterday, I responded to this request on Tuesday, August 10, 2004. Another copy is attached. You continue to send me the same e-mail and it appears to be some sort of system generated message since it is exactly the same and is non-responsive to my e-mail of August 10, 2004. In the event you are not reading my electronic response for some reason, I am also mailing you a hard copy response. There will be no further response from me to these type of messages.

2008.02.20 4:17pm (Kevin Greenlief to Anthony O'Connell)

We have answered this question on numerous occasions Mr. O'Connell. If you would like to discuss the matter further, please call Linda Mellott of my staff at 703-324-4802.

2008.02.23 12:05am (Kevin Greenlief to Anthony O'Connell)

We have answered your e-mails each time you made inquiry over the last couple of years. Since you never acknowledged our replies, but simply kept sending the same inquiry, we finally stopped responding. At this point you should call Linda Mellott of my staff to personally discuss this matter at 703-324-4802; or, provide us your telephone number and Ms. Mellott will be happy to call you.

2008.02.23 1:05pm (Kevin Greenlief to Anthony O'Connell) Please confirm receipt of Ms. Mellott's last e-mail. Thank you.

2008.02.23 8:24pm (Kevin Greenlief to Anthony O'Connell)

This is my response.

2008.07.31 2:44pm (Kevin Greenlief to Anthony O'Connell) (Copy to Linda Mellott)

"My office has answered your email on numerous occasions. Since you continue to send the same question and never respond further, we are sending no further response. As I have suggested before, if you want any further communication on this matter, please call Linda Mellott of my staff at 703-324-4833. If you are concerned about a long distance call, please send Ms. Mellott your telephone number and she will call you. With all due respect, there will be no further response from our office on this matter.

Sincerely,

Kevin C. Greenlief, Director
Department of Tax Administration
Fairfax County, Virginia"

2009.08.05 8:26am (Kevin Greenlief to Anthony O'Connell) (Copy to Linda Mellott) *

"Your response is below from Linda Mellott of my staff

Sincerely,

Kevin C. Greenlief, Director
Department of Tax Administration
Fairfax County, Virginia"

*Note: I do not know what Kevin Greenlief is referring to by "Your response is below from Linda Mellott of my staff.")

Part 3, Group 5

(Lisa Overton, title searcher and settlement agent, fifteen times)

2007.01.19 letter (Lisa Overton to Anthony O'Connell)

"This letter will serve to verify that Stewart Title and Escrow, Inc. has received a deposit in the form of a Note with regard to the property referenced above. Please note that we do not have a copy of the contract on file for this transaction, however, we will hold the Note in escrow pending receipt of the contract and/or instructions with regard to this escrow.

Please feel free to contact me should you have any questions concerning this escrow, or should you need any additional information at this time. Best regards. Sincerely"

2007.05.01 letter (Lisa Overton to Anthony O'Connell)

"Enclosed please find a copy of the current Title commitment on the above referenced property. We are forwarding a copy of this report to you at the request of Bill Lynch, and **to clarify the question of conveyance of this property**. As the commitment shows, **you, Anthony Miner O' Connell, Trustee, are the owner of the property** and as Trustee you are empowered to convey the property, pursuant to the Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at page 1446.

Please feel free to contact me should you have any questions regarding the enclosed, or should you need any additional information hanks, and best regards.

Sincerely"

2007.05.11 8:12am (Lisa Overton to Bill Lynch)

"I received the email you forwarded from Mr. O'Connell, and have the following comments;

(1) No.

(2) Yes.

(3) The County simply uses an abbreviated notation of what the property is for their tax records. We would not consider their notation to be a complete legal description of the property. Quite frankly, as our title commitment states, we would expect the purchaser to obtain a survey of the property prior to closing, giving us a new, current legal description of the property, which is the description we would anticipate using in the deed to be recorded conveying the property. I hope that helps answer your questions."

2007.05.15 6:15am (Lisa Overton to Anthony O'Connell)

"Mr. O'Connell: They simply make a "note" of a partial description of the property on the tax records rather than list a complete description of the property. We

would require a complete description of the property in the deed and would not consider the county's shortened "note" version to be a complete description. I hope that clarifies it for you."

2007.05.23 11:52am (Lisa Overton to Anthony O'Connell and Bill Lynch)
"Attached is a complete set of title documents with regard to the title search and title commitment issued for the Accotink property. Thanks!

2007.05.24 9:43am (Lisa Overton to Anthony O'Connell and Bill Lynch) omit second pdf page?

"Bill forwarded your email to me from yesterday, which again asks about the County's notation of the legal description. I believe that we already answered your questions on the legal description, so I am re-sending to you my email of May 15th which addressed the County's legal description. Lisa Overton"

2007.06.14 10:21am (Lisa Overton to Bill Lynch, Anthony O'Connell, Steve Blizzard, and Lisa Overton)

"Yes, that is me from 1988 -can't believe how old you are making me feel, and I can honestly tell you that I do not remember that specific 1988 case. Having said that however, when I look at the documents you attach, you did in fact sign the deed as a Trustee, the qualification simply required that a Co-trustee also sign since you were not a resident of Virginia. I do not recall which firm we were using in 1988 to prepare our deeds, we have used quite a few different firms in the past, but it looks as though in the derivation of title paragraph that you underline they simply tried to consolidate the statement of facts. Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place. There is no requirement for a Trustee under a land trust to be a Virginia resident; therefore it is a non issue in this case."

2007.10.16 8:37am (Lisa Overton to Anthony O'Connell and Steve Blizzard)
"I think that Bill is just trying to help, but I am happy to answer on behalf of Stewart Title. WB201 109 does indeed refer to Will Book 201, page 109 as Steve Blizzard indicated earlier. Accotink Station refers to the subdivision name and DB8307-1446 refers to documents recorded in Deed Book 8307 at Page 1446. DB8845-1444 refers to documents recorded in Deed Book 8845 at page 1444 and DB8845-1449 refers to documents recorded in Deed Book 8845 at page 1449. They are all simply references to documents recorded in the land records. I hope that helps."

2007.10.17 8:48am (Lisa Overton to Anthony O'Connell)

"Anthony, I don't understand what you are asking. These individual documents are simply several documents found in the title search - each has no specific meaning by itself; we look at all the documents found in a title search to

determine ownership, insurability, what easements or restrictions affect the property, etc..

Then all of that is translated into a title commitment, which you have a copy of.

You also have a copy of every underlying document from the search.

If there is a specific question you have about one of the documents please let me know, but there is no "meaning" assigned to each particular document."

2007.10.18 8:21am (Lisa Overton to Anthony O'Connell)

"WB201 109 is the court qualification page for the executrix named under the will. Lisa"

2007.10.19 5:38am (Lisa Overton to Anthony O'Connell and Steve Blizzard)

"We are obviously unable to satisfy your questions in this matter. I would suggest that **you hire an attorney** to represent you that can review and analyze the title search on your behalf and at your expense. We have concluded that the property is insurable and have issued our title commitment. We have provided every copy we can from the title search and forwarded it to you more than once. Should this case go forward we are happy to close the transaction for the purchaser and issue the title insurance policy or policies, but there is no additional information on the search that I can provide to you at this time. Lisa Overton"

2007.10.25 9:14am (Lisa Overton to Anthony O'Connell)

"Because we have already answered it again and again and again and our answer never satisfies you. It is simply one of many documents forming the chain of title." omit second and third page?

2007.12.05 2:19pm (Lisa Overton to Anthony O'Connell and Steve Blizzard)

"I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability. The purchaser is welcome to choose another title company for this purchase. Lis

2008.01.07 11:50am (Lisa Overton to Anthony O'Connell and Steve Blizzard)

"We already answered these questions by prior email dated May 11th of 2007. Again: We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time. In 1988 you did need a Co-Trustee appointed per Virginia requirements of an estate, and that was done. Property is now vested in the land trust. A trustee of a land trust does not need to be a Virginia resident as I have indicated on many emails, therefore there will be no problem for you to sign the deed and other documents as Trustee of the land trust that now owns the property. I do not know how I can make this any clearer."

2008.01.08 5:42am (Lisa Overton to Anthony O'Connell and Steve Blizzard)

"You did not qualify individually, a co-trustee was appointed. So that's a no to you individually - Yes to you WITH A CO-TRUSTEE."*

*Reference: The 1988 deed at Book 7005 page 634 says: ".....whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead."

4

Deed not recognized 4 (dnr4)

I don't understand why the 1992 deed for Accotink is not recognized.

Inquires and responses
2003

2003.07.25 8:53am (Anthony O'Connell to multiple recipients)

Dear Fairfax County Board of Supervisors, Washington Post Writers Group, Governing Magazine, Maxwell School, Elizabeth J. Cole:

Would any of you be willing to try to find out:

- 1) Why I cannot obtain a 2003 real estate tax bill for parcel 0904-01-0017?
- 2) What the document trail has been starting with the bill control number that would be found on that bill? For reasons too complex to explain here, it is extremely important to find out who whom the real bill was sent and why.
- 3) Why the reference for parcel 0904-01-0017 on the printout I was sent (attachment "This is not a tax bill") is WB201 109, and not Book 8845 pages 1449-1462 (Deed in trust under land trust agreement), or Book 8845 pages 1449-1462 (Land Trust Agreement), or Book 8845 pages 1444-1448 (Power of Attorney)?

If the above can not be found out, would you please tell me why? Thank you.

Sincerely, Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.07.25 2:07pm (County (Janet Goldsmith) to Anthony O'Connell)

I am answering your third email question. Your real estate record includes a reference to the Will Book 201 109; and a Deed book reference of 8307 p 1446, as those are instruments of record that this office references in our records. They pertain to documents conveying title. The other instruments are recorded in land records at the Circuit Court of Fairfax County and accessible there. Unfortunately the view of the record sent as 'this is not a tax bill' does not reference the deed. However the deed book and page do show on the assessment notice and on the first installment bill, located above the legal description. You can check this on your assessment notice and your 2002 bill. Our records indicate that you informed us of your address change via email on July 4. Unfortunately this was after the mailing of the first installment bills. Your address has been changed, so future correspondence will go to the Arizona address. I believe Ms. Cole is sending a duplicate bill and responding to your second question.

2003.07.29 8:05am (Anthony O'Connell to Elizabeth Cole) (No copy to another)

"Thank you for emailing me a copy of the 2003 real estate tax bill for parcel 0904-01-0017. I received it July 28. What is the audit trail for its' Bill Control 403608501(?)? What is the audit trail for its' Address Service Requested? Would you please correct the legal description and reference on the tax bill? It should be B8307p1446, B8845p1444, B8845p1449. If it is your position that it should be the WB 201 109 on the tax bill, and not B8307p1446, B8845p1444, B8845p1449, would you please tell me why? I cannot properly perform my duties as Trustee until the confused audit trails entangling parcel 0904-01-0017 are clear. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)

"2003.07.30 5:59am (Anthony O'Connell to Elizabeth Cole) (No copy to another)

"Would you please correct the legal description for 0904-01-0017 on the tax bill? The legal description should be B8307p1446, B8845p1444, B8845p1449. If it is your position that it should be the WB 201 109 on the tax bill, and not B8307p1446, B8845p1444, B8845p1449, would you please tell me why? How would anyone know I was Trustee from looking at WB 201 109? I cannot properly perform my duties as Trustee until the confusions surrounding the audit trails of parcel 0904-01-0017 are cleared away. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.07.30 letter Anthony O'Connell to Katherine Hanley to Kevin Greenlief (No copy to another)

"I received a copy of the enclosed email from Mr. Anthony O'Connell regarding his request for real estate tax billing information about a particular parcel of property. Please provide me with a copy of the Department of Tax Administration's answer to Mr. O'Connell 's inquires. Thank you.

