

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 36 R.3

STATE OF NORTH CAROLINA—SWAIN COUNTY  
THIS DEED, Made this 27 day of March

(DOCUMENTARY STAMPS \$1.65 attached)

, 1944, by and between

CHARLIE C. MC LEAN, unmarried

of the County of Swain

and State of North Carolina

, as part Y

of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said party of the first part, in consideration of the sum of ONE THOUSAND FOUR HUNDRED SEVENTY-THREE AND 40/100-----Dollars (\$ 1,473.40 ) to him paid by the party of the second part, the receipt of which is hereby acknowledged, ha s bargained and sold, and by these presents do es 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:

TRACT NO. FR-1290 A tract of land lying in Charleston Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 1 3/4 miles southeast of the confluence of Indian and Noland Creeks, and more particularly described as follows: BEGINNING at a point (previously described as a stake) at the top of a ridge, a corner of the lands of Charley C. McLean et al, Charley C. McLean (an adjoining tract), and the Nantahala Power & Light Company, and the most easterly point of the tract herein described, the said point being N. 14° 00' W., 441 feet from a fence corner which is a common corner of the lands of Charley C. McLean (an adjoining tract), J. H. Holden, and the Nantahala Power & Light Company; thence with the Company's line S. 64° 00' W., 908 feet, crossing Little Peachtree Creek at approximately 780 feet, to a stake; thence N. 35° 00' W., 109 feet to a point (previously described as a 1 1/2 inch black oak tree); thence N. 26° 00' W., 891 feet to a point (previously described as a stake), a corner of the lands of the Nantahala Power & Light Company, and Alfred S. Coldwell; thence with Alfred S. Coldwell's line N. 9° 00' E., 180 feet to a point; thence N. 16° 00' E., 530 feet to a point at the top of a ridge, a corner of the lands of Alfred S. Coldwell, and Roy Payne; thence with Roy Payne's, and Charley C. McLean et al's line and the top of the ridge as it meanders approximately along the following bearings and distances: N. 28° 00' E., 270 feet, N. 31° 00' E., 300 feet to an 8 inch black gum tree, S. 28° 00' E., 1500 feet, S. 10° 00' E., 390 feet to the point of beginning, and containing 3/4 acres, more or less.

TRACT NO. FR-1291 A tract of land lying in Charleston Township of Swain County, State of North Carolina, on the right side of the Tuckasegee River, approximately 2 miles southeast of the confluence of Indian and Noland Creeks, and more particularly described as follows: BEGINNING at a pine stump with tree witnesses at the top of a ridge and in a fence line, a corner to the land of J. H. Holden, and the most southeasterly point of the tract herein described; thence with J. H. Holden's line N. 82° 00' W., 865 feet to a 9 inch black oak stump on Middle Peachtree Creek; thence S. 73° 00' W., 415 feet to a fence corner, a corner of the lands of J. H. Holden, and the Nantahala Power & Light Company; thence with the Company's line N. 14° 00' W., 441 feet to a point (previously described as a stake) at the top of a ridge, a corner of the lands of the Nantahala Power & Light Company, Charley C. McLean (an adjoining tract) and Charley C. McLean et al; thence with Charley C. McLean et al's line N. 64° 00' E., 1790 feet, crossing Middle Peachtree Creek at approximately 590 feet, to a point at the top of a ridge, a corner of the lands of Charley C. McLean et al, Jess DeHart et al, and A. E. Bradshaw; thence with A. E. Bradshaw's, Ed Anthony et ux's, and J. H. Holden's line and the top of the ridge as it meanders approximately along the following bearings and distances: S. 4° 00' W., 370 feet, S. 2° 00' W., 475 feet to a stake, S. 28° 00' W., 450 feet to the point of beginning, and containing 27 acres, more or less.

It is understood and agreed that the conveyance of the above described Tract No. FR-1291 is made subject to such rights as may be vested in the county or state to a right of way for a public road.

It is further 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 U. S. Coast and Geodetic Survey. The central meridian for this coordinate system is located at Longitude 79° 00' W.

The above described tracts of land were conveyed to the party of the first part by the following deeds of record in the office of the Register of Deeds for Swain County, North Carolina: (a) From John Burns et ux, dated April 12 1919, recorded in Deed Book 47, page 34; and (b) From Jess DeHart et al, dated October 18, 1913, recorded in Deed Book 39, page 351.

It is understood and agreed that the party of the first part grants and conveys the above described tract No. FR-1290 subject to a 1/6 interest in and to the minerals as may be outstanding in third parties by virtue of the reservation contained in the deed from T.J. Shuler et ux to J.A. Bowers, dated September 27, 1887, recorded in Deed Book 9, page 219, in the office of the Register of Deeds for Swain County, North Carolina. And the party of the first part, for the consideration herein set out, hereby conveys any and all right, title, and interest which he may now have, or may hereafter have, in and to the minerals contained in the above described tract FR-1290 by way of reversion, remainder, adverse possession, prescription, or otherwise. The Charlie C. McLean who is named as party of the first part in this deed is one and the same person as the Charley McLean who was named as grantee in the deed of record in Deed Book 47, page 34, and as the C.C. McLean who was named as grantee in the deed of record in Deed Book 39, page 351, 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 party of the first part, for himself, his heirs, successors, administrators and assigns, covenant s with the said party of the second part, its successors and assigns that he is seized of said land and premises in fee, and ha s right to convey the same in fee simple; that the same are free and clear from all encumbrances and that he will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part ha s hereunto set his hand and seal this the day, month and year above written.

_____ (Seal)	_____ (Seal)	Charlie C. McLean	_____ (Seal)
_____ (Seal)	_____ (Seal)	Charlie C. McLean	_____ (Seal)
_____ (Seal)	_____ (Seal)		_____ (Seal)
_____ (Seal)	_____ (Seal)		_____ (Seal)

STATE OF NORTH CAROLINA  
SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court, in and for the State and County aforesaid, do hereby certify that Charlie C. McLean, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Let the instrument, with this certificate, be registered.

Witness my hand and official seal this 27 day of March, A. D., 1944.

H. J. Truett

(Seal affixed)

Clerk Superior Court

Filed for registration on the 27th day of March, 1944, at 1:35 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 28 day of March, 1944, at 10:00 o'clock A. M. in Book 67 of Deeds, and Page 203, etc.

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