

TVA 1481

TENNESSEE VALLEY AUTHORITY

(DOCUMENTARY STAMPS ATTACHED \$1.65.)

WARRANTY DEED

✓ Tract No. FR-1001
✓ Land Map 17 R.4

STATE OF NORTH CAROLINA

SWAIN COUNTY

THIS DEED, Made this 30th day of December, 1943, by and between MATTIE McLEAN, unmarried, of the County of Swain and State of North Carolina, as party of the first part, and the UNITED STATES OF AMERICA as party of the second part:

WITNESSETH, that the said party of the first part, in consideration of the sum of ONE THOUSAND ONE HUNDRED TWENTY-ONE and 85/100 Dollars (\$1,121.85) to her paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, its successors and assigns, a certain tract or parcel of land, situate, lying and being in Swain County, State of North Carolina, and more particularly described as follows, to-wit:

A tract of land lying in Charleston Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 2-3/8 miles northeast of the mouth of Noland Creek, and more particularly described as follows:

Beginning at a point in the center line of Peachtree Creek witnessed by an 18 inch maple stump, a corner of the lands of John Burns, and Julia Burns; thence with Julia Burns' line N. 68° 00' E., 90 feet to a point at the top of Dogwood Ridge; thence with the top of the ridge as it meanders approximately along the following bearings and distances:

N. 35° 00' E., 355 feet,
N. 55° 00' E., 380 feet,
N. 17° 00' E., 260 feet,
N. 29° 00' E., 340 feet,
N. 6° 00' W., 520 feet,
N. 35° 00' E., 675 feet,
N. 20° 00' E., 235 feet,
N. 61° 00' E., 325 feet,

N. 26° 00' E., 130 feet to a stone, a corner of the lands of Julia Burns, and Bergin Watkins et ux; thence with Bergin Watkins' line and the top of a ridge as it meanders approximately along the following bearings and distances; S. 59° 55' E., 305 feet, S. 60° 55' E., 495 feet to a point, a corner of the lands of Bergin Watkins et ux, and Andrew D. Wiggins; thence, leaving the ridge and with Andrew D. Wiggins' line, S. 24° 19' W., 1468 feet to a point, a corner of the lands of Andrew D. Wiggins, and W. L. Willis et ux; thence with W. L. Willis' line S. 24° 19' W., 480 feet to a black oak stump; thence S. 20° 52' E., 491 feet to a 30 inch spanish oak tree at the top of a ridge, a corner of the lands of W. L. Willis et ux, and Carl Barnes; thence with Carl Barnes', and J. I. & W. J. Lowe's line and the top of the ridge as it meanders approximately along the following bearings and distances;

S. 23° 54' E., 126 feet to a stake,
S. 54° 55' W., 200 feet,
S. 78° 00' W., 245 feet to a 1½ inch black oak tree,
N. 80° 00' W., 745 feet,
S. 57° 00' W., 205 feet to a point in the prolongation of a fence line, a corner of the lands of

J. I. & W. J. Lowe, and John Burns; thence, leaving the ridge and with John Burns' line, a line marked by a fence for a portion of its length, N. 86° 00' W., 360 feet to a point in the center line of Peachtree Creek witnessed by a pine stump; thence with the center line of the creek as it meanders upstream approximately 210 feet to the point of beginning, and containing 71. acres, more or less, subject to such rights as may be vested in the county or state to a public road and to such rights or easements reserved to the Harris-Woodbury Lumber Company by deed dated March 24, 1919, and recorded in Book 46, page 306, in the office of the Register of Deeds of Swain County, N.C., as may affect said tract.

It is understood and agreed that the bearings given in the above description are based on the North Carolina State Coordinate System, Lambert Projection, as established by the U. S. Coast and Geodetic Survey. The central meridian for this coordinate system is located at Longitude 79° 00' W.

The above described tract of land was conveyed to the party of the first part by deed from A. E. Bradshaw et ux, recorded in Book 57, page 211, in the office of the Register of Deeds of Swain County, N.C.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging, to the UNITED STATES OF AMERICA, its successors and assigns, to its own use and behoof forever.

And the said party of the first part, for herself, her heirs, successors, administrators and assigns, covenants with the said party of the second part, its successors and assigns that she is seized of said land and premises in fee, and has a right to convey the same in fee simple; that the same are free and clear from all encumbrances and that she will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal this the day, month and year above written.

s/ Mattie McLean
Mattie McLean

(Seal)

STATE OF NORTH CAROLINA

SWAIN COUNTY

I, H. J. Truett, Clerk of the Superior Court, in and for the State and County aforesaid, do hereby certify that MATTIE McLEAN, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Let the instrument, and the certificate, be registered.