

DESCRIPTION OF THE BOUNDARY
OF THE
MURPHY CONNOR TRACT (35)

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

Beginning at Corner 1, which is corner 3 of the L. A. W. Maney Tract (33), an 8" White Oak on bank of small stream, just above road.

Thence, up the stream with its meanders.

N. 19-30 E.

2.82 A Point.

N. 44-30 E.

1.68 A Point.

N. 66-10 E.

2.50 Corner 2, a marked Ash on the bank of a branch, Corner 1 of the Rufus Beck Tract.

Thence, continuing with meanders of branch.

N. 58-45 E.

4.85 A Point.

N. 68-15 E.

2.80 Corner 3, a small marked beadwood at the forks of branch.

Thence, S. 45-00 W.

With a line of the Decatur Connor Tract.

15.15 Corner 4, a point in the public road.

Thence, N. 9-40 W.

2.30 The place of beginning, containing 2.87 acres.

NORTH CAROLINA PARK COMMISSION, ASHEVILLE, N. C.

We beg to advise that we visited the premises of Murphy Connor on November 4, 1929 and find as follows:

2 $\frac{3}{4}$ acres of land	\$30.00
1 3-room house	100.00
Garden partly fenced with palings	5.00
1 grape vine	1.00
peach and apple trees, 15	15.00
1 Cow shed and crib	15.00
1 Crib and hen house	10.00
1 Garage	5.00
	<u>\$181.00</u>

A. S. Patterson
W. C. Martin

\$250⁰⁰ our valuation we had
already offered this Price

Analysis of Title

Tract No. 35.

1. Tract No. 35 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. 35 on pages 211 to 222 inclusive.

2. On June 24, 1922, L. A. W. Maney and wife conveyed to Walter Watson, Leonard, Murphy and Decater Connor, a tract of land containing twenty-five acres, which embraces Tract No. 35. This deed is properly executed except that the name of Sally Maney does not appear in the body of the instrument. Page 238 of Abstract.

3. We are unable to find any deed or deeds from Leonard Connor and Walter Watson to Murphy or Decater Connor for the former's interest in said tract.

4. On May 8, 1926, Decater Connor conveyed to Murphy and Essie Connor a tract of land containing four acres, same being Tract No. 35. This deed is duly registered in Swain County. Decater Connor was unmarried on said date. Page 239 of Abstract.

5. We concluded, therefore, that Murphy Connor is the owner of an undivided one half interest in Tract No. 35 and that Leonard Connor and Walter Watson are the owners each of an undivided one fourth interest therein.

6. We do not find any mortgages, deeds of trust, judgments or other liens against this property, except taxes for the year 1928.

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF DEED OR GRANT

In Preamble	As Signed	As Acknowledged
L. A. W. Maney	L. A. W. Maney & Sallie "	
Lenard Conner, Murphy Conner, DeCarter Conner & Walter Watson -		

1. Kind of Conveyance	<u>Warranty Deed</u>	-	2. Date of Conveyance	6-24-22	
3. Is it properly executed	<u>Yes</u>	P.	4. Date of Entry and No.		
5. Before what Officer acknowledged	<u>of P.</u>		6. Acknowledgments, regular	<u>yes</u>	
7. If irregular, copy in full on back			8. Did all grantors acknowledge	<u>yes</u>	
9. Date of acknowledgment	<u>8-3-22</u>		10. Was privy examination of wife taken	<u>yes</u>	
11. Did officer affix Seal	<u>Yes</u>	-	12. Was order of probate correct	<u>yes</u>	
13. Does conveyance contain covenants			14. Date of filing for record	<u>8-19-22</u>	
(a) of seizin	<u>yes</u>		15. Book	<u>50</u>	
(b) power to convey	<u>"</u>		for	<u>Swain</u>	
(c) against encumbrances	<u>"</u>		Page	<u>162</u>	
(d) against claims of all others	<u>"</u>		County		
17. Habendum clause (Quote fully)	<u>To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging, to the said Lenard Conner, Murphy Conner, DeCarter Conner, Walter Watson their only use and behoof forever.</u>				

Exact Description of Property

A certain tract or parcel of land in Swain County, State of North Carolina, adjoining the lands of George Beck and others, and bounded as follows, viz: Beginning on a stake 11 poles from the river in George Beck line North 36 poles with the meanders of upper side of public road to a white oak on the bank of the branch; then then up the branch with the meanders 60 poles to the forks of the branch; then up the right hand fork of the branch 37 poles and 10 feet to a service in George Beck's line; then S. 30 W. 10 poles to a chestnut George Beck's corner, on the ridge; then S. 32 E. three poles to a stake; George Beck's corner on top of a ridge; then S. 45 W. 66 poles to the beginning, containing twenty five acres more or less.

