

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 17 R-5

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 21 day of March, 1944, by and between

(DOCUMENTARY STAMPS attached \$1.65

JULIA BURNS and husband, JOHN BURNS,

of the County of Swain and State of North Carolina, as parties of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said parties of the first part, in consideration of the sum of ONE THOUSAND NINETY-THREE AND 40/100-----Dollars (\$1,093.40) to them paid by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do 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 3/4 mile northeast of the mouth of Peachtree Creek, and more particularly described as follows:

BEGINNING at a point in the center of Peachtree Creek and in the south boundary line of the tract herein described, a corner of the lands of Mattie McLean, and John Burns; thence with John Burns' line N. 89° 00' W., 360 feet to a 24 inch chestnut stump at the top of a ridge; thence with John Burns' and J. H. Holden's line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 4° 00' E., 105 feet, N. 16° 00' W., 440 feet, N. 30° 00' W., 360 feet, N. 2° 00' E., 45 feet to a 6 inch dogwood tree, a corner of the lands of J. H. Holden, and Ed Anthony et ux; thence leaving the ridge and with Ed Anthony's line along the following bearings and distances: S. 88° 00' E., 290 feet to a 36 inch chestnut stump; N. 84° 00' E., 360 feet to a 4 inch poplar tree; N. 57° 00' E., 185 feet to a point in the center of a road; thence with the center line of the road as it meanders approximately along a bearing and distance of N. 27° 00' W., 265 feet to a point; thence, leaving the road, S. 56° 00' W., 100 feet to a point in the center of Peachtree Creek near a spring; thence with Ed Anthony's and A. E. Bradshaw's line and the center line of the creek as it meanders upstream approximately 1500 feet to a point, a corner of the lands of A. E. Bradshaw, and Jess DeHart et al; thence leaving the creek and with Jess DeHart's and A. E. Bradshaw's line N. 67° 30' E., 1965 feet, passing stakes at 45 feet and 1325 feet, to a 14 inch black oak tree at the top of a ridge, a corner of the lands of A. E. Bradshaw and Bergin Watkins et ux; thence with Bergin Watkins' and Mattie McLean's line and the top of the ridge as it meanders approximately along the following bearings and distances: S. 5° 55' W., 350 feet, S. 25° 30' W., 465 feet to a stone, S. 26° 00' W., 130 feet, S. 61° 00' W., 325 feet, S. 20° 00' W., 235 feet, S. 35° 00' W., 675 feet, S. 6° 00' E., 520 feet, S. 29° 00' W., 340 feet, S. 17° 00' W., 260 feet, S. 55° 00' W., 380 feet, S. 35° 00' W., 355 feet to a point; thence leaving the ridge and with Mattie McLean's line S. 68° 00' W., 90 feet to the point of beginning, and containing 72 acres, more or less.

It is understood and agreed that this conveyance is made subject to such rights as may be vested in the county or state to a right of way for a public road.

It is further 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 Julia Burns, one of the parties of the first part, by deed from R. L. Fox, dated February 6, 1929, recorded in Deed Book 55, page 410, in the office of the Register of Deeds for Swain County, North Carolina.

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 parties of the first part, for them selves, their heirs, successors, administrators and assigns, covenant with the said party of the second part, its successors and assigns that they are seized of said land and premises in fee, and have right to convey the same in fee simple; that the same are free and clear from all encumbrances and that they will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals this the day, month and year above written.

(Seal)	Witnesses to signature by	John Burns	Julia Burns	(Seal)
(Seal)	mark of John Burns:	his	Julia Burns	(Seal)
(Seal)	Cyrus H. Nicholson, Bryson	John X Burns	John X Burns	(Seal)
(Seal)	City, N. C.	mark	mark	
(Seal)	William H. Blough, Bryson	John Burns	John Burns	(Seal)
	City, N. C.			

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Cyrus H. Nicholson, a Notary Public for Jackson County and said State do hereby certify that John Burns and Julia Burns, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Julia Burns, wife of John Burns, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, does state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she does still voluntarily assent thereto. Witness my hand and official seal this 21 day of March, A.D., 1944, and I certify that by virtue of Section 3176, N. C. Code, I am qualified to act in all counties of the State of North Carolina.
(Seal affixed) My commission expires: 12-7-44 Cyrus H. Nicholson, Notary Public

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Cyrus H. Nicholson a Notary Public of Jackson County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered. Witness my hand this 21 day of March A. D., 1944. H. J. Truett, Clerk Superior Court

Filed for registration on the 21 day of March, 1944, at 1:45 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 21 day of March, 1944, at 2:30 o'clock P. M. in Book 67 of Deeds, and Page 202, etc.

D.R. Welch, Deputy Register of Deeds.
Swain Co., N.C.