"2003.07.31 3:47am (Anthony O'Connell to Elizabeth Cole) (Copy to multiple recipients)

"Would you please correct the legal description for 0904-01-0017 on the tax bill? The legal description should be B8307p1446, B8845p1444, B8845p1449. If it is your position that it should be the WB 201 109 on the tax bill, and not B8307p1446, B8845p1444, B8845p1449, would you please tell me why? How would anyone know I was Trustee from looking at WB 201 109? I cannot properly perform my duties as Trustee until the confusions surrounding the audit trails of parcel 0904-01-0017 are cleared away. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449,

B8845p1444)"

2003.07.31 3:55am (Anthony O'Connell to Elizabeth Cole) (Copy to Fairfax Journal)

Would you please correct the legal description for 0904-01-0017 on the tax bill? The legal description should be B8307p1446, B8845p1444, B8845p1449.

If it is your position that it should be the WB 201 109 on the tax bill, and not B8307p1446, B8845p1444, B8845p1449, would you please tell me why?

How would anyone know I was Trustee from looking at WB 201 109?

I cannot properly perform my duties as Trustee until the confusions surrounding the audit trails of parcel 0904-01-0017 are cleared away.

Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.08.04 10:59 am (Linda Mellott to Anthony O'Connell)

I have been requested due to the absence of Janet Coldsmith to respond to your inquiry concerning the deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2003.08.05 5:16am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992: Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; Book 8845 pages 1444-1448, Power of Attorney; and Book 8845 pages 1449-1462, Land Trust Agreement.

Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)

"2003.08.06 2:43am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992: Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; Book 8845 pages 1444-1448, Power of Attorney; and Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident.

Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.08.06 5:27am (Linda Mellott to Anthony O'Connell)

In response to your inquiry concerning the legal description and deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2003.08.20 3:37pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975. The legal description should be: Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; Book 8845 pages 1444-1448, Power of Attorney; and Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident.

Thank you."

2003.08.21 5:16am (Linda Mellott to Anthony O'Connell)

In response to your inquiry concerning the legal description and deed book information displayed on the Real Estate records and subsequent tax bills for the property located on Map Reference 090-4-01-0017 described as ACCOTINK STATION. Our records contain the reference transferring ownership as WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. These two documents do not convey ownership and are not required to be a part of the Real Estate records. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2003.08.22 1:59pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. The legal description should not be WB201p109 dated 1975. If you read the documents it is self evident. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.08.22, 2:37pm (Anthony O'Connell to Kevin Greenlief) (No copy to another) "Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.08.25 5:14pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages

1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.08.27 9:10am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.08.27 6:00pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.09.01 7:48pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.09.11 3:24pm (Anthony O'Connell to Kevin Greenlief) (Copy to Kate Hanley) "Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. The legal description should not be WB201p109 dated 1975. If you read the documents it is self evident. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.09.14 8:09am (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients)

"Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

The legal description should not be WB201p109 dated 1975.

If you read the documents it is self evident. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.09.14 8:12am (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients) "Would you please correct the legal description on your real estate tax bill for Parcel 0904-01-0017? The legal description should be: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. The legal description should not be WB201p109 dated 1975. If you read the documents it is self evident. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.01 5:37pm (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages.1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449- 1462, Land Trust Agreement.

If you read the documents it is self evident. Confusions on the court records and unanswered questions about them prevent me from carrying out my duties as Trustee.

Confusions have prevented me from selling parcel 0904-01-0017 for the past ten years. Experience has taught me that it would not be prudent to try until the confusions are cleared away. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017, before I am sent one, associated with the incorrect legal description on the tax bill for parcel 0904-01-0017? Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.01 5:42pm (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages.1444-1448, Power of Attorney; and
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If you read the documents it is self evident. Confusions on the court records and unanswered questions about them prevent me from carrying out my duties as Trustee.

Confusions have prevented me from selling parcel 0904-01-0017 for the past ten years. Experience has taught me that it would not be prudent to try until the confusions are cleared away. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017, before I am sent one, associated with the incorrect legal description on the tax bill for parcel 0904-01-0017? Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.03 12.35pm (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients)

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

The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident.

Confusions on the court records and unanswered questions about them prevent me from carrying out my duties as Trustee. It would not be prudent for me to try to sell 0904-01-0017 until the confusions are cleared away. Experience has taught me that the people who create and control confusion control the assets and people who are intangled in the confusion.

Confusions have prevented me from selling parcel 0904-01-0017 for the past ten years.

If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? Why do you not correct the legal description on your tax bill or respond to my requests? Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.04 4:14am (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients)

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

The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident.

Confusions on the court records and unanswered questions about them prevent me from carrying out my duties as Trustee. It would not be prudent for me to try to sell 0904-01-0017 until the confusions are cleared away. Experience has taught me that the people who create and control confusion control the assets and people who are entangled in the confusion. Confusions have prevented me from selling parcel 0904-01-0017 for the past ten years.

If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? Why do you not correct the legal description on your tax bill or respond to my requests? Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.06 6:34pm (Anthony O'Connell to Kevin Greenlief) (Copy to multiple recipients)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident.

Confusions on the court records and unanswered questions about them prevent me from carrying out my duties as Trustee. It would not be prudent for me to try to sell 0904-01-0017 until the confusions are cleared away. Experience has

taught me that confusion can be used as tool to control the assets and people who are intangled in the confusion. Confusions have prevented me from selling parcel 0904-01-0017 for the past ten years. Would you please answer a few questions?

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me? Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.08 6.30am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief) "I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. Can any of you get Mr. Greenlief to answer these questions: (1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? (2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? (3) Why do you not correct the legal description? (4) Why do you not respond to me? I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.09 6.08am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department Tax Administration, to answer my questions. I know of no other option but to try to get someone who can.

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered. Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446,

B8845p1449, B8845p1444)"

2003.10.10 4.37am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01 0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1 - 0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered. Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.14 12.09pm (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01 0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1 - 0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered.

Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.15 5.59am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other

option but to try to get someone who can. . Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.16 1.20pm (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. . Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.17 4.09am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can.

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel

0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.20 6.08am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief) "I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. . Can any of you get Mr. Greenlief to answer these questions: (1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? (2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17? (3) Why do you not correct the legal description? (4) Why do you not respond to me? I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.21 7.28 am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank

you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.22 5.13am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief) "I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. . Can any of you get Mr. Greenlief to answer these questions: (1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? (2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? (3) Why do you not correct the legal description? (4) Why do you not respond to me? I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.23 5.48am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me? I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you. Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.28 8.06am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other

option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions: (

1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.10.31 10.37am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such. The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.11.03 9.17am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax

bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.11.04 6.34am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can..

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.11.07 5.45am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-0 1- 00 17?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.
Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446,
B8845p1449, B8845p1444)"

2003.11.11 10.45am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.
Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446,
B8845p1449, B8845p1444)"

2003.11.18 6.42pm (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.
Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446,
B8845p1449, B8845p1444)"

2003.11.22 6.09pm (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

2003.12.12 11.33am (Anthony O'Connell to multiple recipients) (Copy to Kevin Greenlief)

"Subject: Issue: Can the public get their questions answered?

Dear Fairfax County Board of Supervisors and to whom it may concern:

I do not have the power to get Mr. Kevin Greenlief, Director, Fairfax County Department of Tax Administration, to answer my questions. I know of no other option but to try to get someone who can. .

Can any of you get Mr. Greenlief to answer these questions:

(1) If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

(2) Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

(3) Why do you not correct the legal description?

(4) Why do you not respond to me?

I cannot properly perform my duties as Trustee unless I can get answers to questions such as these. I do not have a dispute with Fairfax County. I ask that no one make it appear so and it being accepted as such.

The issue is whether the public can get their questions answered Thank you.

Anthony M. O'Connell , Trustee for Parcel 09-4-01-0017 (B8307p1446, B8845p1449, B8845p1444)"

5

Deed not recognized 5 (dnr5)

I don't understand why the 1992 deed for Accotink is not recognized.

Inquires and responses 2004
(January- June)

2004.01.13 11.28am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.01.20 10.45pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for

parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.01.25 10.43pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904 01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.01.29 11.41pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.02.07 1.48pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.02.18 6.09am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.03.08 10.57pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for

parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-00 17 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.03.23 4.08pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-00 17 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.03.25 7.08am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-00 17 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.03.28 5.58pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-00 17 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.03.31 12.26am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
- (2) Book 8845 pages 1444-1448, Power of Attorney; and
- (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-00 17 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.04.05 12.50pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

- (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;

(2) Book 8845 pages 1444-1448, Power of Attorney; and
(3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.04.12 6.57pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

(1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
(2) Book 8845 pages 1444-1448, Power of Attorney; and
(3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.

Thank you."

2004.04.17 2.20am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975.

The legal description should be the following documents dated 1992:

(1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement;
(2) Book 8845 pages 1444-1448, Power of Attorney; and
(3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-0 1-0017 would you please tell me why?

Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-0 1-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

I cannot properly perform my duties as Trustee until the confusions on the court

records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017.
Thank you."

2004.04.22 9:20am (Linda Mellott to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why?

According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of FairfaxCounty Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1092 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601- 0017?

When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.04.24 6.23am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do

with the incorrect legal description on the tax bill for parcel 0904-01-0017? I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Please correct the legal description on your real estate tax bill for parcel 0904-01-0017. Would you please tell me what the following from Book 8307 page 1446 means to you?

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

Thank you."

2004.04.26 5.19pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident. I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th day of October, 1992 by and between JEAN MARY O'Connell NADER and HOWARD NADER, husband and wife, SHEILA ANN O'Connell and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MINER O'Connell, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY

MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

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

Would you please tell me what the following, beginning in Will Book 201 at page 109, and recorded in 1975, means to you?

WILL BOOK 201 PAGE 109

"IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA, June 18, 1975 Fid. 21840

A paper writing purporting to be the Last Will and Testament of HAROLD A. O'CONNELL, dated the 11th day of April, 1974, was this day presented for probate by Jean M. O'Connell, who made oath thereto, and it appearing from the statement filed by her in connection therewith that the said HAROLD A.

O'CONNELL died on the 26th day of May, 1975, and was at the time of his death a resident of the County of Fairfax, Virginia, and it further appearing that said paper writing was executed pursuant to the provisions of Sec. 64.1-87.1 of the Code of Virginia, said paper writing is admitted to probate and ordered to be recorded as and for the true Last Will and Testament of HAROLD A.

