

TVA 1481

TENNESSEE VALLEY AUTHORITY

(DOCUMENTARY STAMPS ATTACHED \$3.30)

WARRANTY DEED

Tracts No. FR-1019 &amp; FR-1229

Map No. 36 R.2

STATE OF NORTH CAROLINA  
SWAIN COUNTY

THIS DEED, Made this 17th day of December, 1943, by and between JAMES M. STILES and MARY STILES, his wife, 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 TWO THOUSAND EIGHT HUNDRED NINETY-NINE AND 50/100 Dollars (\$2,899.50) 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, two certain tracts or parcels of land, situate, lying and being in Swain County, North Carolina, and more particularly described as follows, to-wit:

TRACT NO. FR-1019:

A tract of land lying in Forneys Creek and Charleston Townships of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 1 mile south of the confluence of Indian Creek and Noland Creek, and more particularly described as follows:

BEGINNING at a point (prev. desc. as a 10 inch hickory tree) at the top of a ridge, a corner of the lands of J. M. Styles et ux, Fred & Arthur Lollis, and the Nantahala Power & Light Company; thence with the Company's line along the following bearings and distances: South 11° 00' West, 945 feet to a point (prev. desc. as a stake); South 65° 00' West, 436 feet to a point (prev. desc. as a stake); South 49° 00' West, 283 feet to a point (prev. desc. as a fallen 13 inch pine tree); South 42° 00' West, 317 feet to a point (prev. desc. as a stake); South 68° 00' West, 171 feet to a stake; South 82° 00' West, 418 feet to a point (prev. desc. as a stake); South 67° 00' West, 352 feet to a point (prev. desc. as a stake), a corner of the lands of the Nantahala Power & Light Company, and A. E. Bradshaw; thence with A. E. Bradshaw's line along the following bearings and distances: North 5° 00' East, 270 feet; North 88° 00' West, 460 feet; South 46° 00' West, 550 feet; North 43° 00' West, 405 feet to a point (prev. desc. as a stake), a corner of the lands of A. E. Bradshaw, and the Nantahala Power & Light Company; thence with the Company's line along the following bearings and distances: North 17° 00' West, 605 feet to a stone; North 43° 00' East, 1916 feet to a point (prev. desc. as a stake); South 47° 00' East, 106 feet to a point (prev. desc. as a stake), a corner of the lands of the Nantahala Power & Light Company, and Charity Hyatt; thence with Charity Hyatt's and J. M. Styles et ux's line South 42° 00' East, 690 feet to a point at the top of a ridge; thence with J. M. Styles' line and the top of the ridge as it meanders approximately along the following bearings and distances: North 85° 00' East, 740 feet; North 57° 00' East, 890 feet to the point of beginning. Except, therefrom, a strip of land 10 feet wide and approximately 2220 feet long, owned by Charity Hyatt, and extending from the boundary line between the land of Charity Hyatt, and the land herein described in a general southwesterly direction to the boundary line between the land herein described, and the land of A. E. Bradshaw; the said strip containing 0.5 acre, more or less.

The above described tract of land contains 81.5 acres, more or less, subject to such rights as may be vested in the county or state to a public road.

TRACT NO. FR-1229:

A tract of land lying in Charleston Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 1 mile south of the confluence of Indian and Noland Creeks, and more particularly described as follows:

BEGINNING at a stake, a corner of the lands of J. M. Styles, and Charity Hyatt, and the most westerly point of the tract herein described; thence with the Charity Hyatt's line North 65° 00' East, 640 feet to a dogwood tree at the top of a ridge; thence with Charity Hyatt's, Fred & Arthur Lollis', and J. M. Styles' line and the top of the ridge as it meanders approximately along the following bearings and distances: North 39° 00' East, 1130 feet to a stake; South 27° 00' East, 900 feet to a point (prev. desc. as a 10 inch hickory tree); South 57° 00' West, 890 feet; South 85° 00' West, 740 feet to a point; thence leaving the ridge and with J. M. Styles' line North 42° 00' West, 500 feet to the point of beginning, and containing 22 acres, more or less, subject to such rights as may be vested in the county or state to a public road.

It is understood and agreed that the bearings given in the above descriptions 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' West.

The above described tracts of land were conveyed to the parties of the first part by deeds from Joe Collins, Elizabeth C. Mason et vir, S. M. Hyatt et ux, Henry Wadkins et ux, Davis Wadkins et ux, John Wadkins et ux, Leroy Wadkins, Robert Wadkins et ux, D. McKaizie et ux, and Clark Hazlett et ux, recorded in Book 53, page 67, Book 48, page 466, Book 35, pages 81, 333, 376, 524, 596, Book 38, page 536, Book 39, page 573, and Book 45, page 159, respectively, in the office of the Register of Deeds for Swain County, North Carolina.

It is understood and agreed that the parties of the first part grant and convey the above described tracts of land subject to such right, title, and interest in and to the minerals as may be outstanding in third parties by virtue of the conveyance contained in that certain deed from John B. Allison to W. N. Cooper, recorded in Book 3, page 233, and by virtue of the reservations contained in those certain deeds from Charity Hyatt and Henry Wadkins to J. M. Stiles, recorded in Book 35, pages 81 and 333, respectively, in the office of the Register of Deeds for Swain County, North Carolina. And the parties of the first part, for the considerations herein set out hereby convey any and all right, title, and interest which they may now have or may hereafter have, in and to the minerals contained in the above described tracts of land by way of reversion, remainder, adverse possession, prescription, or otherwise.

James M. Stiles, one of the parties of the first part herein, hereby certifies that he is one and the same person as J. M. Styles, grantee in the deeds recorded in Book 53, page 67, Book 48, page 466, Book 35, pages 376, 524, 596, Book 38, page 536, Book 39, page 573, Book 45, page 159, and one and the same person as J. M. Stiles, grantee in the deeds recorded in Book 35, pages 81 and 333, records of Swain County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tracts or parcels 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 themselves, 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.

Witnesses to signature by mark of Mary Stiles:

s/ James M. Stiles (SEAL)

JAMES M. STILES

her

Mary X Stiles

(SEAL)

MARY STILES

mark

W. E. Winston, Bryson City, N.C.

s/

James Denman, Bryson City, N.C.

s/

Mary X Stiles

MARY STILES

mark

STATE OF NORTH CAROLINA

SWAIN COUNTY

I, H. J. Truett Clerk Superior Court for said County and State, do hereby certify that JAMES M. STILES and MARY STILES, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Mary Stiles, wife of James M. Stiles, 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.

Let the instrument, and the certificate, be registered.

WITNESS my hand and official seal this 17th day of December, A. D., 1943.

(SEAL AFFIXED)

H. J. Truett, Clerk Superior Court.

Filed for registration on the 17th day of Dec., 1943, at 11:20 o'clock A.M., and registered in the office of the Register of Deeds for Swain County, N.C., 18th day of December, 1943, at 10:45 o'clock A.M., in Book 68 of Deeds, and Page 267, etc.

  
Deputy Register of Deeds  
Swain County, North Carolina