

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

(DOCUMENTARY STAMPS ATTACHED \$1.10)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 29th day of September, 1943, by and between

SARAH JANE CALHOUN, a widow,

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 part of the first part, in consideration of the sum of SIX HUNDRED SEVENTY-SEVEN AND 95/100 - - - - -Dollars (\$ 677.95) to her 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:

A tract of land lying in Forneys Creek Township of Swain County, State of North Carolina, on the right side of the Little Tennessee River, approximately 1/2 mile west of the Bushnell Depot, and more particularly described as follows:

BEGINNING at a point in the center line of the Pound Mill Branch witnessed by an iron pipe, a corner of the land of the Nantahala Power & Light Company, the land in dispute between the Nantahala Power & Light Company and the Swain County Board of Education, and the land of Elizabeth Welch; thence with Elizabeth Welch's, and the A. I. Calhoun Heirs' line and the center line of the branch as it meanders upstream approximately 330 feet to a point; thence with the A. I. Calhoun Heirs' line, leaving the branch, North 69° 30' West, 305 feet to an iron pipe; thence South 61° 00' West, 15 feet to a point at the intersection of the center line of a public road and the projection of the east edge of a private road, a corner of the lands of the A. I. Calhoun Heirs, and Elizabeth Welch; thence with Elizabeth Welch's, and R. E. Cable et ux's line and the east edge of the private road as it meanders in a north-easterly direction approximately along the following bearings and distances: North 19° 00' East, 60 feet; North 67° 30' East, 90 feet; North 35° 00' East, 125 feet; North 1° 00' East, 129 feet; North 36° 00' East, 183 feet; North 20° 00' East, 280 feet; to a point; thence with R. E. Cable et ux's line, leaving the road, South 72° 00' East, 8 feet to a point; thence North 1° 00' West, 164 feet, passing a 15 inch black gum tree at 143 feet, to a 6 inch white oak tree; thence South 45° 00' East, 57 feet to a double holly tree; thence South 11° 00' East, 363 feet to a point, a corner of the lands of R. E. Cable et ux, and Elizabeth Welch; thence with Elizabeth Welch's line South 11° 00' East, 95 feet to an 8 inch white oak tree; thence South 10° 30' West, 789 feet to a stake, a corner of the lands of Elizabeth Welch, and the Nantahala Power & Light Company; thence with the said Company's line South 66° 00' West, 147 feet to the point of beginning, and containing 6.5 acres, more or less, subject to such rights as may be vested in the county or state to a public road leading from State Highway No. 288 to Chambers Creek.

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 tract of land was acquired by the Party of the First Part as survivor by the entirety under the deed from W. C. Welch and wife, Elizabeth Welch, to A. I. Calhoun and wife, Sarah Jane Calhoun, dated February 1, 1919, and recorded in Book 45, Page 265; and by virtue of the quitclaim deed from Theodore Calhoun et al, dated July 16, 1943, and recorded in Book 68, Page 79, and the deed from W. C. Welch and Elizabeth J. Welch, dated April 23, 1938, and recorded in Book 62, Page 487, all of said deeds being recorded in the office of the Register of Deeds of Swain County, North Carolina.

It is understood and agreed that the Party of the First Part grants and conveys 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 reservation contained in the deed from J. E. T. Welch et al to W. C. Welch, dated January 5, 1897, and recorded in Book 33, Page 549, and in the deed from J. E. T. Welch et al to A. B. Welch, dated January 5, 1897, and recorded in Book 40, Page 348, both of said deeds being recorded in the office of the Register of Deeds of 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 she 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 party of the first part, for her self, her heirs, successors, administrators and assigns, covenant s with the said party of the second part, its successors and assigns that she 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 she 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 her hand and seal this the day, month and year above written.

(Seal) (Seal) s/ Sarah Jane Calhoun (Seal)
Sarah Jane Calhoun (Seal)
(Seal) (Seal) (Seal)
(Seal) (Seal) (Seal)
(Seal) (Seal) (Seal)

STATE OF NORTH CAROLINA
SWAIN COUNTY

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

WITNESS my hand and official seal this 29 day of September, A. D., 1943.

(SEAL AFFIXED)

H. J. Truett
Clerk Superior Court

Filed for registration on the 29 day of September, 1943, at 11:13 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 29 day of September, 1943, at 1:55 o'clock P. M. in Book 67 of Deeds, and Page 96, etc.

H. B. Welch

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