O'CONNELL. Thereupon Jean M. O'Connell, the Executor named in said will, is appointed and duly qualifies as such by taking the oath prescribed by law and entering into and acknowledging a bond in the penalty of One Hundred Fifty Thousand Dollars (no surety being required by direction of the Testator as set out in said will).

Which said bond, being duly signed, sealed, acknowledged and delivered by the obligor therein named, before me, is approved and ordered to be recorded.

Thereupon the said Executor filed with me, and subscribed and swore to the same before me, a list of the persons who would have been the heirs at law of the decedent had he died intestate, which is received and admitted to record

Teste: K FRANKLIN GOODING, CLERK

By (?) Deputy Clerk

WILL BOOK 201 PAGE 110

IN THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA List of the heirs at law, as required by Section 64.1-134 of the Code of Virginia, as amended, of HAROLD A. O'CONNELL who died testate on the 26th day of May, 1975

The following would have been the heirs at law of the decedent had he died intestate:

NAMES OF HEIRS AGE- YEARS RELATIONSHIP ADDRESS

Jean M. O'Connell 63 - wife 6541 Franconia Road Springfield, Va. 22150

Anthony M O'Connell 33 - son 6525 Clayton Avenue St. Louis, Missouri 63139

Sheila Tierney O'Connell 35 - daughter 44 Carleton Street Portland, Maine

04102

Jean Nader O'Connell 37 - daughter 439 Spring Street New Kensington, Pa 15068 I do solemnly swear that I have made diligent inquiry as to the names, ages and addresses of the heirs at law of the above named decedent and that I believe the above list of said heirs to be true and correct, so help me God.

(signed) Jean M O'Connell

Wife of the decedent Address:

6541 Franconia Road

Springfield, Va. 22150

...Thank you."

2004.04.26 2:29am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres.

As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why?

According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.04.29 7.50am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for

parcel 0904-01-0017? The legal description should not be WB201p109 dated 1975. The legal description should be the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement.

If you read the documents it is self evident.

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TUST AGREEMENT

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

WITNESSETH:

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

...

Would you please tell me what the following, beginning in Will Book 201 at page 109, and recorded in 1975, means to you? WILL BOOK 201 PAGE 109

"IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA, June 18, 1975 Fid. 21840

A paper writing purporting to be the Last Will and Testament of HAROLD A. O'CONNELL, dated the 11th day of April, 1974, was this day presented for probate by Jean M. O'Connell, who made oath thereto, and it appearing from the statement filed by her in connection therewith that the said HAROLD A.

O'CONNELL died on the 26th day of May, 1975, and was at the time of his death a resident of the County of Fairfax, Virginia, and it further appearing that said paper writing was executed pursuant to the provisions of Sec. 64.1-87.1 of the Code of Virginia, said paper writing is admitted to probate and ordered to be recorded as and for the true Last Will and Testament of HAROLD A.

O'CONNELL.

Thereupon Jean M. O'Connell, the Executor named in said will, is appointed and duly qualifies as such by taking the oath prescribed by law and entering into and

acknowledging a bond in the penalty of One Hundred Fifty Thousand Dollars (no surety being required by direction of the Testator as set out in said will). Which said bond, being duly signed, sealed, acknowledged and delivered by the obligor therein named, before me, is approved and ordered to be recorded. Thereupon the said Executor filed with me, and subscribed and swore to the same before me, a list of the persons who would have been the heirs at law of the decedent had he died intestate, which is received and admitted to record

Teste: K FRANKLIN GOODING, CLERK

By (?) Deputy Clerk

WILL BOOK 201 PAGE 110

IN THE CIRCUIT COURT OF THE COUNTY OF FAIRFAX, VIRGINIA

List of the heirs at law, as required by Section 64.1-134 of the Code of Virginia, as amended, of HAROLD A. O'CONNELL who died testate on the 26th day of May, 1975

The following would have been the heirs at law of the decedent had he died intestate:

NAMES OF HEIRS AGE- YEARS RELATIONSHIP ADDRESS

Jean M. O'Connell 63 - wife 6541 Franconia Road Springfield, Va. 22150

Anthony M O'Connell 33 - son 6525 Clayton Avenue St. Louis, Missouri 63139

Sheila Tierney O'Connell 35 - daughter 44 Carleton Street Portland, Maine 04102

Jean Nader O'Connell 37 - daughter 439 Spring Street New Kensington, Pa 15068

I do solemnly swear that I have made diligent inquiry as to the names, ages and addresses of the heirs at law of the above named decedent and that I believe the above list of said heirs to be true and correct, so help me God.

(signed) Jean M O'Connell

Wife of the decedent

Thank you."

2004.04.29 11:26am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904 01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.03 6.50am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

*and incorporated EXHIBIT A ("Property").
TO HAVE AND TO HOLD the property in fee simple, "*
Thank you.

2004.05.03 2:27pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why?

According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.08 9.02am (Anthony O'Connell to County (Kevin Greenlief)) (No copy to another)

Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975. That has been superseded by the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident. I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to

do with the incorrect legal description on the tax bill for parcel 0904-01-0017?
Would you please tell me what the following, beginning in Book 8307 at page
1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

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

Thank you.

2004.05.10 11:05am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2603 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this

property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.10 3:41pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

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

Thank you."

2004.05.11 7:44am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you

please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.21 11.36am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th day of October, 1992 by and between JEAN MARY O'Connell NADER and HOWARD NADER, husband and wife, SHEILA ANN O'Connell and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and

not remarried, and ANTHONY MNER O'Connell , Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

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

Thank you."

2004.05.21 3:12pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.05.24 10:28am (Milagros Woolson to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I

am including your questions from your most recent email in my response:

1 If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy M11 on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

Thank you,

2004.05.27 2.30pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th

day of October, 1992 by and between JEAN MARY O'Connell NADER and HOWARD NADER, husband and wife, SHEILA ANN O'Connell and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MNER O'Connell , Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

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

Thank you."

2004.05.28 12.00pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TUST AGREEMENT

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

WITNESSETH:

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

*and incorporated EXHIBIT A ("Property").
TO HAVE AND TO HOLD
the property in fee simple, "*
Thank you."

2004.06.01 11:56am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. Hit is not clear that I am Trustee for parcel 090601-001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 090601-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.04 5.35am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the

2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

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

Thank you."

2004.06.04 10:09am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01 -0017 would you please tell me why?

According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 090461-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017?

When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the

legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A O'Connell.

2004.06.07 5:27am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th day of October, 1992 by and between JEAN MARY O'Connell NADER and HOWARD NADER, husband and wife, SHEILA ANN O'Connell and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MINER O'Connell, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER O'CONNELL,

Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

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

Thank you."

2004.06.07 4:32pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I

am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-001 7 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.09 3.52am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16th day of October, 1992 by and between JEAN MARY O'Connell NADER and

HOWARD NADER, husband and wife, SHEILA ANN O'Connell and PIERRE SHEVENELL, husband and wife, ANTHONY MINER O'CONNELL, divorced and not remarried, and ANTHONY MNER O'Connell , Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

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

Thank you."

2004.06.09 7:58am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.15 2.25pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

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

WITNESSETH:

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

Thank you."

2004.06.24 6.23am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal

description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

Thank you."

2004.06.28 4.54am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

2004.06.30 4.40am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

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WITNESSETH:

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

Thank you."

2004.06.30 9:00am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I

am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.06.30 9:01am (DTARED) to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to

you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

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Deed not recognized 6 (dnr6)

Part 6 Inquires and responses
2004 (July-December)

2004.07.06 9.26pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

"DEED IN TRUST UNDER LAND TRUST AGREEMENT

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

WITNESSETH:

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

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

Thank you."

2004.07.12 9:31am (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the ab~ve referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (1 9) times for the 2003 tax bill for parcel 0904-01 0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax MI1 was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. 088845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recoded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.14 8.25am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Does my having to ask nineteen times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017?

Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

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WITNESSETH:

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

Thank you."

2004.07.16 9:12am (DTARED) to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If It is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-001 7 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01- 0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to

be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.23 2:13pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

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WITNESSETH:

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

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

Thank you."

2004.07.23 2:29pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the

Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.07.26 6:04pm (DTARED to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly

owned by Harold A. O'Connell.

2004.07.30 10:33pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?

BK 8307 1446

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

WITNESSETH:

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

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

Thank you."

2004.08.03, 11:25am (Bettina Strickland to Anthony O'Connell)

We are in receipt of your email with respect to the owner and legal description listed on the property described as Accotink Station, 15 Acres. As a reference, I am including your questions from your most recent email in my response:

1. If it is not clear that I am Trustee for parcel 0904-01-0017 would you please tell me why? According to our records, you are clearly the Trustee for the above referenced property based on the will transferring ownership in WB201-109 as the recorded document with the Land Records of Fairfax County Circuit Court to be the Last Will and Testament of Harold A O'Connell and the transfer of his Fairfax County real estate holdings to his listed heirs. We also display on our record the deed book and page where the heirs of Harold A O'Connell in October of 1992 under a Land Trust agreement named you as the Trustee of this property. The information that you have requested be added to

our records would be researched for a title search and is maintained and available through the Land Records Division of the Circuit Court.

2. Does my having to ask nineteen (19) times for the 2003 tax bill for parcel 0904-01-0017 have anything to do with the incorrect legal description on the tax bill for parcel 0904-01-0017? When you notified our office in July of 2003 of your current mailing address in Arizona, a copy of the tax bill was sent to you via email and followed by a hard copy bill on Monday, July 28. The legal description is correct for this property as listed on our records. The additional documents that you reference are not the legal description and are not required to be included on the Real Estate record. DB8845-1444 is the Power of Attorney appointment by the heirs for you to represent them on matters pertaining to this property, and DB8845-1449 further defines your duties and responsibilities as Trustee. It also lists the Percentage of Interest in the Trust. Since they are recorded with the Land Records of Fairfax County Circuit Court, they are able to be researched by anyone inquiring about the handling of the real estate formerly owned by Harold A. O'Connell.

2004.08.03. 1:02pm (DTARED to Anthony O'Connell)
I'm referring your email to Ms. Linda Mellott. Thank you,

2004.08.04 2:36pm (Linda Mellott to Anthony O'Connell)
DTA has responded to your questions and we do not have any additional information to add to our responses. You are the Trustee for the property located on parcel 0904-01-0017 and the legal description for this record corresponds to the required recorded documents of Fairfax Circuit Court Land Records.

2004.08.06 12:09pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)
"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975. That has been superseded by the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident.
I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away.
Would you please tell me what the following, beginning in Book 8307 at page 1446, and recorded in 1992, means to you?
BK 8307 1446

*"DEED IN TRUST UNDER LAND TRUST AGREEMENT
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and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

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

Thank you."

2004.08.06 3:08pm (Linda Mellott to Anthony O'Connell)

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

2004.08.06 3:49pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

Anthony O'Connell , Trustee"

2004.08.09 11:35am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away.

