

TVA 1481

STATE OF NORTH CAROLINA
SWAIN COUNTY

TENNESSEE VALLEY AUTHORITY

(DOCUMENTARY STAMPS \$3.85 attached)

Tracts No. FR-1219

FR-1242

WARRANTY DEED

Maps No. 33 R.2

33 R.5

This Deed, Made this 8 day of February, 1944 by and between James M. Maynor and wife, Minnie P. Maynor, 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 Three Thousand Four Hundred Ninety-two and 95/100 Dollars (\$3,492.95) 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:

Two tracts of land lying in Forneys Creek Township of Swain County, State of North Carolina, Tract FR-1219 lying on the right side of Hazel Creek, approximately 1-3/4 miles southwest of its confluence with Proctor's Mill Creek, and Tract FR 1242 lying on the right side of the Little Tennessee River, approximately 2 miles southwest of Proctor, and more particularly described as follows:

TRACT FR 1219:

Beginning at a point in the center line of Cable Branch witnessed by a 24 inch ash tree, a corner of the lands of Martin Cable, and J. E. Freeman; thence with J. E. Freeman's line South 50° 00' West, 612 feet, crossing a public road at approximately 60 feet, to a 12 inch locust snag; thence South 59° 30' East, 105 feet to a point at the top of a ridge, a corner of the lands of J. E. Freeman, and the J. E. Coburn Heirs; thence with the J. E. Coburn Heirs', and J. M. Maynor's line and the top of a ridge as it meanders approximately along the following bearings and distances: South 65° 00' West, 810 feet to a 6 inch black oak tree, North 55° 00' West, 1480 feet to a stake, North 79° 00' East, 910 feet to an 18 inch chestnut oak tree, North 45° 00' East, 480 feet, North 62° 00' East, 570 feet to a point in the center line of Cable Branch witnessed by a holly tree; thence with J. M. Maynor's, and Martin Cable's line and the center line of the branch as it meanders downstream approximately 1250 feet to the point of beginning, and containing 16. acres, more or less.

TRACT FR 1242:

Beginning at a stake at the top of a ridge, a corner to the land of Martin Cable, and a southeast corner of the tract herein described; thence with Martin Cable's line South 88° 00' West, 75 feet to a point in the center of Cable Branch, a corner of the lands of Martin Cable, and Jim Maynor et ux; thence with Jim Maynor's line and the center line of the branch as it meanders upstream approximately 800 feet to a point witnessed by a holly tree; thence leaving the branch and with the top of a ridge as it meanders approximately along the following bearings and distances: South 62° 00' West, 570 feet, South 45° 00' West, 160 feet to a point, a corner of the lands of Jim Maynor et ux, and the J. E. Coburn Heirs, the said point being North 45° 00' East, 320 feet from an 18 inch chestnut oak tree; thence leaving the ridge and with the J. E. Coburn Heirs' line North 48° 00' West, 500 feet to a point; thence west 210 feet to a point at the top of a ridge, a corner of the lands of the J. E. Coburn Heirs, and N. H. and H. C. Cable; thence with N. H. and H. C. Cable's line and the top of the ridge as it meanders approximately along the following bearings and distances: North 60° 00' East, 360 feet, North 79° 00' East, 590 feet to a point; thence, leaving the ridge, North 45° 00' East, 100 feet to a point in the center of Cable Branch; thence with the center line of the branch as it meanders downstream approximately along a bearing and distance of South 42° 00' East, 185 feet to a point 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 North 23° 00' East, 255 feet to a point on the east edge of a road, a corner of the lands of N. H. and H. C. Cable, and Earnest Hall et ux; thence with Earnest Hall's line and the edge of the road as it meanders approximately along a bearing and distance of South 15° 00' East, 630 feet to a holly bush at the top of a ridge; thence with Earnest Hall's, and Martin Cable's line and the top of the ridge as it meanders approximately along the following bearings and distances: North 47° 00' East, 440 feet, North 26° 00' East, 400 feet to a 10 inch black oak tree, South 8° 00' East, 455 feet, South 19° 00' West, 470 feet to the point of beginning, and containing 15 acres, more or less.

Tracts FR 1219 and FR 1242 above described are conveyed subject to such rights as may be vested in the county or state to rights of way for public roads.

It is understood and agreed that the bearings given in the above descriptions are based on the North Carolina State Coordinate System, Lambert Projection, as established by the United States Coast and Geodetic Survey. The central meridian for this coordinate system is located at Longitude 79° 00' West.

It is further understood and agreed that the Parties of the First Part grant and convey the above described Tract FR 1242 as to that portion of same lying east of public road up Cable Branch subject to such right, title, and interest in and to the minerals as may be outstanding in the heirs at law of J. E. Coburn, deceased, by virtue of the reservation contained in that certain deed from J. E. Coburn and wife, Bland W. Coburn, recorded in Deed Book 30, page 454, in the Office of the Register of Deeds of Swain County, North Carolina. And the Parties of the First Part, for the considerations herein set out, hereby convey any and all right, title, and interest which they may now have or may hereinafter have in and to the minerals contained in said portion of Tract FR 1242 above described by way of reversion, remainder, adverse possession, prescription, or otherwise.

