

0067  
0179

## TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 32 R.1

STATE OF NORTH CAROLINA—SWAIN COUNTY  
THIS DEED, Made this 14 day of February, 1944, by and between

DOCUMENTARY STAMPS of \$2.20 attached.

VIRGINIA CALHOUN TIPTON and husband, FILANDER TIPTON, and  
ROY R. CALHOUN and wife, BIDDIE DALE 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 ONE THOUSAND FIVE HUNDRED TWENTY-SIX AND 45/100 Dollars (\$1,526.45 )  
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 1/2 miles northeast of Calhoun Island, and more particularly described  
as follows:

Beginning at a 5 inch spanish oak tree at the top of Chessquaw Ridge, a corner of the lands of the James W. Mitchel  
Heirs, and T. W. Cable et ux, and the most southerly point of the tract herein described; with T. W. Cable's line  
N. 52° 00' W., 880 feet to an 8 inch hickory tree; thence N. 10° 30' W., 540 feet to a 12 inch hickory tree at the  
top of a ridge; thence with the top of a ridge as it meanders approximately along the following bearings and dis-  
tances: N. 35° 00' E., 390 feet, N. 6° 30' E., 430 feet to an 8 inch spanish oak tree at the top of Pine Ridge, a  
corner of the lands of T. W. Cable et ux, and the M. T. Calhoun Heirs; thence with the M. T. Calhoun Heirs' line  
and the top of the ridge as it meanders in a northeasterly direction approximately 2030 feet to a 3 inch white oak  
tree, a corner of the lands of the M. T. Calhoun Heirs, and W. H. Pilkington; thence with W. H. Pilkington's line  
and the top of a ridge as it meanders approximately along a bearing and distance of S. 32° 00' E., 540 feet to an  
8 inch black oak snag at the top of Chessquaw Ridge, a corner of the lands of W. H. Pilkington, and the James W.  
Mitchel Heirs; thence with the James W. Mitchel Heirs' line and the top of the ridge as it meanders in a south-  
westerly direction approximately 3010 feet to the point of beginning, and containing 73. 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 rights of way for public roads.

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 conveyed to Virginia Calhoun, one of the parties of the first part, by deed  
from C. A. Cable and wife, Flora Cable, dated January 11, 1930, recorded in Deed Book 57, page 86, in the office  
of the Register of Deeds for Swain County, North Carolina.

The Virginia Calhoun Tipton who is named as one of the parties of the first part is one and the same person as the  
Virginia Calhoun who is named as grantee in the deed of record in Deed Book 57, page 86, 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 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 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)	<u>/s/</u> <u>Roy R. Calhoun</u>	(Seal)	<u>/s/</u> <u>Virginia Calhoun Tipton</u>	(Seal)
	ROY R. CALHOUN		VIRGINIA CALHOUN TIPTON	
(Seal)		(Seal)		(Seal)
(Seal)	<u>/s/</u> <u>Biddie Dale Calhoun</u>	(Seal)	<u>/s/</u> <u>Filander Tipton</u>	(Seal)
	BIDDIE DALE CALHOUN		FILANDER TIPTON	
(Seal)		(Seal)		(Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court for said County and State, do hereby certify that ROY R. CALHOUN and  
BIDDIE DALE CALHOUN, his wife, personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument; and the said Biddie Dale Calhoun, wife of Roy R. 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 18th day of February, A.D., 1944.

H. J. Truett  
Clerk Superior Court

(SEAL AFFIXED)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County and said State, do hereby certify that Virginia Calhoun  
Tipton and husband, Filander Tipton, personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument; and the said Virginia Calhoun Tipton wife of Filander Tipton 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 14 day of February, A.D., 1944, and I certify that  
by virtue of Section 3176, N.C. Code, I am qualified to act in all counties of the State of North Carolina.  
(Seal affixed) My Commission expires 5-3-15

STATE OF NORTH CAROLINA, SWAIN COUNTY: The foregoing certificate of Crawford Pearson, 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 18th day of February, A. D., 1944. H. J. Truett, Clerk Superior Court, at 11:28 o'clock, A. M., and registered in the  
office of the Register of Deeds for Swain County, North Carolina, 19 day of February, 1944, at 1:15 o'clock

P. M. in Book 67 of Deeds, and Page 179, etc.

*H. R. Welch*  
D. R. Welch, Deputy

Register of Deeds  
Swain County, N. C.