For example, would you please tell me what the following means to you: "*TO HAVE AND TO HOLD the property in fee simple,...*" in Book 8307 at page 1446?

Thank you."

2004.08.09 4:33pm (Linda Mellott to Anthony O'Connell)

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

Editor's note: A photocopy of the fourth paragraph of Bk8307 1446, Deed in Trust

Under Land Trust Agreement, is inserted in this email. The text is as follows. The parts in [brackets] were cut off but put back by the editor.

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

2004.08.09 certified mail (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away.

Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you?

"DEED IN TRUST UNDER LAND TUST AGREEMENT

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

WITNESSETH:

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

Thank you."

2004.08.10 10:40am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away.

Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you?

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TO HAVE AND TO HOLD the property in fee simple (underline, color, and bold mine)"

Thank you".

2004.08.10 7:10pm (Kevin Greenlief to Anthony O'Connell)

My staff has traded e-mails and correspondence with you on numerous occasions. We clearly seem to have some failure to communicate on this issue and for that I apologize.

First let me explain our position on this, and then I'll explain what it is we are going to do to try to assist you to the extent possible. First, the legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away."

There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the initial transfer (i.e., the start of the chain), that is the reference we listed. As my staff has repeatedly said however, the Land Trust Agreement at DB 8307-1446 has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description."

We have now implemented a new computer system that offers us some additional space flexibility. As a result, my staff has now added the deed book references you desire to the existing references. The reference included in our legal description area will read "Accotink Station; WB201-109; DB8307-1446; DB8845-1444; DB8845-1449."

Again, this is highly unusual and not at all necessary inasmuch as any title examiner, Attorney or court would be able to follow the clear chain of title as recorded in the Land Records. The listing of these deed book references on our assessment record has no bearing on your role as trustee nor does it impact the chain of title ownership. It simply lists deed book references within the chain. That said, since we have the space and since this appears to be a significant issue for you and does not otherwise impact the validity of our records, we have made this accommodation at your request. You will receive a second installment tax bill in November. This bill should reflect these changes. If you would like to check this on-line before then, you should be able to see these changes within the next two weeks via the following Internet link <http://icare.fairfaxcountv.gov/Main/Home.aspx>

I appreciate that estate management can be a very complicated matter. I wish you much success as you deal with this issue. I trust this concludes the matter at hand.

2004.08.10 11:51am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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

TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold mine)"

Thank you."

2004.08.11 certified mail (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold mine)"

What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you."

2004.08.11 8:22am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

The legal description on your real estate tax bill for parcel 0904-01-0017 should be Book 8307 page 1446. Would you please tell me what the following, beginning in Book 8307 at page 1446 means to you (The combination of underline, bold, and red color when printed with color, are mine)?

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WITNESSETH:

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TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold mine)"

What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using

Will Book 205 page 109 with the legal description?
Thank you."

2004.08.11 8:24am (Kevin Greenlief to Anthony O'Connell)
I responded to this request yesterday.

2004.08.12 8:54am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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The legal description on your real estate tax bill for parcel 0904-01-0017 should be Book 8307 page 1446. Would you please tell me what the following, beginning in Book 8307 at page 1446 means to you (The combination of underline, bold, and red color when printed with color, are mine)?

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TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold mine)"

What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you."

2004.08.12 9:24am (Kevin Greenlief to Anthony O'Connell)

As I told you yesterday, I responded to this request on Tuesday, August 10, 2004. Another copy is attached. You continue to send me the same e-mail and it appears to be some sort of system generated message since it is exactly the same and is non-responsive to my e-mail of August 10, 2004. In the event you are not reading my electronic response for some reason, I am also mailing you a hard copy response. There will be no further response from me to these type of messages.

2004.08.13 8:37am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"The legal description for parcel 0904-01-0017 should be Book 8307 page 1446. I do not understand why you continue to avoid taking an accountable position on what the following in Book 8307 at page 1446 means to you. If there is something that is unclear in the following copy of my letter would you please point out what it is?

Dear Mr. Greenlief:

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

I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away.

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WITNESSETH:

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

TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold mine)"

What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you".

2004.08.15 6.49am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"The legal description for parcel 0904-01-0017 should be Book 8307 page 1446. I do not understand why you continue to avoid taking an accountable position on what the following in Book 8307 at page 1446 means to you. If there is something that is unclear in the following copy of my letter would you please point out what it is?

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WITNESSETH:

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TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold

mine)"

What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you."

2004.08.17 7:21am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"The legal description for parcel 0904-01-0017 should be Book 8307 page 1446. I do not understand why you continue to avoid taking an accountable position on what the following in Book 8307 at page 1446 means to you. If there is something that is unclear in the following copy of my letter would you please point out what it is?

Dear Mr. Greenlief:

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TO HAVE AND TO HOLD the property in fee simple (underline, color, and bold mine)"

What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you."

2004.08.18 2.59pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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What does the above mean to you? Why do you avoid stating what this in Book

8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?
Thank you."

2004.08.19 7.35am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using

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2004.08.20 4.55pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

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What does the above mean to you? Why do you avoid stating what this in Book 8307 at page 1446 means to you? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you."

2004.08.25 11.13pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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WITNESSETH:

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

TO HAVE AND TO HOLD the property in fee simple(underline, color, and bold mine)"

What does the above mean to you? Why do you continue to avoid stating what this in Book 8307 at page 1446 means to you? If there is something that is not clear about the above would you please point out what it is? Do you see anything confusing about using Will Book 205 page 109 with the legal description?

Thank you."

2004.08.27 8.01am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975. That has been superseded by the following

documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident.

The legal description for parcel 0904-01-0017 should be Book 8307 page 1446. I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you (The combination of underline, bold, and red color when printed with color, are mine)?

"DEED(underline, color, and bold mine) *IN TRUST UNDER LAND TRUST AGREEMENT*

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Thank you."

2004.08.28 7.56am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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2004.08.30 6.43pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975. That has been superseded by the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident. The legal description for parcel 0904-01-0017 should be Book 8307 page 1446. I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you (The combination of underline, bold, and red color when printed with color, are mine)?

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Thank you."

2004.08.31 7.49am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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Thank you."

2004.09.01 7.36am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

WITNESSETH:

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2004.09.02 1.43pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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2004.09.03 6.33am (Anthony O'Connell to Kevin Greenlief) (No copy to

another)

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

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Thank you."

2004.09.06 8.49pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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2004.09.08 11.33am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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

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2004.09.09 11.54am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

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Editor's note: About this time Anthony O'Connell , Trustee, asked an interested potential buyer to do a title search on parcel 0904-01-0017 before any sales contract would considered(? Signed). be signed by Anthony O'Connell , Trustee. The purpose was to try to avoid surprises like that in his sale of 1988, where Edward White told Anthony O'Connell , Trustee that he had to sign a deed that said "... " or he would tell my family that I was obstructing the sale (with the implication that my mother would agree to excluding me from the sale) The correspondence with Stewart Title Company after this is a result of the agreement. Coincidentally (or not) the same Lisa Overton who was the settlement agent and title searcher in the trustee's sale of 1998 is the settle agent and title searcher here. (Move this to just before my first letter to Stewart Title). Correspondence to and from the buyer is not included (except what is incidental on the multiple message emails.)

2004.09.17 3:41pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Would you please correct the legal description on your real estate tax bill for parcel 0904-01-0017? The legal description should not be the list of heirs recorded in WB201p109 dated 1975. That has been superseded by the following documents dated 1992: (1) Book 8307 pages 1446-1452, Deed in Trust Under Land Trust Agreement; (2) Book 8845 pages 1444-1448, Power of Attorney; and (3) Book 8845 pages 1449-1462, Land Trust Agreement. If you read the documents it is self evident. The legal description for parcel 0904-01-0017 should be Book 8307 page 1446. I cannot properly perform my duties as Trustee until the confusions on the court records have been cleared away. Would you please tell me what the following, beginning in Book 8307 at page 1446, means to you (The combination of underline, bold, and red color when printed with color, are mine)?

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2004.09.24 12.43pm (Anthony O'Connell to Kevin Greenlief) (Copy to Sheila O'Connell and Jean Nader)

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Thank you."

7

Deed not recognized 7 (dnr7)

Part 7

Inquires and responses
2005 through 2010

2005.05.22 5:46am (Anthony O'Connell to Bill Lynch) (Copy to Lisa Overton, Andy Somerville and Steve Blizzard)

"I need a title company that will provide a Title Commitment that is clear and unambiguous. I need a title company to examine everything in the chain of title and to take a clear and accountable position on their findings, so that everyone concerned can rely upon it. I need a title company that will provide answers to fundamental questions such as:

- (a) Who is the Seller?
- (b) Does the property have a clear Title?
- (c) If not, why not?
- (d) If not, what must be done to correct it?

Tony"

2005.05.22 5:51pm (Anthony O'Connell to Lisa Overton, Steve Blizzard, Bill Lynch and Andy Somerville) (No copy to another)

"I need a title company that will do a thorough title search, one that examines everything in the chain of title, and to take a clear and accountable position on their findings, so that everyone concerned can rely upon it.

I need a title company that will provide answers to fundamental questions such as;

- (a) Who is the Seller?
- (b) Does the property have a clear Title?
- (c) If not, why not?
- (d) If not, what must be done to correct it?

And to write a Title Commitment that reflects it.

I need clarity and accountability. Telephone calls, personal opinions, memos, person one saying person two said x, is not an accountable position. It is not prudent for me to rely on telephone calls, personal opinions, memos, person one saying person two said x.

Tony"

2007.01.19 letter (Lisa Overton to Anthony O'Connell)

"This letter will serve to verify that Stewart Title and Escrow, Inc. has received a deposit in the form of a Note with regard to the property referenced above. Please note that we do not have a copy of the contract on file for this transaction, however, we will hold the Note in escrow pending receipt of the contract and/or instructions with regard to this escrow. Please feel free to contact me should you have any questions concerning this escrow, or should you need any additional information at this time. Best regards. Sincerely"

2007.04.12 3:39am (Anthony O'Connell to Steve Blizzard, Lisa Overton, buyer) (No copy to another)

"Would you please explain why the sales contract for Accotink of January 2007 says Anthony M. O'Connell is the owner? I need a title company that will do a thorough title search, one that examines everything in the chain of title, and to take a clear and accountable position on their findings, so that everyone concerned can rely upon it. I need a title company that will provide answers to fundamental questions such as:

- (a) Who is the Seller?
- (b) Does the property have a clear Title?
- (c) If not, why not?
- (d) If not, what must be done to correct it?

And to write a Title Commitment that reflects it. I need clarity and accountability. Telephone calls, personal opinions, memos, person one saying person two said x, is not an accountable position. It is not prudent for me to rely on telephone calls, personal opinions, memos, person one saying person two said x. Thank you."

2007.04.12 3:52am (Anthony O'Connell to Lisa Overton, Steve Blizzard, buyer) (No copy to another)

"Would you please explain why the sales contract for Accotink of January 2007 says Anthony M. O'Connell is the owner? I need a title company that will do a thorough title search, one that examines everything in the chain of title, and to take a clear and accountable position on their findings, so that everyone concerned can rely upon it. I need a title company that will provide answers to fundamental questions such as:

- (a) Who is the Seller?
- (b) Does the property have a clear Title?
- (c) If not, why not?
- (d) If not, what must be done to correct it?

