

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 parties 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 approximately along a bearing and distance of North 58° 00' West, 330 feet to a point, a corner of the lands of John Buchanan, 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 distance 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 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/ Lytle N. Hickerson (Seal)
Lytle N. Hickerson (Seal)
(Seal) (Seal) s/ Flora B. Hickerson (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) Will W. Wiggins, Notary Public
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.