

TVA 1481

TENNESSEE VALLEY AUTHORITY

(DOCUMENTARY STAMPS ATTACHED \$3.30)

WARRANTY DEED

Tract No. FR-1036

Map No. 16 R. 5

STATE OF NORTH CAROLINA

SWAIN COUNTY

THIS DEED, Made this 18th day of December, 1943, by and between WILLIAM C. COLE and wife, MARGARET M. COLE, 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 FIVE HUNDRED TWO AND 90/100 - - - - Dollars (\$2,502.90) 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 Forneys Creek Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 2 miles northwest of the mouth of Noland Creek, and more particularly described as follows:

Beginning at a railroad iron, a corner of the lands of A. C. Hyatt et ux, and the J. S. Cole Heirs, and the most easterly point of the tract herein described; thence with the J. S. Cole Heirs' line along the following bearings and distances: South 75° 00' West, 1090 feet to an iron pin; South 37° 00' West, 890 feet to a 16 inch chestnut oak tree; North 75° 00' West, 70 feet to an iron pin; North 17° 00' East, 310 feet to a point (prev. desc. as a pipe), a corner of the lands of the J. S. Cole Heirs, and the Nantahala Power & Light Company; thence with the Company's line along the following bearings and distances: North 15° 00' East, 69 feet to a point (prev. desc. as a pipe); North 30° 30' West, 170 feet to a 7 inch pine tree; North 12° 00' East, 264 feet to a point (prev. desc. as a 5 inch white oak tree); North 18° 00' East, 174 feet to a dead 4 inch spanish oak tree; North 32° 00' East, 180 feet to a 3 inch spanish oak tree; North 2° 00' West, 265 feet to a pipe; North 53° 00' East, 265 feet to a 6 inch post oak tree; North 26° 00' East, 194 feet to a point (prev. desc. as a pipe); North 43° 00' East, 269 feet to a 10 inch white oak tree at the top of a ridge, a corner of the lands of the Nantahala Power & Light Company, and A. C. Hyatt et ux; thence with A. C. Hyatt's line and the top of the ridge as it meanders approximately along the following bearings and distances: South 35° 30' East, 750 feet, South 78° 00' East, 215 feet to a point; thence, leaving the ridge, South 49° 00' East, 396 feet to the point of beginning, and containing 26.9 acres, more or less.

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' West.

The above described land was acquired by W. C. Cole, who is the same person as William C. Cole, one of the first parties herein, by deed from W. T. Mason Lumber Company, dated October 23, 1913, and recorded in Book 40, Page 275, in the office of the Register of Deeds of Swain County, North Carolina.

It is understood and agreed that the parties of the first part grant and convey 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 exception in the deed from W. T. Mason Lumber Company to W. C. Cole, dated October 23, 1913, and recorded in Book 40, Page 275, in the office of the Register of Deeds of Swain County, North Carolina. And the parties of the first part, for the consideration 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 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 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.

s/ William C. Cole (Seal)  
William C. Cole

s/ Margaret M. Cole (Seal)  
Margaret M. Cole

STATE OF NORTH CAROLINA

SWAIN COUNTY

I, James Denman, a Notary Public for Clay County, N. C., do hereby certify that WILLIAM C. COLE and MARGARET M. COLE, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Margaret M. Cole, wife of William C. Cole, 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 18th day of December, A. D., 1943, 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)

James Denman  
Notary Public

My commission expires: Oct. 6, 1945

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of James Denman a Notary Public of Clay County, N.C. attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 20th day of December, A. D. 1943.

H. J. Truett, Clerk Superior Court

Filed for registration on the 20th day of Dec., 1943, at 9:30 o'clock, A.M., and registered in the office of the Register of Deeds for Swain County, N.C., 20 day of December, 1943, at 1:30 o'clock P.M. in Book 68 of Deeds, and Page 281, etc.

*H. J. Truett*  
Deputy Register of Deeds  
Swain County, N.C.

TENNESSEE VALLEY AUTHORITY (DOCUMENTARY STAMPS ATTACHED \$.55)  
W A R R A N T Y D E E D ✓ Tract No. FR-727  
Map No. 7 R.4

STATE OF NORTH CAROLINA )

Graham COUNTY )

THIS DEED, Made this 17th day of December, 1943, by and between WILLIAM G. BORING, legal guardian for Nora Boring, an insane person, of the County of Graham 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 Whereas, Nora Boring is the owner of an undivided 1/11 interest in the property hereinafter described subject to the unassigned right of dower of Mary C. Calhoun; and

WHEREAS, William G. Boring was duly appointed and qualified as the legal guardian of said Nora Boring, an insane person, by the Superior Court of Graham County, North Carolina, on the 30th day of October, 1943; and

WHEREAS, William G. Boring did, on the 7th day of December, 1943, institute a special proceeding in the Superior Court of Swain County, North Carolina, for the purpose of obtaining a decree authorizing the sale of the interest of his said ward, Nora Boring, to the second party hereto, in and to the tract of land hereinafter described; and

WHEREAS, said special proceeding came on for hearing and was duly heard on the 7th day of December, 1943, before H. J. Truett, Clerk of the Superior Court of Swain County, North Carolina, and upon said hearing, said Clerk adjudged and decreed that the sale to the second party hereto be ratified and confirmed, and further adjudged and decreed that William G. Boring, the first party hereto, as guardian of his said ward, Nora Boring, upon payment to him of the sum of Two Hundred Eighty-five and 05/100 Dollars (\$285.05) for the use and benefit of his said ward, make, execute, and deliver a deed conveying all right, title, and interest of his said ward to the United States of America in fee simple; and

WHEREAS, William G. Boring did, on the 11th day of December, 1943, institute a special proceeding in the