

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 15 R.7

STATE OF NORTH CAROLINA—SWAIN COUNTY
THIS DEED, Made this 2nd day of June, 1944, by and between RANSOM R. COLE and wife, THELMA C. COLE,
of the County of Wake, and State of North Carolina; and TEXAS COLE, unmarried

of the County of Jackson 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 SIXTEEN AND 68/100 Dollars (\$ 16.68)
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, an undivided 1/40 interest in and to
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 Tuckasegee River, approximately 1/2 mile north of the mouth of Forney Creek, and more particularly described
as follows:

Beginning at a 6 inch spanish oak tree at the top of a ridge, a corner of the lands of W. H. Cole, and Texas
Cole, and the most northwesterly point of the tract herein described; thence with Texas Cole's line S. 83° 00' E.,
940 feet to a point, a corner of the lands of Texas Cole, and the Nantahala Power & Light Company; thence with the
Company's line along the following bearings and distances:

S. 38° 00' E., 110 feet to a point (prev. desc. as a pipe); S. 6° 30' W., 498 feet to a point (prev. desc. as
a pipe); S. 16° 00' E., 138 feet to a point (prev. desc. as a pipe); S. 17° 00' W., 317 feet to a point (prev. desc.
as a pipe); S. 4° 30' W., 390 feet to a point (prev. desc. as a pipe); S. 37° 00' W., 262 feet to a point (prev.
desc. as a pipe); S. 0° 30' E., 227 feet to a point (prev. desc. as a pipe); S. 23° 00' E., 255 feet to a point
(prev. desc. as a pipe); S. 24° 30' W., 44 feet to a 20 inch chestnut tree; N. 85° 00' W., 400 feet to a point
(Prev. desc. as a 10 inch chestnut tree); N. 56° 00' W., 280 feet to a 10 inch white oak tree; N. 89° 30' W., 284
feet to a point (prev. desc. as a post) at the top of a ridge, a corner of the lands of the Nantahala Power & Light
Company, and W. H. Cole; thence with W. H. Cole's line and the top of the ridge as it meanders approximately along
the following bearings and distances:

N. 6° 00' E., 1350 feet; N. 23° 00' E., 310 feet; N. 20° 00' W., 390 feet to the point of beginning, and
containing 44.0 acres, more or less, 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 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 acquired by the grantors herein as the widow and heirs at law of W. B.
Cole, deceased, who was seized of said tract of land by virtue of a deed from James M. Parris and wife dated
February 16, 1878, registered in Book 7, page 159, and a deed from J. R. Buchanan and wife dated November 19, 1886,
registered in Book 13, page 621, Register of Deeds Office of Swain County, North Carolina, and as heirs at law
of Otis Quincey Cole, a son of W. B. Cole, who died intestate, unmarried, and without issue, the said Ransom R. Cole
inheriting an interest as grandson of W. B. Cole, and also an interest as nephew of Otis Quincey Cole.

Texas Cole, individually, joins in the execution of this instrument to convey her unassigned dower interest
as surviving widow of W. B. Cole, deceased.

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 hand and seal this the day, month and
year above written.

(Seal)	(Seal)	Ransom R. Cole	(Seal)
(Seal)	(Seal)	Ransom R. Cole	(Seal)
(Seal)	(Seal)	Thelma C. Cole	(Seal)
(Seal)	(Seal)	Thelma C. Cole	(Seal)
(Seal)	(Seal)	Texas Cole	(Seal)
(Seal)	(Seal)	Texas Cole	(Seal)

STATE OF NORTH CAROLINA - JACKSON COUNTY

I, James Denman, a Notary Public in and for Clay County, North Carolina, do hereby certify that TEXAS COLE, unmarried,
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. I further certify
that I am qualified to act in all counties of North Carolina under Section 3176, N. C. Code.

WITNESS my hand and official seal this 2nd day of June, A. D. 1944. James Denman, Notary Public
(Seal Affixed) My commission expires: October 6th, 1945.

STATE OF NORTH CAROLINA - WAKE COUNTY

I, M. Eleanor Starling, a Notary Public for said County and State, do hereby certify that RANSOM R. COLE and THELMA
C. COLE his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument;
and the said THELMA C. COLE wife of RANSOM R. COLE 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 22nd, day of September, A. D., 1944. M. Eleanor Starling, Notary Public
(Seal Affixed) My Commission expires Feb. 9, 1945

STATE OF NORTH CAROLINA - SWAIN COUNTY

The foregoing certificates of James Denman, a Notary Public of Clay County, N. C., and M. Eleanor Starling, a Notary
public of Wake County, N. C. attested by their official seal, are adjudged to be correct. Let the instrument, and the
certificates, be registered.

WITNESS my hand this 25 day of September, A. D., 1944. H. J. Truett, Clerk Superior Court
Filed for registration on the 25th day of Sept., 1944, at 10:50 o'clock, A. M., and registered in the
office of the Register of Deeds for Swain County, North Carolina, 28 day of September, 1944, at 4:30 o'clock
P. M. in Book 67 of Deeds, and Page 248, etc.

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