And to write a Title Commitment that reflects it. I need clarity and accountability. Telephone calls, personal opinions, memos, person one saying person two said x, is not an accountable position. It is not prudent for me to rely on telephone calls, personal opinions, memos, person one saying person two said x. Are you willing to do this?

2007.04.13 7.09am (Anthony O'Connell to Lisa Overton, Steve Blizzard,

buyer) (No copy to another)

"I don't understand "Do you mean to say that you want the title company to issue a title insurance policy to you as Trustee? Would you please explain it?"

I need a title company that will do a thorough title search, one that examines everything in the chain of title, and to take a clear and accountable position on their findings, so that everyone concerned can rely upon it. I need a title company that will provide answers to fundamental questions such as:

(a) Who is the Seller?

(b) Does the property have a clear Title

(c) If not, why not?

(d) If not, what must be done to correct it?

And to write a Title Commitment that reflects it. I need clarity and accountability. Telephone calls, personal opinions, memos, person one saying person two said x, is not an accountable position. It is not prudent for me to rely on telephone calls, personal opinions, memos, person one saying person two said x. Tony"

2007.05.01 letter (Lisa Overton to Anthony O'Connell)

"Enclosed please find a copy of the current Title commitment on the above referenced property. We are forwarding a copy of this report to you at the request of Bill Lynch, and to clarify the question of conveyance of this property. As the commitment shows, you, Anthony Miner O'Connell, Trustee, are the owner of the property and as Trustee you are empowered to convey the property, pursuant to the Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at page 1446.

Please feel free to contact me should you have any questions regarding the enclosed, or should you need any additional information hanks, and best regards.

Sincerely"

2007.05.05 6.45pm (Anthony O'Connell to Lisa Overton, Steve Blizzard, buyer) (No copy to another)

"Did you finish your title search for parcel 0904 01 0017? If so, what did you find? Anthony O'Connell , Trustee"

2007.05.08 3.39pm (Anthony O'Connell to Lisa Overton, Steve Blizzard , buyer) (No copy to another)

"I received the title report from Lisa Overton at Stewart Title today. Are you saying that this is a title search?

Did you finish your title search for parcel 0904 01 0017? If so, would you please send me a copy of the abstract?

Thank you."

2007.05.09 8.51am (Anthony O'Connell Lisa Overton, Steve Blizzard, buyer) (No copy to another) "Before entering into a contract for parcel 0904 01 0017, I need the Buyer to do a Title Search that provides straightforward information and accountable answers so that all concerned can rely upon it. For example, the

County currently has the legal description for parcel 0904 01 0017 on the real estate tax records as "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449" (1) Does Stewart Title see a conflict between WB201 page 109 dated 1975, with the other documents; the Virginia Land Trust documents dated 1992? (2) Does Stewart Title see the Virginia Land Trust documents dated 1992 as superseding Will Book 201 page 109 dated 1975? (3) What is Stewart Title's response to this legal description? Thank you"

2007.05.11 8:12am (Lisa Overton to Bill Lynch)

"I received the email you forwarded from Mr. O'Connell, and have the following comments;

(1) No.

(2) Yes.

(3) The County simply uses an abbreviated notation of what the property is for their tax records. We would not consider their notation to be a complete legal description of the property. Quite frankly, as our title commitment states, we would expect the purchaser to obtain a survey of the property prior to closing, giving us a new, current legal description of the property, which is the description we would anticipate using in the deed to be recorded conveying the property. I hope that helps answer your questions."

2007.05.12 9:34pm (Anthony O'Connell to Lisa Overton)

"I don't understand your abbreviated notation comment. Would you please explain it? Thank you."

2007.05.15 6:15am (Lisa Overton to Anthony O'Connell)

"Mr. O'Connell: They simply make a "note" of a partial description of the property on the tax records rather than list a complete description of the property. We would require a complete description of the property in the deed and would not consider the county's shortened "note" version to be a complete description. I hope that clarifies it for you."

2007.05.15 1:28pm (Anthony O'Connell to Lisa Overton)

"I don't understand your "(3) The County simply uses an abbreviated notation of what the property is for their tax records." in your email of May 11, 2007. Would you please explain?"

Your commitment for title insurance revised 4/24/07, schedule B, section 1, item 7.A says "Deed from ANTHONY MINER O'CONNELL TRUSTEE, and ANTHONY MINER O'CONNELL, INDIVIDUALLY". Why is it written this way? Sincerely, Anthony O'Connell, Trustee"

2007.05.17 9:33am (Anthony O'Connell to buyer) (Copy to Lisa Overton and Steve Blizzard)

"I'm concerned about our communication. For more than two years now I've been under the impression that you were willing to have a title search done on parcel 0904 01 0017 before we sign a sales contract. I would like to try again. Before I

sign a sales contract for parcel 0904 01 0017, I need the Buyer to do a Title search and send me a copy. When I say Title search, I mean a Title search such as that defined in Blacks' Law Dictionary, Fifth Edition, as: "Title search. An examination of the records of registry of deeds or other office which contains records of title documents to determine whether title to the property is good; i.e., whether there are any defects in the title. The examiner then prepares an abstract of the documents examined."

I need a title company that will do a thorough title search, one that examines everything in the chain of title, and to take a clear and accountable position on their findings so that everyone concerned can rely upon it. I need a title company that will provide answers to fundamental questions such as:

(a) Who is the Seller?

(b) Does the property have a clear Title?

(c) If not, why not? (d) If not, what must be done to correct it?

I need clarity and accountability. Telephone calls, personal opinions, memos, person one saying person two said this or that, is not an accountable position. It is not prudent for me to rely on telephone calls, personal opinions, memos, or person one saying person two said this or that.

Are you willing to do this?

Anthony M. O'Connell , Trustee

2007.05.23 5:26am (Anthony O'Connell to Lisa Overton, Steve Blizzard) (Copy to Bill Lynch and Andy Somerville) "Does Stewart Title find the following legal description for parcel 0904 01 0017 correct: "ACCOTTNK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"? Anthony O'Connell , Trustee"

2007.05.23 11:52am (Lisa Overton to Anthony O'Connell and Bill Lynch)
"Attached is a complete set of title documents with regard to the title search and title commitment issued for the Accotink property.
Thanks!

2007.05.24 6:17am (Anthony O'Connell to Lisa Overton, Steve Blizzard) (Copy to Bill Lynch and Andy Somerville) (Copy to Bill Lynch and Andy Somerville)
"Does Stewart Title find the following legal description for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"? Please read the documents.
Anthony O'Connell , Trustee"

2007.05.24 9:43am (Lisa Overton to Anthony O'Connell and Bill Lynch) omit second pdf page?
"Bill forwarded your email to me from yesterday, which again asks about the County's notation of the legal description. I believe that we already answered your questions on the legal description, so I am re-sending to you my email of May 15th which addressed the County's legal description.
Lisa Overton"

2007.05.25 6.50am (Anthony O'Connell to Stewart Title) (Copy to Bill Lynch and Andy Somerville)

"Does Stewart Title find the following legal description for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307- 1446 DB8845- 1444 DB8845- 1449"? Please read the documents. Please give me a yes or a no.
Anthony O'Connell , Trustee"

2007.05.28 4.42pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Do you find the following legal description for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DBWS1444 DBW5- 1449"? Please read the documents.
Anthony O'Connell , Trustee for parcel 0904 01 0017"

2007.06.04 7.21.15am (Anthony O'Connell to Kevin Greenlief) (No copy to another) "Do you find the following legal description in your records for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-IWDB8845-149? Please read the documents. Please give me a yes or a no.
Anthony O'Connell , Trustee for parcel 0904 01 0017"

2007.06.04 7.21.19am (Anthony O'Connell to Janet Coldsmith) (No copy to another)

"Do you find the following legal description in your records for parcel 090401 0017 correct: "ACCOTINK STATION WR201 109 DB8307-1446 DR8815-1414 DB8845-1449"? Please read the documents. Please give me a yes or a no.
Anthony O'Connell , Trustee for parcel 0904 01 0017"

2007.06.05 10.08am (Anthony O'Connell to Julio Vargas) (Copt to Bill Lynch and Andy Somerville)

"Do you think the legal description for parcel 0904 01 0017 has been a factor in the problems I've had in getting a tax bill? Do you find the following legal description for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DR8845-1444 DR8845-1449"? Please read the documents.
Anthony O'Connell , Trustee for parcel 0904 01 0017"

2007.06.12, 11:46am (Anthony O'Connell to Lisa Overton, Steve Blizzard) (No copy to another)

"The attached copy of Ms. Overton's letter to my mother dated April 22, 1988, shows she handled the settlement for the 1988 sale to Lynch Properties Limited Partnership. Please correct me if I am wrong.
I was surprised to be told the day before settlement of this sale that I had to sign a deed that said I could not qualify as Trustee. Where does it say in the Court records that I could not qualify as Trustee? I found six documents that show I qualified as Trustee in 1986. Copies of the six documents and the page from the deed are attached.

Please show me where it says in the Court records that I could not qualify as Trustee. I am concerned that something like this may happen again.
Anthony O'Connell , Trustee"

2007.06.13 7:00am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(No copy to another)

"Would you please answer these questions?

(1) The attached copy of Ms. Overton's letter to my mother dated April 22, 1988, shows she handled the settlement for my 1988 sale. I was surprised to be told the day before settlement that I had to sign a deed that said I could not qualify as Trustee. The attached six documents show I qualified as Trustee in 1986. Where does it say in the Court records that I could not qualify as Trustee? I am concerned that something similar may happen again.

(2) Does Stewart Title find the following legal description in the real estate tax records for parcel 0904 01 0017 correct: "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845 -1449"? Please read the documents.

Please give me a yes or a no. (3) Why does Stewart Title allow someone not from Stewart Title to respond to questions for Stewart Title?

Anthony O'Connell , Trustee for parcel 0904 01 0017"

2007.06.13 12:01pm (Linda Mellott to Anthony O'Connell)

I wish to apologize for the delayed response to your inquiry of June 4. Mr. Greenlief has requested that I reply to your inquiry The legal description of this vacant parcel of 15 acres is "Accotink Station." The Will Book reference is simply made as a convenience to help citizens (especially title examiners) determine the source of initial property transfer. We have added the deed book references per your earlier request to the existing references. So, the legal description displayed in our current records for parcel 0904 01 0017 reads as stated below

2007.06.14 10:21am (Lisa Overton to Bill Lynch, Anthony O'Connell, Steve Blizzard, and Lisa Overton) omit second page?

