

## Example 1

### Will of H. A. O'Connell

The Will of H. A. O'Connell in Will Book 201 pages 96 – 110 is included in the legal description for Accotink. It should not be. It is an obstacle that will not be explained or removed. History suggests that it will be used in my sale of Accotink as it was in the surprise settlement of my sale of 1988:

*“ ...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 at Book7005 page 0634)

I can't convince you, Jean and Sheila, that the above is not true because it is my word against the word or implication of people in powerful positions of trust.

The only way to justify Dad's Will as part of the current legal description for Accotink is if I had not qualified as Trustee under Dad's Will. Then my signature as Trustee under the Will on the documents creating the Virginia Land Trust for Accotink would not be valid. And history suggests that conflict and confusion, and secrecy and money disappearing, will follow.

Stewart Title will not answer these questions:

- (1) What does Stewart Title see in the contents of the Will of H.A. O'Connell that makes Stewart Title include it in the 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 Stewart Title's records?

List of mail between Trustee and Stewart Title

Trustee	2007.04.12	3:52 am
Trustee	2007.05.08	3:39 pm
Trustee	2007.05.09	8:51 am
Stewart Title	2007.05.11	8:12 am
Trustee	2007.05.12	9:34 pm
Stewart Title	2007.05.15	6:15 am
Trustee	2007.05.15	1:28 pm
Trustee	2007.05.17	9:33 am
Trustee	2007.05.23	5:26 am
Stewart Title	2007.05.23	11:52 am
Trustee	2007.05.24	6:17 am
Stewart Title	2007.05.24	9:43 am
Trustee	2007.05.25	6:50 am
Trustee	2007.06.13	7:00 am
Stewart Title	2007.06.14	10:21 am
Stewart Title	2007.10.16	8:37 am
Trustee	2007.10.16	10:33 am
Trustee	2007.10.16	12:01 pm
Stewart Title	2007.10.17	8:48 am
Trustee	2007.10.17	5:42 pm
Stewart Title	2007.10.18	8:21 am
Stewart Title	2007.10.19	5:38 am
Trustee	2007.10.25	9:10 am
Stewart Title	2007.10.25	9:14 am
Stewart Title	2007.12.05	2:19 pm
Trustee	2007.12.07	7:23 am
Trustee	2007.12.13	8:45 am
Trustee	2007.12.19	5:26 pm
Trustee	2007.12.28	8:55 am
Stewart Title	2008.01.07	11:50 am
Trustee	2008.01.08	4:37 am
Stewart Title	2008.01.08	5:42 am
Trustee	2008.01.14	10:54 am
Trustee	2008.01.24	1:15 pm
Trustee	2008.02.20	4:30 pm

**From:** Anthony O'Connell <aoconnell@cableone.net>  
**Subject:** Fwd: Need a thorough title search  
**Date:** April 12, 2007 3:52:24 AM MST  
**To:** "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, Lisa Overton <LOVERTON@steward.com>, Steve Blizzard' <SBLIZZAR@steward.com>, Andy Somerville <andy@smcconcrete.com>

Dear Bill, Andy, Steve and Lisa;

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?

Tony

Begin forwarded message:

**From:** Anthony O'Connell <anthony@esedona.net>  
**Date:** May 22, 2005 5:51:07 PM MST  
**To:** "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, Andy Somerville <andy@smcconcrete.com>, 'Steve Blizzard' <SBLIZZAR@stewart.com>, 'Lisa Overton' <LOVERTON@stewart.com>

**From:** Anthony OConnell <aoconnell@cableone.net>  
**Subject:** Title search for parcel 0904 01 0017  
**Date:** May 8, 2007 3:39:40 PM MST  
**To:** "Edwin W. Lynch, Jr." <elynychjr@l95BusinessParks.com>, Lisa Overton <LOVERTON@steward.com>, Andy Somerville <andy@smcconcrete.com>, Steve Blizzard' <SBLIZZAR@steward.com>

Hi,

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.

