

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 38 R.2

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 28 day of February, 1944, by and between

(DOCUMENTARY STAMPS
ATTACHED - \$1.10)

ANDREW J. EARLY and wife, MAUDE EARLY

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 SEVEN HUNDRED AND NO/100 - - - - - Dollars (\$ 700.00) 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 2 miles northwest of Bushnell, and more particularly described as follows:

Beginning at a 1 inch maple tree, a corner of the lands of J. D. Chambers, and John W. Kirkland et ux, and the most easterly point of the tract herein described; thence with John W. Kirkland's line S. 50° 00' W., 100 feet to a stake in the center of Little Laurel Creek; thence with the center line of the creek as it meanders upstream approximately 670 feet to a stake 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 N. 16° 00' W., 80 feet to a stake, a corner of the lands of John W. Kirkland et ux, and J. D. Chambers; thence leaving the branch and with J. D. Chambers' line S. 65° 00' E., 770 feet to the point of beginning, and containing 1.4 acres, more or less.

It is understood and agreed that the bearings given in the above described 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.

Being the same property conveyed to the first parties hereto by deed from John Kirkland and wife, Tinnie Kirkland, recorded in Deed Book 65, page 46, in the office of the Register of Deeds for Swain County, North Carolina.

The Andrew J. Early who is named as one of the first parties in this deed is one and the same person as the A. J. Early who was named as one of the grantees in the deed of record in Deed Book 65, page 46, 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) (Seal) /s/ Andrew J. Early (Seal)
ANDREW J. EARLY (Seal)
(Seal) (Seal) /s/ Maude Early (Seal)
MAUDE EARLY (Seal)
(Seal) (Seal)

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, J. H. Truett, a Clerk of the Superior Court for said County and State, do hereby certify that ANDREW J. EARLY and MAUDE EARLY, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said MAUDE EARLY, wife of ANDREW J. EARLY, 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. Therefore let the instrument, with this certificate, be registered.

WITNESS my hand and official seal this 28 day of February, A. D., 1944.

(SEAL AFFIXED)

H. J. Truett
Clerk of the Superior Court
Swain County, North Carolina

Filed for registration on the 28 day of February, 1944, at 12:10 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 28 day of February, 1944, at 4:00 o'clock P. M. in Book 67 of Deeds, and Page 184, etc.

Deputy Register of Deeds.