"Yes, that is me from 1988 -can't believe how old you are making me feel, and I can honestly tell you that I do not remember that specific 1988 case. Having said that however, when I look at the documents you attach, you did in fact sign the deed as a Trustee, the qualification simply required that a Co-trustee also sign since you were not a resident of Virginia. I do not recall which firm we were using in 1988 to prepare our deeds, we have used quite a few different firms in the past, but it looks as though in the derivation of title paragraph that you underline they simply tried to consolidate the statement of facts. Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place. There is no requirement for a Trustee under a land trust to be a Virginia resident; therefore it is a non issue in this case."

2007.10.15 9:05 pm (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"What does "WB201 109 in "ACCOTINK STATION WB201 109 D88307-1446

D88845-1444 068845.1449", mean to you? Sincerely, Anthony O'Connell "

2007.10.16 8:37am (Lisa Overton to Anthony O'Connell and Steve Blizzard)
omit second page?

"I think that Bill is just trying to help, but I am happy to answer on behalf of Stewart Title. WB201 109 does indeed refer to Will Book 201, page 109 as Steve Blizzard indicated earlier. Accotink Station refers to the subdivision name and DB8307-1446 refers to documents recorded in Deed Book 8307 at Page 1446. DB8845-1444 refers to documents recorded in Deed Book 8845 at page 1444 and DB8845-1449 refers to documents recorded in Deed Book 8845 at page 1449. They are all simply references to documents recorded in the land records. I hope that helps."

2007.10.16 10:33 am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(No copy to another)

"Please, what does "WB201 109" in "ACCOTINK STATION WE201 109 DB8307-1446 DB8845-1444 DB8845-1449" mean to Stewart title? Please read the documents.

I need an answer from Stewart Title. Would you please tell Bill Lynch to not answer for you?

Sincerely, Anthony O'Connell "

"2007.10.16 10:58 am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

Please, what does "WE201 109" in "ACCOTINK STATION WE201 109 D88307-1446 D88845-1444 DB8845-1449", mean to Stewart title? Please read the documents.

Sincerely, Anthony O'Connell "

2007.10.16 12:01 pm (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(No copy to another)

Thank you for responding on behalf of Stewart Title. Please read the documents. What do the contents of these documents mean to Stewart Title?

Sincerely, Anthony O'Connell "

2007.10.17 5:42am (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(No copy to another)

"What do the contents of WE201 109 mean to Stewart Title?

Anthony O'Connell , Trustee"

2007.10.17 8:48am (Lisa Overton to Anthony O'Connell) omit second and third page?

"Anthony, I don't understand what you are asking. These individual documents are simply several documents found in the title search - each has no specific meaning by itself; we look at all the documents found in a title search to determine ownership, insurability, what easements or restrictions affect the

property, etc..

Then all of that is translated into a title commitment, which you have a copy of.

You also have a copy of every underlying document from the search.

If there is a specific question you have about one of the documents please let me know, but there is no "meaning" assigned to each particular document."

2007.10.18 8:21am (Lisa Overton to Anthony O'Connell) omit second and third and fourth page?

"WB201 109 is the court qualification page for the executrix named under the will.

Lisa"

2007.10.19 5:38am (Lisa Overton to Anthony O'Connell and Steve Blizzard) omit second and third and fourth page?

"We are obviously unable to satisfy your questions in this matter. I would suggest that you hire an attorney to represent you that can review and analyze the title search on your behalf and at your expense. We have concluded that the property is insurable and have issued our title commitment. We have provided every copy we can from the title search and forwarded it to you more than once. Should this case go forward we are happy to close the transaction for the purchaser and issue the title insurance policy or policies, but there is no additional information on the search that I can provide to you at this time.

Lisa Overton"

2007.10.25 (Anthony O'Connell to Steve Blizzard and Lisa Overton)

"Why would Stewart Title not answer the question ""How do the contents of WE201 109 fit in Stewart Title's title search?"? Please ask Bill Lynch to not answer for you.

Anthony O'Connell , Trustee"

2007.10.25 9:14am (Lisa Overton to Anthony O'Connell)

"Because we have already answered it again and again and again and our answer never satisfies you. It is simply one of many documents forming the chain of title." omit second and third page?

2007.10.31 8.49pm (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(No copy to another)

"Why would Stewart Title not answer the question ""How do the contents of WE201 109 fit in Stewart Title's title search?"?

Anthony O'Connell , Trustee"

2007.12.05 2.16pm (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(No copy to another)

"Why would Stewart Title not answer the question ""How do the contents of WB201 109 fit in Stewart Title's title search?"? I believe it would not be prudent for a Seller to enter into a contract with a Buyer whose Tile company will not

answer a straight forward question such as this.

My new address is: Anthony O'Connell, 439 South Vista Del Rio, Green Valley, Arizona 85614, and my new email address is aocconnell@cox.net.

Anthony O'Connell , Trustee"

2007.12.05 2:19pm (Lisa Overton to Anthony O'Connell and Steve Blizzard)

"I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability. The purchaser is welcome to choose another title company for this purchase. Lisa"

2007.12.07 7:23 am (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(Copy to Bill Lynch and Andy Somerville)

Please read WB201 109. How does the content of WE 201 109 fit in Stewart Title's title search for parcel 0904-1-0017?

Why would Stewart Title consider "I am happy to answer yet again that WB 201 1W is simply one of many documents we review in the chain of title to the property to decide insurability." an answer? This could be said of any document Stewart Title says is in the chain of tile. The content of the documents differ.

Anthony O'Connell , Trustee"

2007.12.09 9:36am (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(Copy to Bill Lynch and Andy Somerville)

"Please read WB201 109. How do the contents of WB 201 109 fit in Stewart Title's title search for parcel 0904-1-0017? Why would Stewart Title say "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability." an answer? This response could be said of any document Stewart Title says is in the chain of title. The contents of the documents differ.

I would not sign a contract with a buyer who thinks the answer to the question "How do the contents of WB 201 109 fit in Stewart Title's title search for parcel 0904-0140177" is "I am happy to answer yet again, that WE 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability." an answer.

Anthony O'Connell , Trustee"

2007.12.13 8:45am (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(Copy to Bill Lynch and Andy Somerville)

"Please ask Bill Lynch to not speak for Stewart Tile. How do the contents of WB 201 109 fit in Stewart Title's title search for parcel 0904-01-0017? Why would Stewart Title say "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability."? The same could be said of any document Stewart Title says is in the chain of title. The contents of the documents differ. Please read WB201 109.

It would not be prudent to contract with a buyer who does not understand the importance of this.

Anthony O'Connell , Trustee"

2007.12.19 5:26pm (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(Copy to Bill Lynch and Andy Somerville)

"I have asked you numerous times to explain how WB 201 109 fits in with your title search on parcel 0904-01-0017. Your latest reply was "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability." This reply does not answer the question. This reply says you review WB 201 109. Please answer the question. Your client asks me why I ask this question. The question should be why does Stewart Title not answer the question. It would not be prudent to contract with a buyer who does not understand this.

Anthony O'Connell , Trustee"

2007.12.28 8:55am (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(Copy to Bill Lynch and Andy Somerville)

Please ask Andy Somerville to not speak for Stewart Title.

I have asked Stewart Title numerous times to explain how WB 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability."

This reply does not answer the question. This reply says Stewart Title reviews WB 201 109. Please answer the question. What happened during my April 21, 1986, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell?

Anthony O'Connell , Trustee"

2008.01.04 6:23 am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"I have asked Stewart Title numerous times to explain how WB 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability." This reply does not answer the question. This reply says Stewart Title reviews WB 201 109. Please answer the question.

What happened during my April 21, 1986, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.

Anthony O'Connell , Trustee"

2008.01.04 - 6:43 am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"I have asked Stewart Title numerous times to explain how WB 201 109 (Will of

H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability." This reply does not answer the question. This reply says Stewart Title reviews WB 201 109. Please answer the question.
What happened during my April 21, 1988, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.
Anthony O'Connell , Trustee"

2008.01.07 11:50am (Lisa Overton to Anthony O'Connell and Steve Blizzard)
"We already answered these questions by prior email dated May 11th of 2007.
Again:

We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time. In 1988 you did need a Co-Trustee appointed per Virginia requirements of an estate, and that was done. Property is now vested in the land trust. A trustee of a land trust does not need to be a Virginia resident as I have indicated on many emails, therefore there will be no problem for you to sign the deed and other documents as Trustee of the land trust that now owns the property. I do not know how I can make this any clearer."

2008.01.08 4:37am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"I have asked Stewart Title numerous times to explain how WB 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time."(January 7, 2008).

H. A. O'Connell died in 1975. Does Stewart Title's title search show that Anthony M. O'Connell qualified as Trustee under the Will of H. A. O'Connell?
What happened during my April 21, 1988, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.
Anthony O'Connell , Trustee"

2008.01.08 5:42am (Lisa Overton to Anthony O'Connell and Steve Blizzard)
"You did not qualify individually, a co-trustee was appointed. So that's a no to you individually - Yes to you WITH A CO-TRUSTEE."

2008.01.09 7:38am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"Please, I have asked Stewart Title numerous times to explain how W 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01 -001 7. Stewart Title's latest reply was "We do not see a problem or conflict of any kind

between W201 Page 109 and the other documents in the chain of title at this time."(January 7, 2008). This reply does not answer the question. This reply says Stewart Title does not see a problem at this time. Please answer the question. Please address the contents of the documents. What is it in WB201 page 109 that makes it, according to Stewart Title, part of the current legal description? On what date did Anthony M. O'Connell qualify as Co-Trustee under the will of H.A. O'Connell? What happened during my April 21, 1988, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.
Anthony O'Connell , Trustee"

2008.01.14 10.54am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"Please, I have asked Stewart Title numerous times to explain how WB 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time."(January 7, 2008).This reply says Stewart Title does not see a problem at this time. This reply does not answer the question.

Please answer the question. This means that the contents of the Will of H. A. O'Connell would have to be addressed. For example, what is it in the Will of H. A. O'Connell that, according to Stewart Title, makes it part of the current legal description?

Please tell me on what date, according to Stewart Title's title search, Anthony M. O'Connell qualified as Trustee or Co-Trustee under the will of H.A. O'Connell. What happened during my April 21, 1988, sale of parcel 0902-01 -0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.

Anthony O'Connell , Trustee"

2008.01.24 1.15pm (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"Please tell me what you see in the Will of H. A. O'Connell (WB201 109) that would make it part of the current legal description?

Please tell me on what date Anthony M. O'Connell qualified as Trustee or Co-Trustee under the Will of H. A. O'Connell?

Anthony M. O'Connell , Trustee"

2008.01.28 4.21pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"I am Trustee for parcel 0904 01 0017. Your records show (<http://icare.fairfaxcounty.gov/Main/Home.aspx>) the Will of H. A. O'Connell (WB201 109) as part of the current legal description for parcel 0904 01 001 7. Please tell me what you see in the Will of H. A. O'Connell that would make it part

of the current legal description.
Thank you."

2008.02.20 4:16 pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Your records still show the Will of H. A. O'Connell (WB201 109) as part of the current legal description for parcel 0904 01 0017. Please tell me what you see in the contents of the Will of H. A. O'Connell that would make it part of the current legal description.

On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

Thank you."

