

DESCRIPTION OF THE BOUNDARY

OF THE

RUFUS BECK TRACT (34)

Lying on the East side of Ocona Lufty River, a short distance below Smokemont.

Beginning at Corner 1, which is Corner 4 of the L.A. W. Maney Tract (33), a marked Ash on the bank of a branch.

Thence, N. 14-30 W.

With a line of the L. A. W. Maney Tract (33).

3.78 Corner 2, a marked sourwood on top of a ridge.

Thence, up the ridge, with its meanders.

N. 66-51 E.

4.47 A Point.

N. 74-27 E.

3.40 A Point.

N. 71-02 E.

3.55 A Point.

N. 60-48 E.

2.66 A Point.

N. 57-29 E.

1.68 A Point.

N. 78-47 E.

2.44 A Point.

N. 63-15 E.

1.89 A Point.

N. 86-05 E.

2.38 Corner 3, a small red oak with corner marks, on top of the ridge, and in the old Maney Line.

Thence, S. 37-02 W.

8.00 Corner 4, a maple, marked as a corner, beside a small branch.

Thence, down the branch, with its meanders.

N. 30-45 W.

.58 A Point.

N. 72-06 W.

2.82 A Point.

S. 52-55 W.

2.78 A Point.

S. 71-35 W.

3.45 Corner 5, a small beadwood, with corner marks, at forks of branch.

Thence, still with meanders of branch.

S. 68-15 W.

2.80 A Point.

S. 58-45 W.

4.85 The place of beginning, containing 6.42 acres.

Analysis of Title

Tract No. 34.

1. Tract No. 34 is covered by Grant No. 224 to William Cathcart and by mesne conveyances conveyed to W. H. Thomas as shown in Abstract of Tract No. 11 on pages 169 to 182 inclusive. A Tract containing 185 acres being a part of said grant and including the locus in quo was conveyed by the Administrator of W. H. Thomas to H. J. Beck and from him by mesne conveyances to L.A.W. Maney as shown in Abstract of tract No. 33 on pages 211 to 222, inclusive.

2. On July 28, 1923, Lee (L.A.W.) Maney and wife Sally conveyed to Mark Rolland and wife Dolly a tract of land containing twenty-five acres, being the same as tract No. 34. This deed is duly executed and registered in Swain County. Page of Abstract.

3. On August 18, 1923 Mark Rolland and wife conveyed to R. H. Beck, meaning Rufus Beck, and wife (without naming her) a tract of land containing twenty-five acres, same being tract No. 34. Page of Abstract.

4. Tract No. 34 is subject to two mortgages or Deeds of Trust, both of which are uncancelled of record. One of these Deeds of Trust was executed by R. H. Beck and wife to J. E. Freeman, Trustee for Mark Rolland and is recorded in Book 14, page 183. It was given to secure the payment of a debt of \$375.00. Page of Abstract. The other Deed of Trust was given by Mark Rolland and Dolly Rolland to J. A. Chambers, Trustee to secure a debt of \$275.00 due Lee Maney. Page of Abstract.

5. Taxes for the year 1928 amounting to \$ are unpaid and outstanding.

ABSTRACT OF DEED OR GRANT

Grantors
Grantees

In Preamble

As Signed

As Acknowledged

Lee Money et al
Sallie Money

JW

JW.

Mark Rolland et al
Dollie Rolland

- Kind of Conveyance Warranty Deed
- Is it properly executed Yes
- Before what Officer acknowledged JW
- If irregular, copy in full on back
- Date of acknowledgment 7-28-23
- Did officer affix Seal Yes
- Does conveyance contain covenants
 - of seizin Yes
 - power to convey Yes
 - against encumbrances Yes
 - against claims of all others Yes

17. Habendum clause (Quote fully) To have and to hold the above I have or for aforesaid land and all priv & app thereto belong to the said Mark Rolland et al Rolland, their heirs and assigns, to their exec use and behof forever.

