

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map 34 R.1

STATE OF NORTH CAROLINA—SWAIN COUNTY

(DOCUMENTARY STAMPS \$2.75 attached)

THIS DEED, Made this 19 day of April, 1944, by and between

ETHEL CRISP, unmarried

of the County of Buncombe

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 party of the first part, in consideration of the sum of TWO THOUSAND SEVENTY AND 56/100-----Dollars (\$2,070.56) to her 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 both banks of Hazel Creek, approximately 3 miles northeast of Proctor, and more particularly described as follows: BEGINNING at a point at the top of a ridge, a corner of the lands of the J. E. Coburn Heirs, and J. G. Stikeleather et al, and the most northerly point of the tract herein described; thence with J. G. Stikeleather's line and the top of the ridge as it meanders approximately along a bearing and distance of S. 56° 00' E., 1280 feet to a point in the center line of an old road, a corner of the lands of J. G. Stikeleather et al, Lillie Burlingame, and the O. Burlingame Heirs; thence with the O. Burlingame Heirs' line and the center line of the old road as it meanders approximately along a bearing and distance of S. 43° 30' W., 275 feet to a point, a corner of the lands of the O. Burlingame Heirs, and the William Calhoun Heirs; thence leaving the old road and with the William Calhoun Heirs' line N. 75° 00' W., 24 feet to a black oak stump, thence S. 84° 00' W., 378 feet to a chestnut stump, a corner of the lands of the William Calhoun Heirs, and Verayle Calhoun et al; thence with Verayle Calhoun's line S. 62° 00' W., 101 feet to a point; thence S. 16° 30' E., 296 feet, passing a rock at 278 feet, to a point in the center line of Hazel Creek, a corner of the lands of Verayle Calhoun et al, and Carey Chamberlain Beals & Frosser Blood Beals; thence with Carey Chamberlain Beals & Prosser Blood Beals' line and the center line of the creek as it meanders downstream approximately 50 feet to a point; thence S. 18° 00' E., 15 feet to a point on the left bank of the creek and at the mouth of a branch; thence with the center line of the branch as it meanders upstream approximately along a bearing and distance of S. 18° 00' E., 13 feet to a point witnessed by a 4 inch dogwood tree; thence continuing with the center line of the branch as it meanders upstream approximately along a bearing and distance of S. 10° 00' W., 82 feet to a point; thence, leaving the branch, S. 65° 30' E., 108 feet to a point at the top of a ridge; thence with the top of the ridge as it meanders approximately along the following bearings and distances: N. 88° 00' E., 148 feet, S. 80° 30' E., 70 feet to an 8 inch sassafras tree, S. 76° 00' E., 112 feet to a point, a corner of the lands of Carey Chamberlain Beals & Prosser Blood Beals, and Lillie Burlingame; thence leaving the ridge and with Lillie Burlingame's, and J. G. Stikeleather et al's line due south 1720 feet to a point; thence with J. G. Stikeleather's line N. 89° 00' W., 520 feet to a point in the center line of a branch; thence with the center line of the branch as it meanders downstream approximately along the following bearings and distances: N. 21° 00' W., 1400 feet, N. 12° 00' E., 420 feet to a point witnessed by a 6 inch maple tree, N. 4° 00' W., 60 feet to a point in the center line of Hazel Creek; thence with the center line of the creek as it meanders downstream approximately 860 feet to a point witnessed by a stake, a corner of the lands of J. G. Stikeleather et al, and the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs' line and the center line of the creek as it meanders downstream approximately 270 feet to a point; thence, leaving the creek, N. 23° 00' E., 60 feet to a point at the top of a ridge; thence with the top of the ridge as it meanders approximately along a bearing and distance of N. 23° 00' E., 140 feet to a point on a road, a corner of the lands of the J. E. Coburn Heirs, and the Bone Valley Church; thence with the Church's line along the road S. 41° 30' E., 9 feet to a point; thence, leaving the road, N. 52° 00' E., 76 feet to a point; thence N. 35° 00' W., 10 feet to a point at the top of a ridge, a corner of the lands of the Bone Valley Church, and the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs' line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 37° 00' E., 600 feet, N. 45° 00' E., 780 feet to the point of beginning, and containing 75. acres, more or less, subject to such rights as may be vested in the county or state to right of way for a public road.

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' W.

The above described tract of land was acquired by party of the first part by deed from Zeb Crisp and wife, Clara Crisp, dated June 17, 1933, and recorded in Book 57, page 470, in the office of the Register of Deeds, Swain County, North Carolina.

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, 1/2 of the minerals in that part of the caption tract carved out of State Grant 1554, being outstanding by virtue of the reservation contained in that certain deed from L.M. Medlin to J.S. Whiteside, dated January 12, 1891, recorded in Deed Book 17, page 507, in the office of the Register of Deeds for Swain County, North Carolina. And the party of the first part for the considerations herein set out hereby conveys any and all right, title and interest which she 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, 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 her self, her successors, administrators and assigns, covenants with the said party of the second part, its successors and assigns that she is seized of said land and premises in fee, and has right to convey the same in fee simple; that the same are free and clear from all encumbrances and that she 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 her hand and seal this the day, month and year above written.

(Seal)	(Seal)	s/ Ethel Crisp	(Seal)
(Seal)	(Seal)	Ethel Crisp	(Seal)
(Seal)	(Seal)		(Seal)
(Seal)	(Seal)		(Seal)
(Seal)	(Seal)		(Seal)

STATE OF NORTH CAROLINA, BUNCOMBE COUNTY

I, A. H. Nance, a Notary Public in and for the State and County aforesaid, do hereby certify that Ethel Crisp, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 19 day of April, A.D., 1944.

(Seal affixed) My commission expires: Feb. 28, 1946

A. H. Nance, N. P.

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of A. H. Nance a Notary Public of Buncombe County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

Witness my hand this 21 day of April, A.D., 1944.

H. J. Truett, Clerk Superior Court

Filed for registration on the 21st day of April, 1944, at 3:42 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 21 day of April, 1944, at 3:35 o'clock P. M. in Book 67 of Deeds, and Page 221, etc.

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