

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 13 R. 6

(DOCUMENTARY STAMPS ATTACHED \$2.20)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 23rd day of November, 1943, by and between

JOHN MCCLURE and HARLEY CALHOUN and wife, ELLA CALHOUN,

of the County of Swain and State of North Carolina, as parties of the first part, in consideration of the sum of ONE THOUSAND FIVE HUNDRED NINETEEN AND 16/100 Dollars (\$1,519.16) to the paid by the party of the second part, the receipt of which is hereby acknowledged, ha ve 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 Little Tennessee River, approximately 1 1/4 miles west of the Bushnell Depot, and more particularly described as follows:

BEGINNING at a pipe at an intersection of ridges witnessed by a chestnut stump, a corner of the lands of Fred Estes, the J. H. Sizemore Heirs, Roxie McClure, and Lidia Crisp; thence with Lidia Crisp's line and the top of a ridge as it meanders approximately along the following bearings and distances: North 44° 00' East, 270 feet; North 83° 00' East, 580 feet; North 56° 00' East, 325 feet; North 42° 00' East, 230 feet; North 81° 00' East, 560 feet; to a point, a corner of the lands of Lidia Crisp, and S. C. Welch; thence with S.C. Welch's line, leaving the ridge, South 68° 00' East, 370 feet to a point, a corner of the lands of S. C. Welch, and J. G. Chambers et ux; thence with J.G. Chambers' line South 22° 00' West, 750 feet to a point, a corner of the lands of J. G. Chambers et ux, W. H. Proctor et ux, and Harvey Proctor; thence with Harvey Proctor's line North 65° 00' West, 30 feet to a fence corner; thence North 70° 00' West, 120 feet to an iron pin; thence North 76° 00' West, 310 feet, crossing a public road at approximately 270 feet, to an iron pin; thence North 80° 00' West, 210 feet to an iron pin; thence with a fence line South 12° 00' West, 265 feet to a fence intersection, a corner of the lands of Harvey Proctor, and Emma Monteith Rogers; thence with Emma Monteith Rogers' line and a fence line South 76° 00' West, 310 feet to a 6 inch pine tree at a fence corner; thence, leaving the fence line, South 71° 00' West, 130 feet to a 14 inch spanish oak tree at the top of a ridge, a corner of the lands of Emma Monteith Rogers, and Fred Estes; thence with Fred Estes' line and the top of a ridge as it meanders approximately along the following bearings and distances: North 89° 00' West, 255 feet; North 68° 00' West, 375 feet; North 26° 00' West, 270 feet; to the point of beginning, and containing 28.1 acres, more or less, subject to such rights as may be vested in the county or state to the Welch Branch Road which affects approximately 1.0 acre.

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 land is that land described in the deed from John McClure and M. C. McClure to Harley Calhoun, dated September 1, 1933, and recorded in Book 57, Page 484, 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 a deed from C. G. Moon and wife to John Gibson, dated December 29, 1895, and recorded in Book 40, Page 248, 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 ha ve hereunto set their hands and seals this the day, month and year above written.

Witnesses to signature by mark
of John McClure:

(Seal) Crawford Pearson (Seal) his mark
Bryson City, N. C. John McClure (Seal)

(Seal) (Seal) s/ Harley Calhoun Harley Calhoun (Seal)

(Seal) (Seal) s/ Ella Calhoun Ella Calhoun (Seal)

(Seal) (Seal) (Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County, N. C. do hereby certify that JOHN MCCLURE and HARLEY CALHOUN and ELLA CALHOUN, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Ella Calhoun, wife of Harley Calhoun, 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 23 day of Nov., A. D., 1943.

(SEAL AFFIXED.) My commission expires:
5-3-45

Crawford Pearson
Notary Public.

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Crawford Pearson, a Notary Public of Graham County, qualified to take acknowledgments in Swain County, N. C. under Chapter 3179 N. C. Code attested by his official seal, is adjudged to be correct. Let the instrument and the certificate be registered.

WITNESS my hand this 23rd day of November, A. D., 1943.

H. J. Truett

Clerk Superior Court.

Filed for registration on the 23rd day of Nov., 1943, at 3:36 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 21 day of November, 1943, at 9:10 o'clock A.M. in Book 67 of Deeds, and Page 111, etc.

H. J. Truett

Deputy Register of Deeds.
Swain County, N. C.