Exact Description of Property

Beginning on an Ashe on Cummere line and runs N. 18 west 16 poles to a sowerwood on top of a ridge, thence North 70 east 22 poles to a Spanish oak on top of the ridge, thence 76 $\frac{1}{2}$ east 16 poles to a white oak on top of the ridge, thence N. 60 east 12 poles to a Spanish oak on top of said ridge, thence North 65 east 12 poles to a hickory on top of the ridge, thence N. 78 east 24 poles to a small Spanish oak on top of the ridge, thence due East 8 poles to a black oak in George Beck's line on top of the ridge, thence South 39 west to a maple at the first branch, thence down said branch with its meanders to the beginning, containing 25 acres more or less. The survey in this deed is to be a surface survey.

- Date of Conveyance 7-28-23
- Date of Entry and No.
- Acknowledgments, regular Yes
- Did all grantors acknowledge Yes
- Was privy examination of wife taken Yes
- Was order of probate correct Yes
- Date of filing for record 8-2-23
- Book 50 Page 227 for Swanson County.
- Does deed contain any special limitations, provisions or restrictions No

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Mark Rolland & wife Dollie Rolland	do	do
Grantees	R. H. Beck & wife Beck	Conveyed to: R. H. Beck & wife - Beck	

1. Kind of Conveyance Warranty Deed
2. Date of Conveyance 8-18-23
3. Is it properly executed yes
4. Date of Entry and No.
5. Before what Officer acknowledged J.D.
6. Acknowledgments, regular yes
7. If irregular, copy in full on back.
8. Did all grantors acknowledge yes
9. Date of acknowledgment 8-27-23
10. Was privy examination of wife taken yes
11. Did officer affix Seal yes
12. Was order of probate correct yes
13. Does conveyance contain covenants
 - (a) of seizin yes
 - (b) power to convey yes
 - (c) against encumbrances yes
 - (d) against claims of all others yes
14. Date of filing for record 1-28-24
15. Book H. 521 Page 521
for Seward County.
16. Does deed contain any special limitations, provisions or restrictions No

17. Habendum clause (Quote fully) I have & I hold the aforesaid land or part of land of all my rights and all the benefits belonging to the said R. H. Beck & wife - Beck, their heirs and assigns, to the end
and forever.

Exact Description of Property

Beginning on an Ashe on Gomers line and runs N. 18 West 16 poles to a sewerwood on top of a ridge, thence North 70 east 22 poles to a spanish oak on top of the ridge, thence 76^{1/2} east 16 poles to a white oak on top of the ridge, thence N. 60 east 12 poles to a spanish oak on top of said ridge, thence north 65 east 12 poles to a hickory on top of the ridge, thence N. 78 East 24 poles to a small spanish oak on top of the ridge, thence due east 8 poles to a black oak in George Beck's line on top of the ridge, thence South 29 West to a maple at the first branch, thence down said branch with its meanders to the beginning, containing 25 acres more or less. The survey in this deed is to be a surface survey.

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF MORTGAGE

(NORTH CAROLINA)

Mark Roland surge
Hollie Roland

Mortgagor

to

J. A. Mauldin

Mortgagee

Lee Maney

NOTE:—In deeds of trust give name of third party.

1. Kind of instrument D. T.
 2. Date of instrument 7-28-23
 3. Consideration \$ 375.00
 4. Maturity date 4-25-25
 5. Is it properly executed? Yes
 6. Date acknowledged 7-28-23
 7. Before what officer acknowledged? J. P.
 8. Was privy examination of wife held? Yes
 9. Date of filing for record 8-2-23
 10. Recorded in Book 14 Page 135
 for Surry County.
 11. Does this instrument form a link in the chain of title? Yes

DESCRIPTION OF PROPERTY

Beginning on an oak in Surry line and runs N 18 E 16 ft to a rewood on top of a ridge, thence N 70 E 22 ft to a Spanish oak on top of a ridge, thence $76\frac{1}{2}$ E 16 poles to a white oak on top of a ridge, thence N 60 E 12 ft to a hickory on top of a ridge and thence N 78 E 24 ft to a small Spanish oak on top of the ridge, thence due East 8 ft to a black oak at George Bicks line on top of a ridge, thence S 39 W to a maple at the first branch, thence down the branch with its meanders to the beginning, containing 25 acres more or less.

ONLY ONE MORTGAGE TO BE ABSTRACTED ON THIS PAGE

ABSTRACT OF MORTGAGE

(NORTH CAROLINA)

R. H. Buck wife
Lizzie Buck

Mortgagor

to

J. E. Irwin

Mortgagee

Mark Roland

NOTE:—In deeds of trust give name of third party.