2008.02.20 4:17pm (Kevin Greenlief to Anthony O'Connell)

We have answered this question on numerous occasions Mr. O'Connell. If you would like to discuss the matter further, please call Linda Mellott of my staff at 703-324-4802.

2008.02.20, 4:30 pm (Anthony O'Connell to Lisa Overton and Steve Blizzard) (Copy to Bill Lynch and Andy Somerville)

Dear Stewart Title:

1988

"Please explain what happened during my April 21, 1988, sale of parcel 0902-01 -0085 where Stewart Title did the title search and was the settlement agent?

Why does the deed say (Book7005 page 0634, underlines mine):

" ... the aforementioned Trustees hereby grant, bargain, sell and convey with *Special Warranty*, and the aforementioned Jean Miner O'Connell hereby grants, bargains, sells and conveys with General Warranty of title unto the Grantee, the following real estate.. ."

" ... *whereas , Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell. Trustee: whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead*".

Who wrote this deed?

Why is the Will of H. A. O'Connell referenced (WB 201 96) for parcel 0902-01 - 0085? Did Stewart Title say or imply to my family that I was not qualified as Trustee under the Will of H.A. O'Connell? Why did Stewart Title never contact me about anything during this sale when the sales contract states that I am the point of contact for the Seller?

On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to Stewart Title's records? Please explain why the Will of H. A. O'Connell (WB201 109) is still included as part of the current legal description for parcel 0904 01 0017.

On what date did Anthony. O'Connell qualify as Trustee or Co-trustee under the Will of H A. O'Connell according to Stewart Title's records?

2008

Please explain why the Will of H. A. O'Connell (WB201) 109) is still included as part of the current legal description for parcel 0904 01 0017.

On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

Anthony M. O'Connell , Trustee for parcel 0904 01 0017"

2008.02.22 10:17pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Thank you for responding. Please send me a copy of what you are referring to. I have looked through my records and I do not see where you have answered these questions:

(1) "Your records still show the Will of H. A. O'Connell (WB201 109) as part of the current legal description for parcel 0904 01 0017. Please tell me what you see in the contents of the Will of H. A. O'Connell that would make it part of the current legal description."

(2) "On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?"

Thank you."

2008.02.23 6:43 am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Thank you for responding.

Telephone communication does not leave a record of who said what. If there is a misunderstanding, telephone communication would leave no record to show who said what.

Why won't the Director answer these questions:

(1) Your records still show the Will of H. A. O'Connell (WB201 109) as part of the current legal description for parcel 0904 01 0017. What do you see in the contents of the Will of H. A. O'Connell that would make it part of the current legal description?

(2) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

Thank you."

2008.02.23 12:05am (Kevin Greenlief to Anthony O'Connell)

We have answered your e-mails each time you made inquiry over the last couple of years. Since you never acknowledged our replies, but simply kept sending the same inquiry, we finally stopped responding. At this point you should call Linda Mellott of my staff to personally discuss this matter at 703-324-4802; or, provide us your telephone number and Ms. Mellott will be happy to call you.

2008.02.23 7:48 am (Linda Mellott to Anthony O'Connell)

Per your request, I have copied Mr. Greenlief's previous response to your questions below: "First, the legal description of this vacant parcel of 15 acres is "Accotink Station". The Will Book reference is simply made as a convenience to

help citizens (especially title examiners) determine the source of initial property transfer. Our listing does not affect your rights as trustee, nor does this impact the Land Records themselves. I do not understand your complaint that you "cannot properly perform your duties as Trustee until the confusions on the court records have been cleared away." There is no confusion in the court records. The chain of title as recorded in the Land Record Office speaks for itself and any title examiner or court would be able to follow the documents so recorded. The fact that we have listed the Will Book reference should have no impact on that whatsoever. Moreover, in our old computer system we had significant space constraints that limited the information we could list. Since the Will Book was the initial transfer (i.e.. the start of the chain), that is the reference we listed. As my staff has repeatedly said however, the Land Trust Agreement at DB 8307-1446 has also been listed on our records. It simply wasn't displayed in a box entitled "Legal Description."

In researching the available on-line Circuit Court documents, Anthony Miner O'Connell was qualified as co-trustee for the Estate of Harold Anthony O'Connell on June 20, 1986.

Please let us know if we may be of further assistance.

2008.02.23 1:05pm (Kevin Greenlief to Anthony O'Connell)
Please confirm receipt of Ms. Mellott's last e-mail. Thank you.

2008.02.23 8:24pm (Kevin Greenlief to Anthony O'Connell)
This is my response.

2008.02.23 6:53 pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Please, why won't the Director answer these questions?

(1) Your records still show the Will of H. A. O'Connell (WB201 109) as part of the current legal description for parcel 0904 01 0017 What do you see in the contents of the Will of H. A. O'Connell that would make it part of the current legal description?

(2) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records? Please speak for yourself. Thank you".

2008.07.31 2:44pm (Kevin Greenlief to Anthony O'Connell) (Copy to Linda Mellott)

"My office has answered your email on numerous occasions. Since you continue to send the same question and never respond further, we are sending no further response. As I have suggested before, if you want any further communication on this matter, please call Linda Mellott of my staff at 703-324-4833. If you are concerned about a long distance call, please send Ms. Mellott your telephone number and she will call you. With all due respect, there will be no further response from our office on this matter.

Sincerely,

Kevin C. Greenlief, Director
Department of Tax Administration
Fairfax County, Virginia"

2008.02.24 5:55am (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Please, why won't the Director answer these questions?

(1) Your records still show the Will of H. A. -O'Connell (WB201 109) as part of the current legal description for parcel 0904 01 001 7. What do you see in the contents of the Will of H. A. O'Connell that would make it part of the current legal description? (

2) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records? Please speak for yourself. Thank you."

2008.03.17 6:14am Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"I don't understand why you don't answer these questions:

(1) What do you see in the contents of the Will of H. A. O'Connell that makes you keep it in the current legal description for parcel 0904 01 0017?

(2) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?"

Something is wrong. Perhaps my copy and your copy of the Will of H. A. O'Connell differ in some way. Would you please send me a copy of the Will of H. A. O'Connell that you have in your records? And highlight the part of this Will that makes you include it in the current legal description for the parcel that I am trying to sell, and highlight the part of this Will that made Ms Overton reference it in the deed for my sale of 1988, which contains the statement:

"Whereas by Deed" of Partition recorded in Deed Book 4026 at Page 454, the property was reconvened to Harold A. O'Connell as to an undivided one-half interest and to Jean M. O'Connell, as to an undivided one-half interest, whereas , Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell, Trustee; whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead." (From Book 7005 page 634)

Please ask Bill Lynch to not speak for Stewart Title.

Thank you."

2008.04.11 7:37am (Anthony O'Connell to Amy Johnson [My neice; Jean Nader's daughter]) (No copy to another)

"I love you too, and thank you. Your email is direct and pertinent. I can't tell you how important that is. I will quote your comment or question and respond to it.

(1) "...and I don't want you to respond in emails of your reasoning because I just wouldn't get it from your perception."

I feel that the written word is the clearest way to try to describe something

complicated, and it leaves a reference of who said what. It minimizes confusion. If you think there is a better way than my responding by email, please tell what it is.

Would you please explain what you mean by " I just wouldn't get it from your perception"? I am aware that my credibility has been destroyed. Is that what you mean?

(2) *"..... I personally don't understand your reasoning for your name only to be on the sell of the contract. I thought that accotink was yours, my moms and aunt sheila'sif it were to be sold then the profits would be of all three of you."*

This hits the nail on the head. I think others may have been led to think the same as you. Would you please tell me why you thought I was trying to get all the proceeds? Did someone tell you this?

The Seller for Accotink will be the **Trustee** for Accotink. I will sell Accotink as **Trustee** and the proceeds go to the three **Individuals**: Jean Mary O'Connell Nader, Sheila Ann O'Connell, and Anthony Miner O'Connell. The Trustee receives a value added amount. Please read the Trust documents of 1992. There will be clear accounting showing where all the money went. It is necessary to differentiate between me as **Trustee** and me as an **Individual**.

If you see a sales contract for Accotink that says the Seller includes "Anthony Miner O'Connell, Individual", that is wrong. I will not sign any sales contract for Accotink that says this. Would you believe me when I tell you that I have been framed to appear that I do want this? That is why you have to see for yourself by reading attachment example 2. Please read it and study it and think about it until you understand the dynamics. I find it extremely stressful to do this but unless you do it, you will never understand what is going on and you will never believe me. History suggests that my sisters will be led to believe that I am trying to cheat them when I sell Accotink. One way is by this **Trustee** and **Individual** business in example 2. History suggests that it will be coming up again and again and again. And there is nothing I can do to stop it except to ask you to read and understand example 2.

I will have to put a clause in the sales contract that will allow the Seller to get out of the contract without penalty or other damage if the dynamics such as the above start to interfere.

(3) *" It all just seems to me that your relationships with your sisters are stressed and to me financial issues aren't worth that."*

This also hits the nail on the head (as my Mother would say). To determine (1) who is the source of the problems, and (2) who has the power to stop the problems, please try to read my email and attachments of April 6, 2008. It is not me.

To show why all the conflict, confusion and stress was put upon us during the handling of my Mother's estate, it is necessary to find out where all the money went. But we don't have the power to do it.

I love you Amy, Uncle Tony

Live Love Laugh but don't let them steal the money you've been entrusted to protect"

2008.04.15 1:44pm (Anthony O'Connell to Kevin Greenlief) (No copy to another)

"Court records such as Book 207 page 170 should that I qualified as Trustee or Co-Trustee under the Will of H. A. O'Connell on June 20, 1986. But Book 7005 page 634 says, on April 21, 1988, that I could not qualify as Trustee or Co-Trustee:

"Whereas by Deed of Partition recorded in Deed Book 4026 at Page 454, the property was reconvened to Harold A. O'Connell as to an undivided one-half interest and to Jean M. O'Connell, as to an undivided one-half interest, whereas, Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell, Trustee; whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead. (From the deed of April 21, 1988 in Book 7005 at page 634).

Which one is true?

I am concerned that what happened on April 21, 1988, may happen again when I sell parcel 0904 01 0017. Would you please take a clear and accountable position on the following so that all concerned can rely upon it?

(1) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

(2) What do you see in the contents of the Will of H. A. O'Connell that makes you include it in the current legal description for parcel 0904 01 001 7?

Thank you."

2008.05.04 9:07am (Anthony O'Connell to Kevin Greenlief) (Copy to Jean Nader and Sheila O'Connell)

"Court records such as Book 207 page 170 show that I qualified as Trustee or Co-Trustee under the Will of H. A. O'Connell on June 20, 1986. But on April 20, 1988, I found that I had been put in a position that gave me no prudent choice but to sign a deed for my sale of parcel 0902 01 0085 that said I could not qualify as Trustee or Co-trustee. That deed says:

"Whereas by Deed of Partition recorded in Deed Book 4026 at Page 454, the property was reconvened to Harold A. O'Connell as to an undivided one-half interest and to Jean M. O'Connell, as to an undivided one-half interest, whereas, Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell, Trustee; whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead". (From the deed of April 21, 1988 in Book 7005 at page 634).