The above described land is the same land as was acquired by Jim Maynor and wife, Minnie Maynor; J. M. Maynor; and James M. Maynor and wife, Minnie Maynor, who are the same persons as James M. Maynor and wife, Minnie P. Maynor, by virtue of deeds from C. C. Birchfield, J.A. Dills and wife, and Claud S. Kinsland and wife, of record in Deed Book 63, page 387, Deed Book 62, page 298, and Deed Book 61, page 624, respectively, in the Office of the Register of Deeds of Swain County, North Carolina.

Claud S. Kinsland and wife, Lura Mae Kinsland, join in the execution of this deed for the express purpose of ratifying and confirming a deed signed by said Claud S. Kinsland and wife, Lura Mae Kinsland, to James M. Maynor and wife, Minnie Maynor, dated January 7, 1939, and recorded in Deed Book 61 at page 624, in the Office of the Register of Deeds of Swain County, North Carolina, which recordation fails to disclose the seal of J. D. Moore, a Notary Public of Buncombe County, North Carolina, before whom said Grantors acknowledged the execution of the deed above referred to.

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.

his
James M. Maynor (Seal)
James M. Maynor

Minnie P. Maynor (Seal)
Minnie P. Maynor

Claud S. Kinsland (Seal)
Claud S. Kinsland

Lura Mae Kinsland (Seal)
Lura Mae Kinsland

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County and said State, do hereby certify that James M. Maynor and Minnie P. Maynor, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Minnie P. Maynor, wife of James M. Maynor, 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 23 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.

Crawford Pearson
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Lonie H. Goodman, a Notary Public for said County and State, do hereby certify that Claud S. Kinsland and Lura Mae Kinsland, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Lura Mae Kinsland, wife of Claud S. Kinsland, 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 8th day of Feb., A.D., 1944.

(Seal affixed) My commission expires: Sept. 24th, 1944

Lonie H. Goodman, Notary Public

STATE OF NORTH CAROLINA
SWAIN COUNTY

The foregoing certificates of Crawford Pearson, a Notary Public for Graham County, and Lonie H. Goodman, a Notary Public of Buncombe County, attested by their official seals are adjudged to be correct. Let the instrument, and the certificates, be registered.

Witness my hand this 24 day of February, A.D., 1944.

H. J. Truett, Clerk Superior Court

Filed for registration on the 24th day of Feb., 1944, at 9:30 o'clock A. M., and registered in the office of the Register of Deeds for Swain County, N. C., 25 day of February, 1944, at 11:30 o'clock A. M., in Book 68 of Deeds, and Page, 469, etc.

D. R. Welch

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

TENNESSEE VALLEY AUTHORITY

Tract No. FR-1214
Map No. 33 R.2

WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED - \$2.20)

STATE OF NORTH CAROLINA

SWAIN COUNTY

THIS DEED, Made this 23 day of February, 1944, by and between JOHN BAXTER JONES, Administrator of ~~estate~~ of Robert Lee Jones, deceased; JOHN BAXTER JONES, Legal Guardian of Robert Lee Jones, Jr., Bernice Jones, Geneva Jones, Willie Jones, Mildred Jones, and Dennie Eugene Jones, minors and single persons; and ROSA H. JONES, A widow, all 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 EIGHT HUNDRED THIRTY-EIGHT AND NO/100 Dollars (\$1,838.00) 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 south of the confluence of Pinnacle and Eagle Creeks, and more particularly described as follows:

Beginning at a point in the center line of a branch witnessed by a 3 inch white oak tree, a corner of the lands of Baxter Jones et ux, and N. H. & H. C. Cable, and the most easterly point of the tract herein described; thence with N. H. & H. C. Cable's line S. 14° 00' W., 1540 feet to a post, a corner of the lands of N. H. & H. C. Cable, and D. L. Cable; thence with D. L. Cable's line N. 15° 00' E., 960 feet to a 10 inch pine tree at the top of a ridge thence with the top of the ridge as it meanders approximately along a bearing and distance of N. 47° 00' W., 2020 feet to a chestnut stump, a corner of the lands of D. L. Cable, and the North Carolina Exploration Company; thence with the Company's line and the top of a ridge as it meanders approximately along a bearing and distance of N. 38° 00' E., 400 feet to a stone on Cable Branch; thence N. 62° 00' E., 320 feet to a stake at the top of a ridge, a corner of the lands of the North Carolina Exploration Company, and Pit Rose et ux; thence with Pit Rose's line and the top of the ridge as it meanders approximately along a bearing and distance of S. 27° 00' E., 1000 feet to a stake; thence, leaving the top of the ridge, N. 82° 00' E., 220 feet to a stone at the top of a ridge; thence with the top