

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map 36 R.3

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 20 day of January, 1944, by and between

(DOCUMENTARY STAMPS ATTACHED \$.55)

CLINT H. LEQUIRE and wife, MARY ETHEL LEQUIRE,

of the County of Swain and State of North Carolina, as part ies of the first part, in consideration of the sum of ONE HUNDRED NINETY-FOUR AND 80/100 Dollars (\$ 194.80) 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 Tuckasegee River, approximately $3\frac{1}{4}$ mile southwest of the confluence of Indian and Noland Creeks, and more particularly described as follows:

Beginning at a stone at the top of a ridge, a corner of the lands of A. E. Bradshaw, and Phillip G. Rust, and the most northwesterly point of the tract herein described; thence with Phillip G. Rust's line N. $85^{\circ} 00' E.$, 290 feet to a $1\frac{1}{4}$ inch mountain oak tree, a corner of the lands of Phillip G. Rust, and Dave Ball et ux; thence with Dave Ball's line S. $50^{\circ} 00' E.$, 835 feet to a chestnut stump in a fence line, a corner of the lands of Dave Ball et ux, Rubin Hall et ux, and Reuben Ball et ux; thence with Reuben Ball's line and the fence line S. $84^{\circ} 00' W.$, 600 feet to a 6 inch pine tree at the top of a ridge, a corner of the lands of Reuben Ball et ux, and the Phoebe Jane Bowers Heirs; thence with the Phoebe Jane Bowers Heirs', and A. E. Bradshaw's line and the top of the ridge as it meanders approximately along the following bearings and distances: N. $48^{\circ} 00' W.$, 290 feet, N. $15^{\circ} 00' W.$, 400 feet to the point of beginning, and containing 6.9 acres, more or less.

It is understood and agreed that this conveyance is made subject to such rights or easements reserved to the Harris-Woodberry Lumber Company by deed dated September 8, 1921, and recorded in Book 49, page 440, in the office of the Register of Deeds of Swain County, North Carolina, as may affect the described premises.

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 $79^{\circ} 00' W.$

The above described tract of land was conveyed to Clint H. Lequire, one of the first parties hereto, by deed from John Lequire and wife, Addie Lequire, dated March 5, 1943, recorded in Deed Book 64, page 606, in the office of the Register of Deeds of Swain County, North Carolina.

The undersigned, ADDIE BOWERS LEQUIRE and husband, JOHN LEQUIRE, for a valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, join in the execution of this instrument for the purpose of ratifying and confirming the deed from John Lequire and wife, Addie Lequire, to Clint H. Lequire, one of the first parties hereto, dated March 5, 1943, recorded in Deed Book 64, page 606, in the office of the Register of Deeds of 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 ies 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 seal s this the day, month and year above written.

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| WITNESSES as to signatures by (Seal) | s/ <u>Clint H. Lequire</u> (Seal) | s/ <u>Addie Bowers X Lequire</u> (Seal) |
| mark of Addie Bowers Lequire and | CLINT H. LEQUIRE | mark |
| John Lequire, (Seal) | | ADDIE BOWERS LEQUIRE (Seal) |
| William H. Blough, Bryson City, N.C. | s/ <u>Mary Ethel Lequire</u> (Seal) | s/ <u>John X Lequire</u> (Seal) |
| Crawford Pearson, Bryson City, N.C. (Seal) | MARY ETHEL LEQUIRE | mark |
| | (Seal) | JOHN LEQUIRE (Seal) |

STATE OF NORTH CAROLINA, SWAIN COUNTY

I, Crawford Pearson, a Notary Public for Graham County and State, do hereby certify that CLINT H. LEQUIRE and MARY ETHEL LEQUIRE, his wife; and ADDIE BOWERS LEQUIRE and JOHN LEQUIRE, her husband, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Mary Ethel Lequire and Addie Powers Lequire, wives of Clint H. Lequire and John Lequire, being by me privately examined, separate and apart from their said husbands, touching their voluntary execution of the same, do state that they signed the same freely and voluntarily, without fear or compulsion of their said husbands or any other person, and that they do still voluntarily assent thereto.

WITNESS my hand and official seal this 20 day of Jan., 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) Crawford Pearson, Notary Public

My commission expires: 5-3-45

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Crawford Pearson a Notary Public of Graham County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 28 day of January, A.D., 1944.

H. J. Truett, Clerk Superior Court

Filed for registration on the 28th day of Jan., 1944, at 12:17 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 1 day of February, 1944, at 1:15 o'clock P. M., in Book 67 of Deeds, and Page 163, etc.

H. J. Truett
H. J. Truett, Clerk Superior Court
Deputy Register of Deeds
Swain County, N.C.