

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N.C.

REPORT ON THE OTIS CARVER TRACT NO. 13.

- Location of Tract:** This tract lies on the Bradley Fork of Ocona Lufly River about a mile above Smokemont. The railroad of the Champion Fibre Company running through it. It adjoins the lands of other small property owners.
- Description of Tract:** This tract has been used by the owner as a home place while working for the Champion Fibre Co. It is all level land of not very good quality.
- Improvements:** A small box house containing four rooms and a small barn only in fair condition.
- Valuation:** This tract contains 2.23 acres and the improvements are worth \$250.00; and the two acres of level land are worth \$100.00, totaling \$350.00. This is the price at which it was optioned and the appraisers recommend the purchase.

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF TITLE

of

Lands of OTIS CARVER

OCEANA LIFTY

Township

SWAIN

County.

STATE OF NORTH CAROLINA

DESCRIPTION

TRACT

(13)

NOTE: All bearings in this description were turned from the true meridian, and all distances are expressed in chains of 66 feet.

Lying on the waters of Bradley Fork of Ocena Lifty River.

Beginning at Corner 1, which is corner 1 of the Julius Carver Tract (9), and corner 2 of the A. A. Carver Tract (8), a point in the middle of Bradley Fork.

Thence, with two lines of the Julius Carver Tract (9).

S. 72-09 W.

3.42 Corner 2, a birch stump near a spring.

N. 41-07 W.

5.59 Corner 3, a planted stone beside a poplar stump, a corner of the William Gibson Tract.

Thence, with the William Gibson Tract.

N. 40-48 E.

4.73 Corner 4, a post at corner of fence.

N. 59-41 E.

1.38 Corner 5, a sycamore stump on the West Bank of the River.

Thence, with the meanders of the river.

S. 12-43 E.

6.08 The place of beginning, containing 2.23 Acres.

ANALYSIS OF TITLE

1. Tract No. 13 is covered by Grant No. 419 to R. G. Floyd, shown on page 68 hereof of the Franklin Gibson Abstract.

2. The several conveyances from the State's grantee to H. K. Beck for Tract No. 13 are fully set out in the Franklin Gibson Abstract, pages 69 to 78 inclusive, except page 73. There are two breaks in this title, both prior to the year 1881. However, as there has been continuous possession of said tract by the owner and his predecessors in title since the year 1881, we are of opinion that the title is good. See Pages 83 to 86 inclusive of Abstract.

3. On August 4, 1924, H. K. Beck, with the Joinder of his wife, conveyed said tract to A. Carver, by deed duly registered. Page of Abstract.

4. On July 4, 1924, A. A. Carver and wife, Martha, conveyed said tract to Odie Carver by deed duly registered. Page of Abstract.

5. We find no encumbrances except current taxes.