Anthony O'Connell, Trustee

**From:** Anthony OConnell <aoconnell@cableone.net>  
**Subject:** Title search for parcel 0904 01 0017  
**Date:** May 9, 2007 8:51:14 AM MST  
**To:** "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>, Lisa Overton <LOVERTON@steward.com>, Andy Somerville <andy@smcconcrete.com>, Steve Blizzard' <SBLIZZAR@steward.com>

Hi,

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,

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **FW: Title search for parcel 0904 01 0017**  
Date: May 11, 2007 8:12:43 AM MST  
To: elynchjr@195businessparks.com  
Cc: aoconnell@cableone.net

**Bill,**  
**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.**

*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:** Anthony OConnell [mailto:aoconnell@cableone.net]  
**Sent:** Wednesday, May 09, 2007 11:51 AM  
**To:** Edwin W. Lynch, Jr.; Lisa Overton; Steve Blizzard; Andy Somerville  
**Subject:** Title search for parcel 0904 01 0017

Hi,

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,

Anthony O'Connell, Trustee

**From:** Anthony OConnell <aoconnell@cableone.net>  
**Subject:** **Re: Title search for parcel 0904 01 0017**  
**Date:** May 12, 2007 9:34:32 PM MST  
**To:** "Lisa Overton" <LOVERTON@stewart.com>

Ms Lisa Overton,

I don't understand your abbreviated notation comment. Would you please explain it?

Thank you.

Anthony O'Connell, Trustee

On May 11, 2007, at 8:12 AM, Lisa Overton wrote:

**Bill,**

**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.**

*Lisa Overton*

*Stewart Title and Escrow Inc.*

*10505 Judicial Drive, #300*

*Fairfax, Virginia 22030*

*Ph: 703-352-2924*

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Title search for parcel 0904 01 0017**  
Date: May 15, 2007 6:15:57 AM MST  
To: "Anthony OConnell" <aoconnell@cableone.net>

**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.

*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:** Anthony OConnell [mailto:aoconnell@cableone.net]  
**Sent:** Sunday, May 13, 2007 12:35 AM  
**To:** Lisa Overton  
**Subject:** Re: Title search for parcel 0904 01 0017

Ms Lisa Overton,

I don't understand your abbreviated notation comment. Would you please explain it?

Thank you.

Anthony O'Connell, Trustee

On May 11, 2007, at 8:12 AM, Lisa Overton wrote:

**Bill,**

**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.**

*Lisa Overton*

*Stewart Title and Escrow Inc.*

*10505 Judicial Drive, #300*

*Fairfax, Virginia 22030*

*Ph: 703-352-2924*



From: Anthony OConnell <aoconnell@cableone.net>  
Subject: **0904 01 0017, Stewart case 05001493**  
Date: May 15, 2007 1:28:34 PM MST  
To: Lisa Overton <LOVERTON@steward.com>

**Ms 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

From: Anthony OConnell <aoconnell@cableone.net>  
Subject: **Need title search on parcel 0904 01 0017**  
Date: May 17, 2007 9:33:29 AM MST  
To: "Edwin W. Lynch, Jr." <elynychjr@l95BusinessParks.com>, Andy Somerville  
<andy@smcconcrete.com>  
Cc: Lisa Overton <LOVERTON@steward.com>, Steve Blizzard' <SBLIZZAR@steward.com>

Dear Bill and Andy,

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


**From:** Anthony OConnell <aoconnell@cableone.net>  
**Subject:** Title search for parcel 0904 01 0017  
**Date:** May 23, 2007 5:26:56 AM MST  
**To:** Lisa Overton <LOVERTON@steward.com>, Steve Blizzard'  
<SBLIZZAR@steward.com>  
**Cc:** "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>, Andy Somerville  
<andy@smcconcrete.com>

Ms. Lisa Overton and Mr. Steve Blizzard;



Does Stewart Title find the following legal description for parcel 0904 01 0017 correct:  
"ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"?

