

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 16 R.1

STATE OF NORTH CAROLINA-SWAIN COUNTY

(DOCUMENTARY STAMPS \$2.75 ATTACHED)

THIS DEED, Made this 15th day of June, 1943, by and between EVION O. HALL and wife, JULIA IVALEE HALL

of the County of Swain and State of North Carolina, as part i es of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said part i es of the first part, in consideration of the sum of TWO THOUSAND ONE HUNDRED NINETY-ONE AND 12/100----- Dollars (\$2,191.12) 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 1 5/8 miles northwest of the mouth of Noland Creek, and more particularly described as follows:

BEGINNING at a stake, a corner of the lands of the J. S. Cole Heirs, and A. C. Hyatt, and the most westerly point of the tract herein described; thence with A. C. Hyatt's line North 61° 00' East, 290 feet to a beech stump; thence North 85° 00' East, 150 feet to a rock; thence South 46° 00' East, 220 feet to an 8 inch maple tree; thence North 20° 00' East, 40 feet to an 8 inch locust tree; thence North 40° 00' West, 245 feet, passing a stake at 55 feet, to a stake, a corner of the lands of A. C. Hyatt, and W. H. & Julyan Cole; thence with W. H. & Julyan Cole's line South 58° 30' East, 1120 feet to a point witnessed by twin chestnut stumps, a corner of the lands of W. H. & Julyan Cole, and E. O. & A. J. Hall; thence with E. O. & A. J. Hall's line South 67° 00' West, 430 feet to a stake; thence South 28° 00' West, 1560 feet to a stake in a white oak stump, a corner of the lands of E. O. & A. J. Hall, and W. H. Cole; thence with W. H. Cole's, and the J. S. Cole Heirs' line North 7° 30' West, 1935 feet to the point of beginning, and containing 29.3 acres, more or less, subject to such rights as may be vested in the county or state to a right of way for a second class state road connecting with State Highway No. 288.

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 land was conveyed to Evion O. Hall, one of the First Parties herein, by deed from W. T. Mason Lumber Company, dated February 1, 1914, and recorded in Book 41, Page 148, in the office of the Register of Deeds of Swain County, North Carolina.

It is understood and agreed that the Parties of the First Part grant and convey the above described tract of land subject to such right, title, and interest in and to the minerals as may be outstanding in third parties by virtue of the conveyance from John B. Allison to William N. Cooper, dated December 16, 1881, and recorded in Book 3, Page 233, and by virtue of the reservation contained in the deed from W. T. Mason Lumber Company to E. O. Hall, dated February 1, 1914, and recorded in Book 41, Page 148, both of said deeds being recorded in the office of the Register of Deeds of Swain County, North Carolina. And the Parties of the First Part, for the consideration herein set out, hereby convey 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, prescription, or otherwise.

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 i es 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 ha ve 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.

(Seal) (Seal) s/ Evion O. Hall (Seal)
Evion O. Hall (Seal)
(Seal) (Seal) s/ Julia Ivallee Hall (Seal)
Julia Ivallee Hall (Seal)
(Seal) (Seal) (Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court for said County and State, do hereby certify that Evion O. Hall and Julia Ivallee Hall, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Julia Ivallee 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, and the certificate, be registered. WITNESS my hand and official seal this 15 day of June, A.D., 1943. (SEAL AFFIXED) H.J.Truett, Clerk Superior Court

Filed for registration on the 15th day of June, 1943, at 11:51 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 15th day of June, 1943, at 4:15 o'clock P. M. in Book 67 of Deeds, and Page 38, etc.

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