

DESCRIPTION OF THE BOUNDARY

OF THE

M. AND L. WILSON TRACT (29).

Lying at and between the Bradley Fork and the West Fork of the Ocona Lufty River, beginning at Corner 1, which is Corner 3 of the W.E. Queen Tract (26), being a stake on West bank of river scribed W.2, Cor. 3.

A 15" sycamore, scribed B.T.-W2, Cor. 3, bears N. 14-00 W. .21 chain distant.

Thence, down the river with two lines of the W.E. Queen Tract.

S. 14-46 E. ✓

- 13.40 ✓ Corner 2, which is corner 23 of the W.E. Queen Tract (11), and corner 1 of the Champion Fibre Co. Tract (1-d), a point at the junction of the Bradley Fork and the West Fork of Ocona Lufty River.

Thence, up the West Fork,

S. 69-23 W. ✓

- 1.94 ✓ Corner 3, which is corner 2 of the Champion Fibre Co. Tract (1-d).

A point on South bank of river, thence up the meanders of the river with a line of the Infant Son of I.E. Shook Tract (30).

N. 80-04 W. ✓

- 1.21 ✓ A Point.

N. 44-05 W. ✓

- 6.69 ✓ Corner 4, which is corner 3 of the Mary Bradley Wilson Tract (28).

A 22" hemlock on S.W. side of river, thence with the Mary Bradley Wilson Tract.

N. 28-20 W.

3.35 Corner 5, which is also corner 5 of the Wilson and Hall Tract (25).

A 10" Maple with corner marks on East bank of river.

Thence, with the Wilson and Hall Tract.

N. 54-51 E.

1.60 Corner 6, a 13" Chinquepin, back of Club House, scribed B-1, Cor. 2, being Corner 4 of the Laura Bradley Queen Tract (26), thence with the Laura Bradley Queen Tract.

N. 46-00 E.

6.70 To the place of beginning, containing 6.36 Acres.

Analysis of Title

Tract No. 29.

M. and L. Wilson--6.36 Acres.

1. This tract is covered by the following grants:

Grant No. 417 to Isaac Bradley
" " 1399 to John Fergus
Andrew Welch 150 Acre tract (Grant not found)

2. The title under the above named grants down to and including the will of Jasper Bradley is the same as set out in Abstract of Title to Tract No. 25, relating to the Jasper Bradley lands beginning on page ____.

3. Jasper Bradley died leaving a will dated September 16, 1924, in which he devised to his grand-children, Lonnie Wilson and Montgomery Wilson "the land that is known as the Champion Fibre Club House and plot of ground containing about five acres". This will appointed John P. Randolph, Executor, with the powers and authority set out in said will. This will is fully set out in Abstract of title to Tract No. 25, page ____.

4. John P. Randolph qualified as executor and had a survey made of the lands devised by the will of Jasper Bradley and executed conveyances to the several devisees. Among these deeds he executed a conveyance to Leonidas and Montgomery Wilson, dated November 14, 1924, conveying by metes and bounds a tract of land described as being part of the Jasper Bradley lands and known as the Club House site. The description is by metes and bounds and covers Tract No. 29. This deed is recorded in Swain County and is set out on page ____ of the Abstract of Title to Tract No. 25.

PRIOR CONVEYANCES

5. Prior to his death Jasper Bradley and wife, R. P. Bradley, executed a lease to S. T. Graves and W. C. Mendenhall dated January 1, 1917 for a tract of land covering and including all of Tract No. 29. This lease is to run for a period of ten years with a further right of renewal for an additional ten years. This lease is set out in full in the Abstract of Title to Tract No. 28.

6. Subsequently S. T. Graves assigned his interest in said lease to W. C. Mendenhall by deed dated Jan. 1, 1917, conveyed all of his rights thereunder to Champion Fibre Co. This assignment and deed are fully set out on page 902 of Tract No. 28.

ABSTRACT OF DEED OR GRANT

Grantors
Grantees

In Preamble

As Signed

As Acknowledged

Jasper Bradley

Jasper Bradley
L. C. Whaley

Proven by oath of
F. H. Dogen, subscribing
witness.

L. C. Whaley

1. Kind of Conveyance... Contract
2. Date of Conveyance... 12-3-06
3. Is it properly executed... yes
4. Date of Entry and No.
5. Before what Officer acknowledged... J. P.
6. Acknowledgments, regular
7. If irregular, copy in full on back....
8. Did all grantors acknowledge....
9. Date of acknowledgment... 2-6-07
10. Was privy examination of wife taken....
11. Did officer affix Seal.....
12. Was order or probate correct
13. Does conveyance contain covenants—
(a) of seizin.....
(b) power to convey.....
(c) against encumbrances.....
(d) against claims of all others.....
14. Date of filing for record... 2-13-07
15. Book 20 Page... 130
for Swain County.
16. Does deed contain any special limitations, provisions
or restrictions
17. Habendum clause (Quote fully).....

Exact Description of Property

Lease on two acres of land in forks of river
until Jan. 1, 1907.

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 29.