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **FW: Scanned image from Library1**  
Date: May 23, 2007 11:52:40 AM MST  
To: "Anthony OConnell" <aoconnell@cableone.net>, elynchjr@l95businesssparks.com  
 1 Attachment, 1.5 MB

Bill and Mr. O'Connell:

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

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

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

From: none [mailto:none]  
Sent: Wednesday, May 23, 2007 2:47 PM  
To: Lisa Overton  
Subject: Scanned image from Library1

DEVICE NAME: Library1  
DEVICE MODEL: SHARP AR-M620U  
LOCATION: Library Scanner 1 (East)

FILE FORMAT: PDF MMR(G4)  
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.  
This file can be read by Adobe Acrobat Reader.  
The reader can be downloaded from the following URL:

<http://www.adobe.com/>



AR-M620U\_20070523\_1....(1.5 MB)

**From:** Anthony O'Connell <aoconnell@cableone.net>  
**Subject:** **Title search for parcel 0904 01 0017**  
**Date:** May 24, 2007 6:17:49 AM MST  
**To:** Lisa Overton <LOVERTON@steward.com>, Steve Blizzard  
<SBLIZZAR@steward.com>  
**Cc:** "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>, Andy Somerville  
<andy@smcconcrete.com>

Ms. Lisa Overton and Mr. Steve Blizzard;



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

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **FW: Title search for parcel 0904 01 0017**  
Date: May 24, 2007 9:43:15 AM MST  
To: elynchjr@i95businessparks.com, aoconnell@cableone.net

Mr. O'Connell:

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 15<sup>th</sup> which addressed the County's legal description.

Lisa Overton

**From:** Lisa Overton  
**Sent:** Tuesday, May 15, 2007 9:16 AM  
**To:** Anthony OConnell  
**Subject:** RE: Title search for parcel 0904 01 0017

**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.

*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:** Anthony OConnell [mailto:aoconnell@cableone.net]  
**Sent:** Sunday, May 13, 2007 12:35 AM  
**To:** Lisa Overton  
**Subject:** Re: Title search for parcel 0904 01 0017

Ms Lisa Overton,

I don't understand your abbreviated notation comment. Would you please explain it?

Thank you.

Anthony O'Connell, Trustee

On May 11, 2007, at 8:12 AM, Lisa Overton wrote:

**Bill,**

**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.**

**From:** Anthony OConnell <aoconnell@cableone.net>  
**Subject:** Title search for parcel 0904 01 0017  
**Date:** May 25, 2007 6:50:21 AM MST  
**To:** Lisa Overton <LOVERTON@steward.com>, Steve Blizzard  
<SBLIZZAR@steward.com>  
**Cc:** "Edwin W. Lynch, Jr." <elynychjr@l95BusinessParks.com>, Andy Somerville  
<andy@smcconcrete.com>

Ms. Lisa Overton and Mr. Steve Blizzard;

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

**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@steward.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@steward.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?

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Accotink**  
Date: October 16, 2007 8:37:02 AM MST  
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>

Anthony,

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.

Lisa Overton  
Stewart Title and Escrow Inc.

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From: Anthony O'Connell [mailto:anthony@htcnet.org]  
Sent: Tue 10/16/2007 10:33 AM  
To: Steve Blizzard; Lisa Overton  
Subject: Fwd: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

Please, what does "WB201 109" in "ACCOTINK STATION  
WB201 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

Begin forwarded message:

From: Anthony O'Connell <anthony@htcnet.org>  
Date: October 16, 2007 10:58:10 AM EDT  
To: Lisa Overton <LOVERTON@stewart.com>, Steve Blizzard <SBLIZZAR@stewart.com>  
Cc: Bill Lynch <elynychjr@i95businessparks.com>, Andy Somerville <andy@smcconcrete.com>  
Subject: Fwd: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

Please, what does "WB201 109" in "ACCOTINK STATION  
WB201 109 DB8307-1446 DB8845-1444 DB8845-1449", mean to Stewart title? Please read the documents.

