

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 35 R.1

(DOCUMENTARY STAMPS of \$2.75 attached)

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 17 day of March, 1944, by and between

MARY L. SUTTON and husband, JESSE SUTTON,

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 THREE HUNDRED TWENTY-THREE AND 75/100----- Dollars (\$2,323.75) 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 3/4 miles southwest of the confluence of the Little Laurel Creek and Indian Camp Creek tributaries of Chambers Creek, and more particularly described as follows:

BEGINNING at a 24 inch hickory tree at the top of a ridge, a corner of the lands of the A. J. Pilkenton Heirs, George Washington Pilkington, and J. E. Brooks, and the most northerly point of the tract herein described; thence with J. E. Brooks' line S. 31° 00' E., 125 feet to a black oak stump, a corner of the lands of J. E. Brooks, and D. M. Franklin et al; thence with D. M. Franklin's line along the following bearings and distances: S. 60° 00' W., 1010 feet; S. 5° 30' W., 1450 feet; S. 66° 00' E., 66 feet to a black oak stump; N. 7° 00' E., 690 feet to a stake; N. 28° 30' E., 540 feet to a chestnut stump; S. 88° 00' E., 290 feet to a point in the center line of Bluff Branch witnessed by a white oak stump; thence with D. M. Franklin's, and the Nantahala Power & Light Company's line and the center line of the branch as it meanders downstream approximately 920 feet to a point, a corner of the lands of the Nantahala Power & Light Company, and E. M. Sutton; thence leaving the branch and with E. M. Sutton's line S. 13° 00' W., 210 feet to a 14 inch black oak tree; thence S. 48° 00' W., 120 feet to a stake on the south edge of a trail; thence with the edge of the trail as it meanders approximately along the following bearings and distances: N. 86° 00' W., 175 feet, S. 40° 00' W., 220 feet, S. 78° 00' W., 295 feet to a stake; thence, leaving the trail, along the following bearings and distances: S. 11° 00' W., 370 feet to an 8 inch hickory tree; S. 73° 00' W., 420 feet to a 10 inch dogwood tree in a fence line; thence with the fence line along the following bearings and distances: N. 72° 00' W., 410 feet; N. 49° 00' W., 200 feet; N. 56° 00' W., 260 feet; N. 37° 00' W., 120 feet to a 12 inch white oak tree; thence, leaving the fence line, S. 35° 00' W., 950 feet to a white oak stump at the top of a ridge, a corner of the lands of E. M. Sutton, and W. S. Calhoun et ux; thence with W. S. Calhoun's, Isaac Welch et ux's, and the A. J. Pilkenton Heirs' line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 40° 00' W., 570 feet, N. 15° 00' W., 200 feet, N. 43° 00' W., 240 feet, N. 3° 00' E., 235 feet, N. 38° 00' E., 210 feet, N. 64° 00' E., 1110 feet, N. 54° 00' E., 1000 feet, S. 82° 00' E., 440 feet, N. 36° 00' E., 360 feet, N. 57° 00' E., 1040 feet to the point of beginning, and containing 98. 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 a right of way for a public road.

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 Mary L. Sutton, one of the parties of the first part hereto, by deed from J. E. Sutton, dated August 6, 1927, recorded in Deed Book 54, page 406, in the office of the Register of Deeds for 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)	Witness to marks Mary L. Sutton (Seal) and Jesse Sutton:	Mary L. X Sutton (Seal)
(Seal)	William H. Bleugh, Bryson City (Seal) N.C.	Mary L. Sutton (Seal)
(Seal)	Cyrus H. Nicholson, Bryson City (Seal) N. C.	Jesse X Sutton (Seal)
(Seal)	(Seal)	Jesse Sutton (Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court for said County and State, do hereby certify that Mary L. Sutton and Jesse Sutton, her husband, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Mary L. Sutton, wife of Jesse Sutton, 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 17th day of March, A.D., 1944.

(Seal affixed)

H. J. Truett
Clerk Superior Court

Filed for registration on the 17 day of March, 1944, at 1:12 o'clock P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 17 day of March, 1944, at 3:30 o'clock P. M., in Book 67 of Deeds, and Page 199, etc.

D. R. Welch

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