

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$3.85)

STATE OF NORTH CAROLINA-SWAIN COUNTY

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

FRED ESTES and wife, GERTRUDE ESTES'

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 THREE THOUSAND ONE AND 28/100 - - - - - Dollars (\$ 3,001.28) 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 Little Tennessee River, approximately 1 1/2 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 the J.H. Sizemore Heirs, Roxie McClure, Lidia Crisp, and Harley Calhoun; thence with Harley Calhoun's, and Emma Monteith Rogers' line and the top of a ridge as it meanders approximately along the following bearings and distances: South 26° 00' East, 270 feet; South 68° 00' East, 375 feet; South 89° 00' East, 255 feet, to a 1 1/4 inch spanish oak tree; South 35° 00' East, 160 feet; South 42° 00' East, 235 feet; South 1° 00' West, 310 feet to a fence angle, a corner of the lands of Emma Monteith Rogers, and J. D. Proctor; thence, leaving the ridge and with J. D. Proctor's line and affence line, South 52° 00' West, 405 feet to a 4 inch pine tree at a fence angle; thence South 33° 00' West, 280 feet to a fence angle; thence South 30° 00' West, 310 feet to a fence intersection; thence, leaving the fence line, South 12° 00' West, 150 feet to a spanish oak stump at the top of a ridge; thence with the top of a ridge as it meanders approximately along a bearing and distance of South 85° 00' West, 410 feet, to a point (prev. desc. as an iron pipe), a corner of the lands of J. D. Proctor, and the Nantahala Power & Light Company; thence, leaving the ridge and with the said Company's line, North 62° 33' West, 241 feet to a point (prev. desc. as an iron pipe); thence North 74° 31' West, 135 feet to a point (prev. desc. as an iron pipe); thence South 83° 08' West, 416 feet to a point (prev. desc. as an iron pipe); thence North 77° 53' West, 317 feet to a point (prev. desc. as a locust stump and a pipe); thence North 60° 18' West, 112 feet to a point (prev. desc. as an iron pipe); thence North 35° 03' West, 508 feet to a point (prev. desc. as an iron pipe); thence North 0° 27' East, 436 feet to a chestnut stump, a corner of the lands of the Nantahala Power & Light Company, and Luther Anthony et al; thence with Luther Anthony et al's line North 54° 00' East, 540 feet to a point in the center line of Moon Branch witnessed by a 12 inch dogwood tree, a corner of the lands of Luther Anthony et al, and Luther Anthony; thence with Luther Anthony's line North 81° 00' East, 590 feet to a point; thence South 76° 45' East, 610 feet to an 8 inch black gum tree in the center line of a hollow; thence with the center line of the hollow as it meanders approximately along the following bearings and distances: North 24° 30' West, 205 feet; North 8° 00' East, 190 feet; North 26° 00' West, 160 feet to a 6 inch white oak tree at the top of a ridge, a corner of the lands of Luther Anthony, and the J. H. Sizemore Heirs; thence with the J. H. Sizemore Heirs' line and the top of the ridge as it meanders approximately along a bearing and distance of North 52° 00' East, 120 feet to the point of beginning, and containing 70 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 conveyed to the parties of the first part by deed from John F. Estes and wife, dated January 27, 1921, Book 55, Page 230, deed from R. E. L. Monteith and wife, dated May 26, 1920, Book 50, Page 101, and deed from J. W. Estes, dated December 6, 1927, Book 55, Page 148, all in the office of the Register of Deeds of 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 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.

(Seal) (Seal) s/ Fred Estes (Seal)
Fred Estes (Seal)
(Seal) (Seal) s/ Gertrude Estes (Seal)
Gertrude Estes (Seal)
(Seal) (Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, A Clerk Superior Court for said County and State, do hereby certify that FRED ESTES and GERTRUDE ESTES, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Gertrude Estes, wife of Fred Estes, 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, with this certificate, be registered.

WITNESS my hand and official seal this 23 day of November, A. D., 1943.

H. J. Truett
Clerk Superior Court

(SEAL AFFIXED.)

Filed for registration on the 23rd day of Nov., 1943, at 3:02 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 23 day of November, 1943, at 5:00 o'clock P.M. in Book 67 of Deeds, and Page 110, etc.

W. P. Welch

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