Sincerely, Anthony O'Connell  
Begin forwarded message:

From: "Bill Lynch" <BLynch@I95BPM.COM>  
Date: October 16, 2007 10:24:23 AM EDT  
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>, "Lisa Overton" <LOVERTON@stewart.com>  
Cc: "Andy Somerville" <andy@smcconcrete.com>  
Subject: RE: Accotink

Tony -

Steve is correct. All of these documents are included as exhibits to the contract. You can see the book and page stamps on each document, usually at the top of each page.

FROM: ANTHONY O'CONNELL [mailto:..]

Sent: Tuesday, October 16, 2007 12:01 PM

To: Lisa Overton

Subject: Re: Accotink

Lisa,

Thank you for responding on behalf of Stewart Title. Please read the documents. What do the contents of these documents mean to Stewart Title?

Anthony O'Connell, Trustee

On Oct 16, 2007, at 11:37 AM, Lisa Overton wrote:

Anthony,

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.

Lisa Overton

Stewart Title and Escrow Inc.

---

From: Anthony O'Connell [mailto:[anthony@htcnet.org](mailto:anthony@htcnet.org)]

Sent: Tue 10/16/2007 10:33 AM

To: Steve Blizzard; Lisa Overton

Subject: Fwd: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

Please, what does "WB201 109" in "ACCOTINK STATION

WB201 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

Begin forwarded message:

From: Anthony O'Connell <[anthony@htcnet.org](mailto:anthony@htcnet.org)>

Date: October 16, 2007 10:58:10 AM EDT

To: Lisa Overton <[LOVERTON@stewart.com](mailto:LOVERTON@stewart.com)>, Steve Blizzard <[SBLIZZAR@stewart.com](mailto:SBLIZZAR@stewart.com)>

Cc: Bill Lynch <[elynychjr@i95businessparks.com](mailto:elynychjr@i95businessparks.com)>, Andy Somerville <[andy@smcconcrete.com](mailto:andy@smcconcrete.com)>

Subject: Fwd: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

Please, what does "WB201 109" in "ACCOTINK STATION

WB201 109 DB8307-1446 DB8845-1444 DB8845-1449" , mean to Stewart

title? Please read the documents.

Sincerely, Anthony O'Connell

Begin forwarded message:

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Accotink**  
Date: October 17, 2007 8:48:03 AM MST  
To: "Anthony O'Connell" <anthony@htcnet.org>

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.

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

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

From: Anthony O'Connell [mailto:anthony@htcnet.org]  
Sent: Tuesday, October 16, 2007 12:01 PM  
To: Lisa Overton  
Subject: Re: Accotink

Lisa,

Thank you for responding on behalf of Stewart Title. Please read the documents. What do the contents of these documents mean to Stewart Title?

Anthony O'Connell, Trustee

On Oct 16, 2007, at 11:37 AM, Lisa Overton wrote:

Anthony,

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.

Lisa Overton  
Stewart Title and Escrow Inc.

---

From: Anthony O'Connell [mailto:anthony@htcnet.org]  
Sent: Tue 10/16/2007 10:33 AM  
To: Steve Blizzard; Lisa Overton  
Subject: Fwd: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

Please, what does "WB201 109" in "ACCOTINK STATION

From: Anthony O'Connell <anthony@htcnet.org>  
Subject: **Fwd: Accotink**  
Date: October 17, 2007 5:42:14 PM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>

Stewart Title:

What do the contents of WB201 109 mean to Stewart Title?

Anthony O'Connell, Trustee

Begin forwarded message:

**From:** "Lisa Overton" <LOVERTON@stewart.com>  
**Date:** October 17, 2007 11:48:03 AM EDT  
**To:** "Anthony O'Connell" <anthony@htcnet.org>  
**Subject:** RE: Accotink

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.

