

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map No. 16 R.1

(DOCUMENTARY STAMPS ATTACHED \$4.40)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 22 day of June, 1943, by and between

SEWELL B. MONTEITH, an unmarried man,

of the County of Swain and State of North Carolina, as party of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said party of the first part, in consideration of the sum of THREE THOUSAND EIGHT HUNDRED FORTY-SEVEN AND 65/100----- Dollars (\$3,847.65) to him paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does 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 5/8 mile northwest of the mouth of Noland Creek, and more particularly described as follows:

BEGINNING at an angle bar, a corner to the land of the Nantahala Power & Light Company, and the most southerly point of the tract herein described; thence with the Company's line North 18° 00' West, 357 feet to a point (prev. desc. as a 6 inch pine tree); thence North 31° 00' West, 268 feet to a point (prev. desc. as a stake); thence North 12° 00' West, 179 feet to a point (prev. desc. as a stake); thence North 59° 00' West, 330 feet to a point (prev. desc. as a 4 inch black oak tree); thence North 55° 00' West, 316 feet to a point (prev. desc. as a 6 inch black oak tree); thence North 85° 00' West, 415 feet to a point (prev. desc. as a stake); thence North 60° 00' West, 329 feet to an 18 inch black oak tree at the top of a ridge, a corner of the lands of the Nantahala Power & Light Company, and E. O. & A. J. Hall; thence with E. O. & A. J. Hall's, and P. G. Rust's line and the top of the ridge as it meanders approximately along the following bearings and distances: North 14° 00' East, 390 feet; North 23° 00' East, 500 feet; North 69° 00' East, 430 feet; North 31° 00' East, 400 feet; North 21° 00' West, 340 feet; North 3° 00' East, 160 feet; North 47° 00' West, 405 feet; North 12° 00' West, 290 feet; North 22° 00' East, 190 feet; North 41° 00' East, 520 feet; North 71° 00' East, 575 feet to a point, a corner of the lands of P. G. Rust, and W. T. Jenkins; thence, leaving the top of the ridge, with W. T. Jenkins' line South 6° 00' West, 720 feet to a stake; thence South 72° 00' East, 160 feet to a stone; thence South 9° 00' West, 130 feet to a stone; thence South 85° 00' East, 1280 feet to a point in the center line of Noland Creek; thence with W. T. Jenkins', and the Nantahala Power & Light Company's line and the center line of the creek as it meanders downstream approximately 3590 feet to a point; thence, leaving the creek, with the Company's line South 41° 00' West, 1530 feet to a 14 inch white oak tree; thence South 51° 00' West, 628 feet to the point of beginning, and containing 163 acres, more or less, subject to such rights as may be vested in the county or state to a road which affects approximately 1.1 acres, and to any rights for railroads, flumes, and tram roads over the caption tract which may be outstanding in third parties by reason of the reservation in the deed from Harris-Woodberry Lumber Company to S. B. Monteith, dated February 6, 1922, and recorded in Book 49, Page 493.

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 conveyed to the Party of the First Part by deed from Harris-Woodberry Lumber Company, dated February 6, 1922, and recorded in Book 49, Page 493, and by deed from Elizabeth C. Mason, dated September 28, 1921, and recorded in Book 51, Page 67.

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 mineral deed from John B. Allison to William N. Cooper, dated December 16, 1881, and recorded in Book 3, Page 233, 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 he may 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 himself, his heirs, successors, administrators and assigns, covenant with the said party of the second part, its successors and assigns that he is seized of said land and premises in fee, and has right to convey the same in fee simple; that the same are free and clear from all encumbrances and that he 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 has hereunto set his hand and seal this the day, month and year above written.

(Seal) (Seal) S/ Sewell B. Monteith (Seal)
Sewell B. Monteith (Seal)
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STATE OF NORTH CAROLINA
SWAIN COUNTY

I, H. J. Truett, a Clerk Superior Court, in and for the State and County aforesaid, do hereby certify that Sewell B. Monteith, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 22 day of June, A. D., 1943. Let the instrument, and this certificate, be registered.

(SEAL AFFIXED)

H. J. Truett
Clerk Superior Court

Filed for registration on the 22 day of June, 1943, at 11:50 o'clock, A. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 22 day of June, 1943, at 3:00 o'clock P. M. in Book 67 of Deeds, and Page 50, etc.

H. J. Truett
Register of Deeds.