

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

STATE OF NORTH CAROLINA—SWAIN COUNTY

(DOCUMENTARY STAMPS \$14.85 ATTACHED)

THIS DEED, Made this 2nd day of September, 1944, by and between

JOHN C. CALHOUN and wife, PEARL CALHOUN,

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 THIRTEEN THOUSAND ONE HUNDRED FIFTY-NINE AND 7/100 - - - - - Dollars (\$13,159.07) 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, between the Haw Gap Creek and Walker Creek tributaries of Hazel Creek, approximately 4 miles northeast of Proctor, and more particularly described as follows:

BEGINNING at an 8 inch lynn tree, a corner of the lands of John & W. C. Calhoun, and the Hazel Creek Land Company, and the most southwesterly point of the tract herein described; thence with the Company's line North 4° 00' East, 370 feet to a point; thence North 11° 00' West, 560 feet to a point in the center of Mill Branch, a corner of the land of the Hazel Creek Land Company, and the land in dispute between J. G. Stikeleather et al and the W. M. Ritter Lumber Company; thence with the line calimed by J. G. Stikeleather et al as their boundary line and with the center line of the branch as it meanders upstream approximately 1290 feet to a point; thence, leaving the branch, North 63° 00' East, 2820 feet, crossing Bone Valley Creek at approximately 1220 feet, to a stake, a corner of the lands of J. G. Stikeleather et al, and the T. J. Calhoun Heirs, thence with the T. J. Calhoun Heirs' line North 63° 00' East, 140 feet to a stake; thence South 60° 00' East, 170 feet to a stake, a corner of the lands of the T. J. Calhoun Heirs, and J. G. Stikeleather et al; thence with J. G. Stikeleather's line along the following bearings and distances: South 60° 00' East, 1360 feet to a sugar maple stump; South 47° 00' West, 1370 feet to a pine stump; South 3° 30' West, 1880 feet to a point, a corner of the lands of J. G. Stikeleather et al, and John & W. C. Calhoun; thence with John & W. C. Calhoun's line North 65° 30' West, 1740 feet to a rock on Bone Valley Creek; thence along the creek South 6° 30' West, 410 feet to a 6 inch pine tree; thence, leaving the creek, North 88° 00' West, 360 feet to the point of beginning, and containing 167. acres, more or less, subject to such rights as may be vested in the county or state to rights of way for public roads, and subject to the rights of third parties to burial easements in the Hall Family Cemetery.

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 John C. Calhoun, one of the first parties herein, who is the same person as J. C. Calhoun and John Calhoun, by virtue of the following deeds: (a) from D. O. Hall and wife, dated September 23, 1918, and recorded in Book 46, Page 164; (b) from W.K. Calhoun and wife, dated December 11, 1909, and recorded in Book 31, Page 571; (c) from William Calhoun, Guardian, dated August 28, 1918, and recorded in Book 46, Page 179; and (d) from D. O. Hall and wife, dated December 26, 1919, and recorded in Book 47, Page 321, all of said deeds being recorded 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)	John C. Calhoun	(Seal)
(Seal)	(Seal)	John C. Calhoun	(Seal)
(Seal)	(Seal)	Pearl Calhoun	(Seal)
(Seal)	(Seal)	Pearl Calhoun	(Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, Clerk Superior Court for said County and State, do hereby certify that JOHN C. CALHOUN and PEARL CALHOUN, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Pearl Calhoun, wife of John C. 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. Let the instrument, with this certificate, be registered.

WITNESS my hand and official seal this 2nd. day of September, A. D., 1944.

(Seal affixed)

H. J. Truett
Clerk Superior Court

Filed for registration on the 2 day of September, 1944, at 2:15 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 2 day of September, 1944, at 2:30 o'clock P. M. in Book 67 of Deeds, and Page 247, etc.

D. R. Welch, Deputy Register of Deeds, Swain County, North Carolina