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: [lverton@stewart.com](mailto:lverton@stewart.com)

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

From: Anthony O'Connell [<mailto:anthony@htcnet.org>]  
Sent: Tuesday, October 16, 2007 12:01 PM  
To: Lisa Overton  
Subject: Re: Accotink

Lisa,

Thank you for responding on behalf of Stewart Title. Please read the documents. What do the contents of these documents mean to Stewart Title?

Anthony O'Connell, Trustee

On Oct 16, 2007, at 11:37 AM, Lisa Overton wrote:

Anthony,  
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.

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Accotink**  
Date: October 18, 2007 8:21:25 AM MST  
To: "Anthony O'Connell" <anthony@htcnet.org>

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

**From:** Anthony O'Connell [mailto:anthony@htcnet.org]  
**Sent:** Wednesday, October 17, 2007 8:42 PM  
**To:** Steve Blizzard; Lisa Overton  
**Subject:** Fwd: Accotink

Stewart Title:

What do the contents of WB201 109 mean to Stewart Title?

Anthony O'Connell, Trustee

Begin forwarded message:

**From:** "Lisa Overton" <LOVERTON@stewart.com>  
**Date:** October 17, 2007 11:48:03 AM EDT  
**To:** "Anthony O'Connell" <anthony@htcnet.org>  
**Subject:** **RE: Accotink**

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.

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](mailto:loverton@stewart.com)

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

**From:** Anthony O'Connell [mailto:anthony@htcnet.org]  
**Sent:** Tuesday, October 16, 2007 12:01 PM  
**To:** Lisa Overton  
**Subject:** Re: Accotink

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Accotink**  
Date: October 19, 2007 5:38:58 AM MST  
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>  
Cc: "Bill Lynch" <elynychjr@i95businessparks.com>, "Andy Somerville" <andy@smcconcrete.com>

Anthony,

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

---

From: Anthony O'Connell [mailto:anthony@htcnet.org]  
Sent: Thu 10/18/2007 6:34 PM  
To: Steve Blizzard; Lisa Overton  
Cc: Bill Lynch; Andy Somerville  
Subject: Fwd: Accotink

Begin forwarded message:

Stewart Title:

How do the contents of WB201 109 fit in Stewart Title's title search?

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>  
Date: October 18, 2007 11:21:25 AM EDT  
To: "Anthony O'Connell" <anthony@htcnet.org>  
Subject: RE: Accotink

Tony,

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

Lisa

From: Anthony O'Connell [mailto:anthony@htcnet.org]  
Sent: Wednesday, October 17, 2007 8:42 PM  
To: Steve Blizzard; Lisa Overton  
Subject: Fwd: Accotink

Stewart Title:

What do the contents of WB201 109 mean to Stewart Title?

Anthony O'Connell, Trustee

Begin forwarded message:

From: "Lisa Overton" <LOVERTON@stewart.com>  
Date: October 17, 2007 11:48:03 AM EDT  
To: "Anthony O'Connell" <anthony@htcnet.org>  
Subject: RE: Accotink

From: Anthony O'Connell <anthony@htcnet.org>  
Subject: **Fwd: Accotink**  
Date: October 25, 2007 9:10:08 AM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>

Stewart Title:

Why would Stewart Title not answer the question ""How do the contents of WB201 109 fit in Stewart Title's title search?"?

Please ask Bill Lynch to not answer for you.

Anthony O'Connell, Trustee

Begin forwarded message:

**From:** "Bill Lynch" <BLynch@I95BPM.COM>  
**Date:** October 23, 2007 11:11:10 AM EDT  
**To:** "Anthony O'Connell" <anthony@htcnet.org>  
**Cc:** "Andy Somerville" <andy@smcconcrete.com>  
**Subject:** **RE: Accotink**

Tony –

I was out of town for a long weekend. I apologize for the delayed response.

