

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 33 R.2

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 9th day of December, 1943, by and between

LYTLE N. HICKERSON and wife, FLORA B. HICKERSON,

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 part ies of the first part, in
consideration of the sum of **ONE THOUSAND FIVE HUNDRED EIGHT AND 80/100** - - - - - Dollars (\$1,508.80)
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 Hazel Creek, approximately 1 1/4 miles northwest of its confluence of Proctor's Mill Creek, and more particularly
described as follows:

Beginning at a chestnut stump at the top of a ridge, a corner of the lands of Jeff Hughes, and the J. E. Coburn
Heirs, and the most northwesterly point of the tract herein described; thence with the J. E. Coburn Heirs' line
North 63° 00' East, 560 feet to a point; thence South 70° 00' East, 660 feet to a point at the top of Potato Patch
Ridge, a corner of the lands of the J. E. Coburn Heirs, the J. R. Cogdill Heirs, and W. A. Franklin; thence with
W. A. Franklin's line and the top of a spur ridge as it meanders approximately along a bearing and distance of
South 14° 00' West, 1300 feet to an oak stump; thence, leaving the ridge, South 49° 00' West, 650 feet to a point
in the center line of Shehan Branch witnessed by a 3 inch spruce tree, a corner of the lands of W. A. Franklin, and
the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs' line and the center line of the branch as it meanders
upstream approximately 230 feet to a point in the center line of a road, a corner of the lands of the J. E. Coburn
Heirs, and John Buchanan; thence with John Buchanan's line and the center line of the road as it meanders approxi-
mately along a bearing and distance of North 58° 00' West, 330 feet to a point, a corner of the lands of John Buchan-
an, and the J. E. Coburn Heirs; thence, leaving the road and with the J. E. Coburn Heirs' line North 7° 00' East,
60 feet to a 20 inch white oak tree at the top of a ridge, a corner of the lands of the J. E. Coburn Heirs, and Jeff
Hughes; thence with Jeff Hughes' line and the top of the ridge as it meanders approximately along a bearing and dis-
tance of North 7° 00' East, 1280 feet to the point of beginning, and containing 35. 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 land above described was acquired by L. N. Hickerson, who is the same person as Lytle N. Hickerson, one
of the first parties herein, by deed from J. H. Buchanan, unmarried, dated October 3, 1941, and recorded in
Book 63, Page 459, 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 the exception in the deed from G. W. Gunter and wife to Allen Welch, dated November 24, 1915, and recorded
in Book 42, Page 291, 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 part ies of the first part, for them selves, 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 ha ve 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 part ies of the first part ha ve hereunto set their hands and seal s this the day, month and
year above written.

(Seal) (Seal) s/ Lytle N. Hickerson (Seal)
(Seal) (Seal) Lytle N. Hickerson (Seal)
(Seal) (Seal) s/ Flora B. Hickerson (Seal)
(Seal) (Seal) Flora B. Hickerson (Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Will W. Wiggins, a Notary Public, for said County and State, do hereby certify that LYTLE N. HICKERSON and
FLORA B. HICKERSON, his wife, personally appeared before me this day and acknowledged the due execution of the
foregoing instrument; and the said Flora B. Hickerson, wife of Lytle N. Hickerson, 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 9th day of December, A.D., 1943.

(SEAL AFFIXED)

My Commission Expires February 20, 1944

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Will W. Wiggins a Notary Public of Swain County, attested by his official seal,
is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 10th day of December, A.D., 1943.

H. J. Truett, Clerk Superior Court

Filed for registration on the 10th day of December, 1943, at 9:30 o'clock, A. M., and registered in the
office of the Register of Deeds for Swain County, North Carolina, 10th day of December, 1943, at 10:55 o'clock
A. M. in Book 67 of Deeds, and Page 122, etc.

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

h. W. Welch