IT IS HEREBY CERTIFIED: That the title to the within described land as disclosed in the attached abstract which contains a full, complete and correct abstract of all instruments and court proceedings of record affecting the same from and including the beginning entry there of has been carefully examined and noted, and that the following named owner.....:

M. and L. Wilson

seized in fee simple of a good and valid title to the same, subject only to any lien, charge or encumbrance shown in this abstract and listed hereon.

ENCUMBRANCES

1. Subject to taxes.

2. Subject to the outstanding interest, being a 2/21sts, in the heirs at law of John Bradley. The facts in regard to this outstanding interest are fully set out in Tracts 25, 26 and 27 and in order to complete the record title, it will be necessary to ascertain the names of the heirs of said John Bradley and secure quit claim deeds from them except as to Mariah Trantham, who with her husband executed a conveyance to Jasper Bradley for a 1/3 of 1/7 interest. Page _____ of Abstract.

3. Subject to lease formerly executed by Jasper Bradley and wife to S. T. Graves and W. C. Mendenhall and assigned by them to Champion Fibre Company. See Abstract of Title to Tract No. 28, page 902.

Swain

COUNTY. }

THIS AGREEMENT, made this 5th day of February A.D. 1930,

by and between Lonnie Wilson Administrator of Montgomery Wilson
Minor *gandian*

of Swain County, North Carolina, hereinafter called the VENDOR, whether one or more, and THE STATE OF NORTH CAROLINA, hereinafter called the VENDEE:

WITNESETH:

That whereas Vendor is the owner of certain lands within the area designated by the Secretary of the Interior of the United States of America for a national park to be known as the Great Smoky Mountains National Park, under the provisions of the Act of Congress, 44 Statutes at Large 616, which lands are also embraced within the boundary mentioned in Chapter 48 of the Public Laws of North Carolina, Session of 1927:

And whereas the Vendee is desirous of acquiring title to said premises for inclusion in said Great Smoky Mountain National Park;

NOW, THEREFORE, the Vendor for and in consideration of the sum of ONE DOLLAR to him in hand paid, receipt of which is hereby acknowledged, and other valuable considerations moving him thereto, agrees to sell and convey in fee simple to the Vendee at the option and upon the demand of said Vendee, its successors and assigns, at any time within three (3) months from the date of these presents, all those certain lands situate in Ocona Luffy Township, Swain County and State aforesaid, containing 6.36 acres, more or less, adjoining the lands of and others, bounded and described as follows:

Lying at and between the Bradley Fork and the West Fork of Ocona Luffy River.

BEGINNING at Corner 1, which is corner 3 of the W.E. Queen Tract (26), being a Stake on the West bank of River, scribed W-2 Cor. 3; thence down the river with two lines of the W.E. Queen Tract (26) S. 14-46 E. 13.40 Chains, cor 2; thence up the West Fork of said River S. 69-23 W. 1.94 Cahins Cor. 3; thence N. 80-04 W. 1.21 Cahins; thence N. 44-05 W. 6.69 Chains to Cor. 4, a 22" Hemlock; thence N. 28-20 W. 3.35 Cahins Cor. 5, a 10" Maple, with corner marks; thence N. 54-51 E. 1.60 Cahins to Cor. 6, a 13" Chinquepin; thence N. 46-00 E. 6.70 Chains to the place of Beginning. Containing 6.36 Acres.

Option

Lonnie Wilson Adm.

TO

THE STATE OF NORTH CAROLINA

Consideration - - - \$ 2250.000

Dated 5th day of Feb., 1930

Filed for registration on the 9th day of Feb., 1930, at 9:00 o'clock A.M., and registered in the office of the Register of Deeds for

Swain

County, North Carolina, on the 11th

day of Feb., 1930, in Book

No. 58 of Deeds, at page 173

Ellis Burnett
Register of Deeds.

FEES.

STATE OF NORTH CAROLINA Swain

COUNTY.

I, George H. Bramlett

a Notary Public, Buncombe Co., N.C.

in and for ~~Montgomery Wilson~~ do hereby certify that Lonnie Wilson, Adm. of Montcomery Wilson 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 Mary seal, this

5 day of

Feb.

AD. 1930

STATE OF NORTH CAROLINA

Swain

COUNTY.

The foregoing certificate

of

Mary Public

George H Bramlett a

of Buncombe County is adjudged to be correct. Let the instrument and the certificate

be registered. This 10 day of

Feb

AD. 1930

U A Brainerd, Clerk Superior Court.

February 5, 1930.

REPORT ON THE M. AND L. WILSON TRACT - NO. 29, 6.36 ACRES.

LOCATION: This tract is located at Smokemont on the
Oona Lufly River.

DESCRIPTION: A piece of level land which is leased by the
Champion Fibre Company, on which is situated
a club house.

IMPROVEMENTS: a 12-room club house in fairly good repair,
and according to the contract this house
belongs to the owner of the realty.

VALUATION:

12-room club house, ceiled and weather boarded, with running water	\$1600.00
6.36 acres level land	650.00
Total	<u>\$2250.00</u>

An option has been taken on this property
for \$2250.00.

Time Passed

S. F. Chapman

W. H. Moody

APPRAISERS.