It is not that Stewart Title would not answer your question. It is that there really is no answer. The Will recorded at WB 201, page 109 is just part of the chain of recorded documents that make up Title to the property. It is in the public record, so they acknowledge and accept it.

Also, you are referring to the tax assessor's notation in the assessment records. As I explained to you before, this is just their shorthand notation that has no bearing on the condition of your tile as far as the title insurance company is concerned.

Why are you so focused on this inconsequential item? We have accepted title as of the date of their search. You should not be concerned unless you know of a deed conveyance that is not of record.

Bill

Edwin W. Lynch, Manager

I-95 Business Parks Management, LLC/Colchester Land Co., LLC/Parkway East LLC

PO Box 1607

Lorton, VA 22199

P: 703/690-7234

F: 703/690-4677

[blynch@i95bpm.com](mailto:blynch@i95bpm.com)



From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Accotink**  
Date: October 25, 2007 9:14:19 AM MST  
To: "Anthony O'Connell" <anthony@htcnet.org>

**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.**

*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:** Anthony O'Connell [mailto:anthony@htcnet.org]  
**Sent:** Thursday, October 25, 2007 12:10 PM  
**To:** Steve Blizzard; Lisa Overton  
**Subject:** Fwd: Accotink

Stewart Title:

Why would Stewart Title not answer the question ""How do the contents of WB201 109 fit in Stewart Title's title search?"?

Please ask Bill Lynch to not answer for you.

Anthony O'Connell, Trustee

Begin forwarded message:

**From:** "Bill Lynch" <BLynch@I95BPM.COM>  
**Date:** October 23, 2007 11:11:10 AM EDT  
**To:** "Anthony O'Connell" <anthony@htcnet.org>  
**Cc:** "Andy Somerville" <andy@smcconcrete.com>  
**Subject:** **RE: Accotink**

Tony –

I was out of town for a long weekend. I apologize for the delayed response.

It is not that Stewart Title would not answer your question. It is that there really is no answer. The Will recorded at WB 201, page 109 is just part of the chain of recorded documents that make up Title to the property. It is in the public record, so they acknowledge and accept it.

Also, you are referring to the tax assessor's notation in the assessment records. As I explained to you before, this is just their shorthand notation that has no bearing on the condition of your tile as far as the title insurance company is concerned.

Why are you so focused on this inconsequential item? We have accepted title as of the date of their search. You should not be concerned unless you know of a deed conveyance that is not of record.

Bill

Edwin W. Lynch, Manager

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Stewart Title**  
Date: December 5, 2007 2:19:32 PM MST  
To: "Anthony O'Connell" <aoconnell@cox.net>, "Steve Blizzard" <SBLIZZAR@stewart.com>  
Cc: "Bill Lynch" <elynychjr@i95businessparks.com>, "Andy Somerville" <andy@smconcrete.com>

Anthony,

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

---

From: Anthony O'Connell [mailto:aoconnell@cox.net]  
Sent: Wed 12/5/2007 3:16 PM  
To: Steve Blizzard; Lisa Overton  
Cc: Bill Lynch; Andy Somerville  
Subject: Stewart Title

Stewart Title:

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 Title 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 aoconnell@cox.net.

Anthony O'Connell, Trustee

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title's title search**  
Date: December 7, 2007 7:23:05 AM MST  
To: Steve Blizzard <SBLIZZAR@steward.com>, Lisa Overton <LOVERTON@steward.com>  
Cc: Andy Somerville <andy@smcconcrete.com>, "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>

Stewart Title,

Please read WB201 109. How does the content of WB 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 201 109 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 title. The content of the documents differ.

Anthony O'Connell, Trustee

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title title's search on parcel 0904-01-0017**  
Date: December 13, 2007 8:45:05 AM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>  
Cc: Andy Somerville <andy@smcconcrete.com>, "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>

Stewart Title,

Please ask Bill Lynch to not speak for Stewart Title.

