

TENNESSEE VALLEY AUTHORITY

Tract No. FR-378
Map No. 16 R. 1

WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$5.50)

STATE OF NORTH CAROLINA

SWAIN COUNTY

THIS DEED, Made this 17 day of August, 1943, by and between EVION O. HALL and wife, JULIA IVALEE HALL; DEWEY J. HALL, an unmarried man; and JEPHTHIA M. ALLEN, as Guardian for Hammie Hall, incompetent; all 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 whereas Jephthia M. Allen, one of the First Parties, was on July 20, 1943, duly appointed legal guardian for Hammie Hall, an incompetent person, which appointment is of record in the office of the Clerk of the Superior Court of Swain County, North Carolina, in Guardian Book 2, Page 98, and whereas on July 31, 1943, a decree was entered in the office of the Clerk of the Superior Court of Swain County, North Carolina, and on August 2, 1943, said decree was confirmed by the Resident Judge of the 20th Judicial District in the cause styled "In the matter of Dewey J. Hall, and Jephthia M. Allen, in behalf of his ward, Hammie Hall, ex parte", authorizing and directing the said Jephthia M. Allen to join in the execution of a deed conveying the interest of his ward in the land hereinafter described to the United States of America, in fee simple, under the terms of said decree.

NOW THEREFORE, the said Parties of the First Part, in consideration of the sum of FOUR THOUSAND SEVEN HUNDRED NINETY-SIX AND 75/100 Dollars (\$4,796.75), 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 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 1 1/8 miles northwest of the mouth of Noland Creek, and more particularly described as follows:

BEGINNING at an 18 inch black oak tree at the top of a ridge, a corner of the lands of S. B. Monteith, and the Nantahala Power & Light Company; thence with the Company's line South 64° 00' West, 195 feet to an 8 inch white oak tree; thence South 86° 00' West, 409 feet to a point (prev. desc. as a stake); thence South 80° 00' West, 291 feet to a point (prev. desc. as an 8 inch black jack tree); thence South 81° 00' West, 977 feet to a point (prev. desc. as a stake); thence South 58° 00' West, 326 feet to a point (prev. desc. as a pine knot); thence South 73° 30' West, 284 feet to a point (prev. desc. as a pine knot); thence South 30° 30' West, 269 feet to a point (prev. desc. as a pine knot); thence South 62° 00' West, 239 feet to a 20 inch black oak tree; thence South 51° 30' West, 358 feet to a 12 inch pine tree; thence North 83° 30' West, 103 feet to a point (prev. desc. as a 12 inch pine tree); thence South 44° 30' West, 318 feet to a point (prev. desc. as an 8 inch black oak tree); thence South 66° 00' West, 185 feet to a point (prev. desc. as an 18 inch black oak tree); thence South 38° 30' West, 297 feet to a 6 inch yellow pine tree; thence South 54° 00' West, 361 feet to a point (prev. desc. as a stake), a corner of the lands of the Nantahala Power & Light Company, and W. H. Cole; thence with W. H. Cole's line North 6° 00' West, 945 feet, crossing Goldmine Branch at approximately 500 feet, to a stake in a white oak stump, a corner of the lands of W. H. Cole, and E. O. Hall; thence with E. O. Hall's line North 28° 00' East, 1560 feet to a stake; thence North 67° 00' East, 430 feet to a point witnessed by twin chestnut stumps, a corner of the lands of E. O. Hall, and W. H. & Julyan Cole; thence with W. H. & Julyan Cole's line North 63° 30' East, 2090 feet to a point, a corner of the lands of W. H. & Julyan Cole, and E. M. Anthony; thence with E. M. Anthony's line North 87° 00' East, 49 feet to a point; thence North 48° 00' East, 1315 feet to a point, a corner of the lands of E. M. Anthony, and P. G. Rust; thence with P. G. Rust's line South 82° 00' East, 495 feet to a point at the top of a ridge, a corner of the lands of P. G. Rust, and S. B. Monteith; thence with S. B. Monteith's line and the top of the ridge as it meanders approximately along the following bearings and distances: South 12° 00' East, 290 feet; South 47° 00' East, 405 feet; South 3° 00' West, 160 feet; South 21° 00' East, 340 feet; South 31° 00' West, 400 feet; South 59° 00' West, 430 feet; South 23° 00' West, 500 feet; South 14° 00' West, 390 feet to the point of beginning, and containing 186. acres, more or less, subject to such rights as may be vested in the county or state to a right of way for a state road leading up Goldmine Branch, and to any rights for railroads, flumes, and tram roads over this tract which may be outstanding in third parties by reason of the reservation in the deed from Harris-Woodberry Lumber Company, dated February 6, 1922, and recorded in Book 49, Page 475.

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' West.

The above described land is the same land described in the deed from Harris-Woodberry Lumber Company, recorded in Book 49, Page 475, by which Evion O. Hall, one of the First Parties, acquired an undivided 1/2 interest therein, and the same land described in the Will of A. J. Hall, recorded in Will Book 2, Page 114, by which Dewey J. Hall, one of the First Parties herein, and Hammie Hall acquired their undivided 1/2 interest therein.

TO HAVE AND TO HOLD the aforesaid tract 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 hands and seals this the day, month, and year above written.

s/ Evion O. Hall (SEAL)
Evion O. Hall

s/ Julia Ivalee Hall (SEAL)
Julia Ivalee Hall

s/ Dewey J. Hall (SEAL)
Dewey J. Hall

s/ Jephthia M. Allen (SEAL)
Jephthia M. Allen, as Guardian
for Hammie Hall, incompetent

STATE OF NORTH CAROLINA

SWAIN COUNTY

I, H. J. Truett, Clerk Superior Court for Said County and State, do hereby certify that EVION O. HALL and wife, JULIA IVALEE HALL; DEWEY J. HALL, an unmarried man; and JEPHTHIA M. ALLEN, as Guardian for Hammie Hall, incompetent, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Julia Ivalee Hall, wife of Evion O. Hall, 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. Let the instrument, with this certificate, be registered.

WITNESS my hand and official seal this 17 day of August, 1943.

(SEAL AFFIXED.) H. J. Truett
Clerk Superior Court

Filed for registration on the 17 day of August, 1943, at 11:50 o'clock A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 17 day of August, 1943, at 2:15 o'clock P.M. in Book 68 of Deeds, and Page 10.


Deputy Register of Deeds, Swain County, N. C.

NORTH CAROLINA

SWAIN COUNTY

THIS DEED, made this the 11th day of August, 1943, by BOB BALL and wife, THELMA BALL, of Swain County, North Carolina, parties of the first part, to MRS. ROXIE MCCLURE, of Swain County, North Carolina, party of the second part,

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of ONE HUNDRED (\$100.00) DOLLARS and other valuable considerations to them paid by the said party of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, and do, by these presents, give, grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, forever, all of the following described tract or parcel of land, lying and being in Swain County, North Carolina, on Bryson Branch, and bounded and described as follows, viz: BEGINNING on a stake 120 feet from the corner of a tract owned by W. T. Shuler and wife, Pallie Shuler, on