

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 36 R.2

STATE OF NORTH CAROLINA—SWAIN COUNTY

DOCUMENTARY STAMPS \$5.50 attached.

THIS DEED, Made this 11 day of March, 1944, by and between

WILL JENKINS, a single man,

of the County of Swain and State of North Carolina, as part Y of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said part Y of the first part, in consideration of the sum of FOUR THOUSAND NINE HUNDRED FORTY-THREE AND 68/100-----Dollars (\$4,943.68) to him 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 Forneys Creek Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 2-1/4 miles west of the confluence of Indian Creek and Noland Creek, and more particularly described as follows:

BEGINNING at a 12 inch black oak tree, a corner of the lands of the United States Department of Interior (Great Smoky Mountains National Park), and L. E. Hunter; thence with L. E. Hunter's line S. 5° 00' W., 1770 feet to a point; thence S. 70° 00' W., 680 feet to a point; thence S. 65° 00' E., 1170 feet to a 14 inch pine tree at the top of a ridge, a corner of the lands of L. E. Hunter, and A. C. Hyatt et ux; thence with A. C. Hyatt's line S. 2° 00' E., 1040 feet to a stake; thence N. 74° 00' W., 670 feet to an 8 inch maple tree; thence S. 60° 00' W., 440 feet to a 14 inch red oak tree; thence S. 8° 00' W., 1420 feet to a 16 inch pine tree; thence N. 71° 00' W., 940 feet, crossing Goldmine Branch at approximately 340 feet, to a 10 inch red oak tree at the top of a ridge, a corner of the lands of A. C. Hyatt et ux, and Cole Hyatt; thence with Cole Hyatt's line N. 10° 00' E., 840 feet to a stake on the north edge of a road; thence with the north edge of the road as it meanders approximately along a bearing and distance of N. 62° 00' W., 670 feet to a stake; thence, leaving the road, S. 37° 00' W., 880 feet to a 16 inch chestnut oak tree, a corner of the lands of Cole Hyatt, and the United States Department of Interior (Great Smoky Mountains National Park); thence with the Park's boundary line along the following bearings and distances: N. 12° 58' E., 230 feet; N. 6° 42' W., 315 feet; N. 61° 15' E., 105 feet; N. 15° 21' W., 280 feet; N. 57° 39' W., 84 feet; N. 9° 32' W., 96 feet; N. 1° 15' E., 272 feet; N. 29° 23' E., 293 feet; N. 37° 49' E., 92 feet; N. 15° 04' E., 169 feet; N. 53° 41' E., 173 feet; N. 46° 11' E., 235 feet; S. 84° 44' E., 66 feet; N. 63° 01' E., 513 feet; N. 3° 40' E., 267 feet; N. 0° 43' W., 102 feet; N. 43° 48' E., 214 feet; N. 4° 28' E., 230 feet; N. 46° 37' E., 137 feet; N. 16° 09' E., 170 feet; N. 0° 29' W., 146 feet; N. 28° 10' E., 105 feet; N. 33° 22' E., 177 feet; N. 22° 25' E., 252 feet; N. 44° 52' E., 433 feet; N. 77° 25' E., 333 feet; S. 72° 36' E., 238 feet; N. 76° 56' E., 77 feet; N. 67° 25' E., 212 feet to the point of beginning, and containing 183. 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 rights of way for public roads and to such rights or easements reserved to the Harris-Woodberry Lumber Company by deed dated February 6, 1922, and recorded in Book 49, Page 473, in the office of the Register of Deeds of Swain County, North Carolina, as may affect the described premises.

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 acquired by the party of the first part by the following deeds of record in the office of the Register of Deeds for Swain County, North Carolina: (a) From the Federal Land Bank of Columbia, dated October 6, 1936, of record in Deed Book 61, page 355; (b) From Texas Cole et al, dated February 5, 1938, of record in Deed Book 61, page 514; and (c) From A. Cole Hyatt and wife, Fannie Hyatt, dated February 22, 1944, of record in Deed Book Book 68, page 504.

It is understood and agreed that the party of the first part grants and conveys the above described tract 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 reservation contained in the deed from James Nichols et ux to Nancy Nichols, dated September 16, 1916, recorded in Deed Book 42, page 341, in the office of the Register of Deeds for Swain County, North Carolina; by virtue of the reservation contained in the deed from James Nichols et ux to John Fuller et al, dated September 16, 1916, recorded in Deed Book 47, page 98, in said Register of Deeds' office; and by virtue of intestate succession as heirs at law of William N. Cooper, the said William N. Cooper, deceased, having acquired title thereto by virtue of the deed from John B. Allison, dated December 16, 1881, recorded in Deed Book 3, page 233, in said Register of Deeds' office. And the party of the first part, for the consideration herein set out, hereby conveys any and all right, title, and interest which he may now have, or may hereafter have, in and to the minerals contained in the above described tract of land by way of reversion, remainder, adverse possession, prescription, or otherwise.

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 him self, his heirs, successors, administrators and assigns, covenant s with the said party of the second part, its successors and assigns that he is seized of said land and premises in fee, and ha s right to convey the same in fee simple; that the same are free and clear from all encumbrances and that he will warrant and defend the title to same against the lawful claims of all persons whomsoever.

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

_____ (Seal)	_____ (Seal)	Will Jenkins _____ (Seal)
_____ (Seal)	_____ (Seal)	Will Jenkins _____ (Seal)
_____ (Seal)	_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)	_____ (Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

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

WITNESS my hand and official seal this 11 day of March, A.D., 1944.

(Seal affixed)

H. J. Truett
Clerk Superior Court

Filed for registration on the 11 day of March, 1944, at 11:41 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 14 day of March, 1944, at 10:00 o'clock A. M. in Book 67 of Deeds, and Page 193, etc.

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