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

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title title's search on parcel 0904-01-0017.**  
Date: December 19, 2007 5:26:56 PM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>Lisa Overton <LOVERTON@stewart.com>  
Cc: "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>, Andy Somerville <andy@smcconcrete.com>

Stewart Title,

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

Begin forwarded message:

**From:** "Andy Somerville" <Andy@smcconcrete.com>  
**Date:** December 19, 2007 10:12:26 AM MST  
**To:** <aoconnell@cox.net>  
**Subject:** Christmas, parcel 0904-01-0017.

Tony, I hope you have a Merry Christmas. Does it snow out there? Would you please do me a small favor this Christmas? Good, I thought you would. Please,( because I am clueless ) explain your exact concern with WB201 109. I know you have referenced this page for quite a while, but for the life of me I can't figure out why. If you will do this for me then I believe we can move ahead. Thanks so much. Andy

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title's title search on parcel 0904-01-0017**  
Date: December 28, 2007 8:55:41 AM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>  
Cc: Andy Somerville <andy@smcconcrete.com>, "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>

Stewart Title,

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

From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Stewart Title's title search on parcel 0904-01-0017. And correction of Trustee's typographical error of "April 21, 1986" to "April 21, 1988"**  
Date: January 7, 2008 11:50:44 AM MST  
To: "Anthony O'Connell" <aoconnell@cox.net>, "Steve Blizzard" <SBLIZZAR@stewart.com>  
Cc: "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, "Andy Somerville" <andy@smcconcrete.com>

Anthony,

We already answered these questions by prior email dated May 11<sup>th</sup> 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.

*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:** Anthony O'Connell [mailto:aoconnell@cox.net]  
**Sent:** Friday, January 04, 2008 8:43 AM  
**To:** Steve Blizzard; Lisa Overton  
**Cc:** Edwin W. Lynch, Jr.; Andy Somerville  
**Subject:** Stewart Title's title search on parcel 0904-01-0017. And correction of Trustee's typographical error of "April 21, 1986" to "April 21, 1988"

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, 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

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title's title search on parcel 0904 01 0017**  
Date: January 8, 2008 4:37:40 AM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>  
Cc: "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, Andy Somerville <andy@smcconcrete.com>

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 "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



From: "Lisa Overton" <LOVERTON@stewart.com>  
Subject: **RE: Stewart Title's title search on parcel 0904 01 0017**  
Date: January 8, 2008 5:42:23 AM MST  
To: "Anthony O'Connell" <aoconnell@cox.net>, "Steve Blizzard" <SBLIZZAR@stewart.com>  
Cc: "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, "Andy Somerville" <andy@smcconcrete.com>

**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.**

*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:** Anthony O'Connell [mailto:aoconnell@cox.net]  
**Sent:** Tuesday, January 08, 2008 6:38 AM  
**To:** Steve Blizzard; Lisa Overton  
**Cc:** Edwin W. Lynch, Jr.; Andy Somerville  
**Subject:** Stewart Title's title search on parcel 0904 01 0017

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 "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

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title's title search on parcel 0904 01 0017**  
Date: January 14, 2008 10:54:52 AM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>  
Cc: Andy Somerville <andy@smcconcrete.com>, "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>

Stewart Title,

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

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title's title search on parcel 0904 01 0017**  
Date: January 24, 2008 1:15:48 PM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>  
Cc: Andy Somerville <andy@smcconcrete.com>, "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>

Dear Stewart Title:

↑ 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

From: Anthony O'Connell <aoconnell@cox.net>  
Subject: **Stewart Title's title search on parcel 0904 01 0017**  
Date: February 20, 2008 4:30:37 PM MST  
To: Steve Blizzard <SBLIZZAR@stewart.com>, Lisa Overton <LOVERTON@stewart.com>  
Cc: "Edwin W. Lynch, Jr." <elynychjr@I95BusinessParks.com>, Andy Somerville <andy@smcconcrete.com>

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?

**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 Stewart Title's records?

Anthony O'Connell, Trustee for parcel 0904 01 0017