- Kind of instrument D. T.
- Date of instrument 8-18-23
- Consideration \$375.00 (2 notes)
- Maturity date \$175 due 4-25-24, \$200 due 4-25-25
- Is it properly executed? Yes
- Date acknowledged 8-18-23
- Before what officer acknowledged? J. P.
- Was privy examination of wife held? Yes
- Date of filing for record July 28-1924
- Recorded in Book 148 Page 183
- for Rowan County.
- Does this instrument form a link in the chain of title? Yes

DESCRIPTION OF PROPERTY

Adjoining the lands of Lee Maney and Murphy Connor
beginning on an acre in corners line and runs North 18° W
16 poles to a cowwood on top of a ridge, then
N 70 E 3 poles to a spanish oak on top of the ridge, then
76 1/2 E 16 poles to a white oak on top of a ridge,
then N 60 E. 12 p to a spanish oak on top of the
ridge, then N 65 E 12 p to a buckeye on top of a
ridge, then N 78 E 24 poles to a small spanish oak
on top of a ridge then due East 8 poles to a black
oak in George Buck's line on top of the ridge, then
then S 39 E to a maple at the first branch, then
down said branch with its meanders to the beginning
containing 25 acres more or less.

ONLY ONE MORTGAGE TO BE ABSTRACTED ON THIS PAGE

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 34

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.....:

Rufus Beck and wife

are 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. The criticisms offered to the title of Tract No. 33 in paragraphs 1 and 2 of the Opinion on title shown on page 225 are applicable to Tract No. 34.
2. This Tract is subject to two Deeds of Trust shown on pages hereof. We are informed, however, that these mortgages have been paid but have not been cancelled of record.
3. Taxes for the year 1928 amounting to \$ 11.70 are unpaid and outstanding.

JACKSON BECK LAND.

DEED.

L.A.W.MANEY

Date

July 28, ~~1923~~ 1923.

TO

Reg.

Book 50.p.227.

MARK ROWLAND & WIFE.

Swain County.

25 Acres.

DESCRIPTION.

BEGINNING, on an Ash, in Connors line and runs N.18 W.
16 poles to a Sourwood, on top of a ridge; then N.70 E.22 poles to a
S.Oak, on top of a ridge; $-76\frac{1}{2}$ E.16 poles to a White Oak, on top of
the ridge; then N.60 E.12 poles to a S.Oak, on top of said ridge; then
N.65 E.12 poles to a Hickory, on top of the ridge; then N.78 E.24 poles
to a small S.Oak, on top of the ridge; then due East ~~to~~ 8 poles
to a B.Oak, in Geo Beck's line, on top of the ridge; then S.39 W. to a
Maple, at the first branch; then down sid branch, with its meanders,
to the begining, con 25 A, mn a few

This tract belongs to Rufus Beck

NORTH CAROLINA PARK COMMISSION, ASHEVILLE, N. C.

We beg to advise that we visited the premises of Rufus Beck on the 5th of November, 1929 and found as follows:

6½ acres of land	\$65.00
7 fruit trees	11.00
1 3-room house	250.00
1 toilet and grape vine	3.00
1½ miles of two wire barbed fence , chestnut stakes	35.00
1 2-stall barn	20.00
	<u>\$384.00</u>

A. S. Patterson
W. C. Patterson

MS. 23
6.42 A.

202. Box House	185-
Shed n Barn	25-
1 A. clear.	25-
51/2 A. woodland	55-
	<u>288⁰⁰</u>

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

August 30, 1930.

REPORT ON THE RUFUS BECK TRACT - NO. 34, 6.42 ACRES.

LOCATION: This tract is located on a branch that flows into Ocona Lufty River near Smokemont.

DESCRIPTION: A small mountain home, of rough land, only about one acre being in cultivation.

IMPROVEMENTS: Three-room box house and a shed in fair condition.

VALUATION: An agreement could not be made with the owner of this property, so it was condemned. The award of the commissioners, \$450.00, is a fair value, but we are inclined to think that this award will be appealed.

The appraisers ask your permission to pay the price if the award is accepted.

One Thousand
M. E. Moody
APPRaisERS.