Which one is true?

I am concerned that what happened at the settlement on my sale of parcel 0902 01 0085 may happen again when I sell parcel 0904 01 0017. Would you please take a clear and accountable position on the following so that all concerned can rely upon it? My family needs this. It's been a long time.

(1) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?
(2) What do you see in the contents of the Will of H. A. O'Connell that makes you include it in the current legal description for parcel 0904 01 0017?
Thank you."

2008.05.04 11:57am (Anthony O'Connell to Steve Blizzard and Lisa Overton)
(Copy to Bill Lynch and Andy Somerville)

"Please correct me if I'm wrong. Stewart Title has been doing a title search on parcel 0904 01 0017 for about two years now. The same Ms Lisa Overton that is doing this title search on parcel 0904 01 0017 is the same Ms Lisa Overton who did the title search and was the settlement agent of my sale of parcel 0902 01 0085 on April 21, 1988.

Court records such as Book 207 page 170 show that I qualified as Trustee or Co-Trustee under the Will of H. A. O'Connell on June 20, 1986. But on April 20, 1988, I found that I had been put in a position that gave me no prudent choice but to sign a deed for my sale of parcel 0902 01 0085 that said I could not qualify as Trustee or Co-trustee. That deed says:

"Whereas by Deed of Partition recorded in Deed Book 4026 at Page 454. the property was reconvened to Harold A. O'Connell as to an undivided one-half interest and to Jean M. O'Connell, as to an undivided one-half interest, whereas, Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell, Trustee; whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead. (From the deed of April 21, 1988 in Book 7005 at page 634).

Which one is true?

Page 10 of the purchase agreement for my 1988 sale states that I am the point of contact for the Seller.

Why did Ms Overton never contact me about anything? Why did I have to drive from Missouri to Virginia the day before settlement to try to find out what was going on?

I am concerned that what happened at the settlement on my sale of parcel 0902 01 0085 will happen again when I sell parcel 0904 01 0017. Would you please take a clear and accountable position on the following so that all concerned can rely upon it?

(1) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?
(2) What do you see in the contents of the Will of H. A. O'Connell that makes you include it in the current legal description for parcel 0904 01 0017?

Thank you.

Anthony M. O'Connell, Trustee for parcel 0904 01 0017"

2008.05.19 10:46am (Anthony O'Connell to Kevin Greenlief) (Copy to Jean Nader and Sheila O'Connell)

"I am concerned that what happened at the settlement on my sale of parcel 0902 01 0085 will happen again when I sell parcel 0904 01 0017. I don't understand why it is impossible to find out where all the money went from my sale of parcel 0902 01 0085.

Court records such as Book 207 page 170 show that I qualified as Trustee or Co-Trustee under the Will of H. A. O'Connell on June 20, 1986. But on April 20, 1988, I found that I had been put in a position that gave me no prudent choice but to sign a deed for my sale of parcel 0902 01 0085 that said I could not qualify as Trustee or Co-trustee. That deed says:

"Whereas by Deed of Partition recorded in Deed Book 4026 at Page 454, the property was reconvened to Harold A. O'Connell as to an undivided one-half interest and to Jean M. O'Connell, as to an undivided one-half interest, whereas, Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell, Trustee; whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead." (From the deed of April 21, 1988 in Book 7005 at page 634).

Would you please take a clear and accountable position on the following so that all concerned can rely upon it when I sell parcel 0904 01 0017?

(1) On what date did Anthony M. O'Connell qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

(2) Is Book 207 page 170 true, or is Book 7005 page 634 true? Which one should my sisters, Sheila Ann O'Connell and Jean Mary O'Connell Nader, who have an interest in parcel 0904 01 0017, believe?

(3) What do you see in the contents of the Will of H. A. O'Connell that makes you include it in the current legal description for parcel 0904 01 0017?

Thank you."

2008.05.21 10:45 am (Anthony O'Connell to Lisa Overton and Steve Blizzard)
(Copy to Bill Lynch and Andy Somerville)

"Please correct me if I'm wrong. Stewart Title has been doing a title search on the real estate I am trying to sell, parcel 0904 01 0017, since February of 2005. The same Ms Lisa Overton that is doing this title search on parcel 0904 01 0017 is the same Ms Lisa Overton who did the title search and was the settlement agent of my sale of parcel 0902 01 0085 on April 21, 1988.

Parcel 0904 01 0017 was put into a Virginia Land Trust in 1992 with me as Trustee. All the documents creating this Virginia Land Trust (DB8307-1446, DB8845-1444, and DB8845-1449) were signed by "Anthony Miner O'Connell, Trustee under the last Will and Testament of Harold A. O'Connell" when I, as Trustee u/w of H. A. O'Connell, conveyed that portion of parcel 0904 01 0017 that was in the Testamentary Trust to the Virginia Land Trust. If it is said, as it was in the deed of 1988, that I could not qualify as Trustee under the Will of H. A. O'Connell, this conveyance would not be valid. And history suggests that others would use that to takeover.

Please take a clear and accountable position on the following so that all

concerned can rely upon it:

(1) On what date did I qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

(2) Can you think of any reason for the Will of H. A. O'Connell to be included in the current legal description for parcel 0904 01 0017 other than for it to be used as it was in 1988; to reference it in saying that I could not qualify as Trustee under the Will of H. A. O'Connell?

It is impossible to find out where all the money went from my sale of parcel 0902 01 0085. I am concerned that what happened in that sale will happen again when I sell parcel 0904 01 0017. The situations are similar. In 1988 the Will of H. A. O'Connell is referenced in the deed in saying that I could not qualify as Trustee u/w of H. A. O'Connell. In 2008 the Will of H. A. O'Connell is included as part of the legal description for parcel 0904 01 0017, and no one will say why. Please ask Bill Lynch to not speak for Stewart Title. Please take a clear and accountable position in answering the questions above so that all concerned can rely upon it, and I can sell parcel 0904 01 0017.

Thank you."

2008.07.30 (Anthony O'Connell to Lisa Overton and Steve Blizzard) (Copy to Bill Lynch and Andy Somerville)

"I believe it's been more than three years now since your client promised me that Stewart Title would provide a title search for parcel 0094 01 0017 before we signed a sales contract. Why does Stewart Title still refuse to answer a basic question such as:

(1) On what date did I qualify as Trustee or Co-trustee under the Will of H.A. O'Connell according to your records?

Thank you.

Anthony Miner O'Connell, Trustee for parcel 0904 01 001."

2008.07.31 5:22am (Anthony O'Connell to Kevin Greenlief)

"I am concerned (understatement) that what happened at the settlement on my sale of parcel 0902 01 0085 in 1988 will happen again when I sell parcel 0904 01 0017. Please answer the following so that all concerned can rely upon your answers:

(1) Why do you continue to include the 1975 Will of H A. O'Connell at Will Book 201 96 in the current legal description for parcel 0904 01 0017 when it has been superseded by the 1992 deed at Bk8307 1446?

(2) Why are you not treating the deed at Bk8307 1446 as a deed?

(3) Why are you not treating "*Anthony Miner O'Connell, Trustee*", as it says in the deed at Bk8307 1446, as the Grantee?

(4) Why are you not treating "*do hereby grant and convey to the Grantees as trustees*." as it says in the deed at Bk8307 1446, as granting and conveying to the grantee as trustee?

(5) Why are you not treating "*TO HAVE AND TO HOLD the Property in fee simple*" as it says in the deed at Bk8307 1446, as to have and to hold the property in fee simple?

(6) Why are you not treating the transfer of ownership to the Trustee is this deed as a transfer of ownership to the Trustee? (It seems that my sisters, who have an interest in parcel 0904 01 0017, have already been led to believe that I am trying to transfer ownership to me as an individual, rather than to me as Trustee).

(7) According to your records, was I qualified or not qualified as Trustee under the last Will and Testament of Harold A. O'Connell when I signed the deed at Bk8307 1446 as "*Anthony Miner O'Connell, Trustee under the last Will and Testament of Harold A. O'Connell*" on October 16, 1992?

(8) According to your records, was I qualified or not qualified as Trustee or Co-Trustee under the last Will and Testament of Harold A. O'Connell when I signed the deed at Bk7005 0634 as "*Anthony M. O'Connell, Trustee*" on April 21, 1988?

Thank you.

Anthony M. O'Connell, Trustee for parcel 0904 01 0017"

2009.08.03 6:41am (Linda Mellott to Anthony O'Connell) (Copy to Kevin Greenlief)

"Our records indicate that ANTHONY M OCONNELL TR is the current owner of parcel 0904 01 0017. In regard to the 2009 first installment taxes for this parcel, a payment was received on May 28, 2009 for the amount of \$6,500.00. The check number was 115 drawn on an account with First & Citizen Bank. The payment was applied to the 2009 first installment taxes prior to our billing extract, so a 2009 tax bill was not generated since the 1st installment was paid in full. The screen shot below displays the taxes, and payment information. The cycle 6 tax is the result of the Board of Supervisor's adopting an ordinance for Storm Tax District 1 effective July 1, 2009 for support of stormwater service operations and project activities."

["screen shot" image inserted]

The second installment real estate tax bills will be mailed by November 5, 2009 and payable by December 7, 2009.

Please contact our office at 703-222-8234 if we may be of further assistance.

Linda Mellott

Management Analyst

Real Estate Division. DTA

703-324-4833"2009.08.05 8:26am (Kevin Greenlief to Anthony O'Connell)

(Copy to Linda Mellott) "Your response is below from Linda Mellott of my staff

Sincerely,

Kevin C. Greenlief, Director

Department of Tax Administration

Fairfax County, Virginia"

(Note: I do not know what Kevin Greenlief is referring to by "Your response is below from Linda Mellott of my staff.")

2009.08.21 letter (Linda Mellott to Anthony O'Connell) (Copy to Kevin Greenlief)

"According to our records, Anthony M O'Connell TR is the current owner of

parcel 0904 01 0017. In regard to the 2009 first installment taxes for this parcel, a payment was received on May 28, 2009 for the amount of \$6,500.00. The check number was 115 drawn on an account with First & Citizen Bank. The payment was applied to the 2009 first installment taxes prior to our billing extract, so a 2009 tax bill was not generated since the 1st installment was paid in full. The screen shot enclosed displays the taxes, and payment information. The cycle 6 tax is the result of the Board of Supervisor's adopting an ordinance for Storm Tax District 1 effective July 1, 2009 for support of stormwater service operations and project activities."

The second installment real estate tax bill in the amount of \$6,418.10 will be mailed by November 5, 2009 and payable by December 7, 2009. will be mailed by November 5, 2009 and payable by December 7, 2009.

Please contact our office at 703-222-8234 if we may be of further assistance.

Sincerely,

Linda C. Mellott Management Analyst

Real Estate Division. DTA

703-324-4833

Enclosure

cc: Kevin Greenlief, Director

Department of Tax Administration"

["screen shot" image. See pdf reference]