

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(Documentary Stamps Attached and Cancelled 55¢)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 2nd day of March, 1945, by and between

Emma L. Woodard, unmarried

of the County of Swain and State of North Carolina, as part of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said part of the first part, in consideration of the sum of ONE HUNDRED TWENTY-TWO AND NO/100 - - - - - Dollars (\$ 122.00) to her paid by the party of the second part, the receipt of which is hereby acknowledged, has 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:

A tract of land lying in Charleston Township of Swain County, State of North Carolina, on the right bank of the Tuckasegee River, approximately 2-1/2 miles northwest of Bryson City, and more particularly described as follows:

Beginning at a point on the bank of the Tuckasegee River, a corner to the land of the Nantahala Power & Light Company (an adjoining tract), and the most westerly point of the tract herein described; thence with the Company's line N. 59° E., 35 feet to a point (prev. desc. as a stake); thence N. 47° 30' E., 976 feet, crossing the Southern Railway at approximately 50 feet and State Highway No. 288 at approximately 75 feet, to a point (prev. desc. as a stake), a corner of the land of the Nantahala Power & Light Company (an adjoining tract), and the land in dispute between S. S. Lowe et ux and the Nantahala Power & Light Company; thence with the line claimed by S. S. Lowe et ux as their boundary N. 56° E., 200 feet to a point (prev. desc. as a 15 inch black oak tree and iron pipe), a corner of the land in dispute between S. S. Lowe et ux and the Nantahala Power & Light Company, and the land of the Nantahala Power & Light Company (an adjoining tract); thence with the Company's line S. 5° W., 789 feet to a point (prev. desc. as an iron pipe); thence S. 41° W., 560 feet, crossing State Highway No. 288 at approximately 510 feet and the Southern Railway at approximately 530 feet, to a point (prev. desc. as a stake); thence S. 53° W., 60 feet to a point on the bank of the Tuckasegee River; thence with the bank of the river as it meanders downstream approximately 610 feet to the point of beginning, and containing 12.2 acres, more or less, subject to such rights as may be vested in the county or state to State Highway No. 288, to such rights as may be vested in the Southern Railway Company to a railway right of way, and to such rights as may be vested in third parties to telephone and telegraph line rights of way.

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.

Being the property acquired by Emma L. Woodard, who is one and the same person as E. L. Woodard, grantee in the deed from H. C. Nelson and wife to E. L. Woodard, dated September 8, 1916, and recorded in Deed Book 42, page 338, in the office of the Register of Deeds for Swain County, North Carolina.

It is understood and agreed that the first party hereto grants and conveys the above described tract of land subject to minerals outstanding in third parties, under reservation contained in the deed recorded in Deed Book 3, page 572, in the office of the Register of Deeds of Swain County, North Carolina. And the first party hereto, for the consideration herein set out, hereby conveys any and all right, title and interest which they may now have, or may hereafter have, in and to the minerals contained in the above described tract of land, by way of reversion, remainder, adverse possession or otherwise.

And for part of the consideration aforesaid, and to eliminate future disputes as to boundary lines, the party of the first part hereby conveys to the party of the second part, its successors and assigns, all her right, title and interest in and to all that boundary of land described in the deed from H. C. Nelson and wife to E. L. Woodard, dated September 8, 1916, recorded in Deed Book 42, page 338, 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 part Y of the first part, for her sel f, her heirs, successors, administrators and assigns, covenant with the said party of the second part, its successors and assigns that 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 she will warrant and defend the title to same against the lawful claims of all persons whomsoever.

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

(Seal) (Seal) s/ Emma L. Woodard (Seal)
EMMA L. WOODARD (Seal)
(Seal) (Seal) (Seal)
(Seal) (Seal) (Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, C P Garrett, a Notary Public in and for the State and County aforesaid, do hereby certify that EMMA L. WOODARD, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 2nd day of March, A. D., 1945.

My commission expires: Jan. 5, 1947.
STATE OF NORTH CAROLINA, SWAIN COUNTY

C. P. Garrett (Seal Affixed)
Notary Public

The foregoing certificate of C. P. Garrett, a Notary Public of Swain County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 2nd day of March, A. D., 1945.

Annie Mae Truett
Deputy Clerk Superior Court

Filed for registration on the 2nd day of March, 1945, at 2:30 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 15 day of March, 1945, at 2:15 o'clock P.M. in Book 67 of Deeds, and Page 260, etc.

Deputy Register of Deeds.