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Declaror Connors	do	do
Grantees	Murphy Connors Essie Connors	-	-

1. Kind of Conveyance Warranty Deed 5/8/26
 2. Date of Conveyance 5/8/26
 3. Is it properly executed yes
 4. Date of Entry and No. 12-19-77
 5. Acknowledgments, regular yes
 6. Did all grantors acknowledge yes
 7. If irregular, copy in full on back
 8. Was privy examination of wife taken no
 9. Date of acknowledgment 5-8-26
 10. Was order of probate correct yes
 11. Did officer affix Seal yes
 12. Does conveyance contain covenants
 (a) of seizin yes
 (b) power to convey yes
 (c) against encumbrances yes
 (d) against claims of all others yes
 13. Does deed contain any special limitations, provisions
 or restrictions no

17. Habendum clause (Quote fully) I have and I hold the aforesaid tract of land and all rights & appurtenances belonging to the same & specially named wife Essie Connors, this being aforesaid assigned to her only and in her behalf for ever.

Exact Description of Property

Adj - land - Lee County, Declaror Connors, R.H. Beck
 Beg on a hwy. in - lower side rd public road & runs
 up - old road 8 1/2 ft to a rd. in - Br.; then up - Rd
 as it runs to a x in rd per to Declaror Connors L: th
 S. 46 W with Declaror Connors - 60 ft to - beg
 Con 4 A more or less.

NORTH CAROLINA,

SWAIN COUNTY

L.A. W. May

, being duly sworn, deposes

and says:

That he is well acquainted with Decatur Connor, and that said Decatur Connor was unmarried on September 15, 1923, and on May 6, 1926.

Law May

Sworn to and subscribed before me on this 25th day October, 1928

Willie Meegins

Notary Public

My commission expires Nov. 17, 1928

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 35

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.....:

Murphy Connor

..... 1a 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. A deed or deeds should be obtained from Leonard Connor and Walter Watson for their interests therein. Each owns an undivided one fourth interest in said tract.
2. Taxes for the year 1928, amounting to \$ 6 ²⁴ are unpaid and outstanding.

STATE OF NORTH CAROLINA

S W A I N

COUNTY. }

THIS DEED, Made this 9th day of January A.D. 1930, by and between
Murphy Conner and Essie Connner, his wife
of Swain County, North Carolina, hereinafter called GRANTORS, whether one or more, and
THE STATE OF NORTH CAROLINA, hereinafter called GRANTEE:

WITNESSETH:

That the said grantors for certain good and valuable considerations moving them thereto, and particularly
the sum of Two Hundred Fifty (\$ 250 ~~xx~~ ⁰⁰) Dollars,
to them paid by the Grantee the receipt of which is hereby acknowledged, have bargained and sold, and by
these presents do hereby bargain, sell and convey unto the said grantee, its successors and assigns, the following
described lands in Ocona Lufty Township Swain County, State of North
Carolina, particularly described as follows, viz.:

(Tract # 35)

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

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

BEGINING at corner 1, which is corner 3 of the L.A.W. Maney
tract (33), an 8" White Oak, on bank of small stream just above road.
Thence up the stream, with its meanders N.19-30 E.2.82 Chains; then
N.44-30 E.1.68 Chains; then N.66-10 E.2.50 Chains to Corner 2, a
marked Ashe, on bank of Branch, corner 1 of the Rufus Beck Tract; then
continuing with meanders of branch N.58-45 E.4.85 Chains; then
N.68-15 E.2.80 Chains to Corner 3, a small marked Bead wood, at the
forks of the branch; then S.45-00 W., with the line of the Decatur
Corner Tract, 15.15 Chains to Corner 4, a point in the public road;
N.9-40 W.2.30 Chains to the place of beginning. Containing 2.87 Acres.

SIGNED, SEALED AND DELIVERED
in the presence of

{

Murphy Conner (Seal)

Essie Conner (Seal)

..... (Seal)

..... (Seal)

STATE OF NORTH CAROLINA..... Swain COUNTY.

I, Will W. Wiggins, a Notary Public

do hereby certify that, Murphy Conner

and Essie Conner

his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instru-

ment; and the said Essie Conner, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. Let the instrument and the certificate be registered.

Witness my hand and Notarial seal this 9th day of January, A.D. 1930

Will W. Wiggins
Notary Public.

My commission expires December 19, 1930.

Warranty Deed

Murphy Conner and Wife

TO

THE STATE OF NORTH CAROLINA

Consideration - - - \$ 250⁰⁰

Dated 9th day of Jan., 1920

Filed for registration on the 25
day of Jan., 1920, at 5:21
o'clock P.M., and registered in the office
of the Register of Deeds for

Seasaw
County, North Carolina, on the 27th
day of Jan., 1920, in Book
No. 3 of Deeds, at page 481.

Ellis Burnette
Register of Deeds.

STATE OF NORTH CAROLINA

COUNTY.

The foregoing certificate..... of.....

M.P.

of..... County,..... adjudged to be correct. Let the instrument and the certificate
be registered.

This 27 day of Jan.

U. A. Brown, A.D. 1920

Clerk Superior

FEES.

January 11, 1930

REPORT ON THE MURPHY CONNOR TRACT - NO. 35, 2.87 ACRES.

LOCATION: This tract is located at Smokemont.

DESCRIPTION: A town lot with a small house, in not very good repair.

<u>VALUATION:</u>	Lot	\$100.00
	House	<u>150.00</u>
		Total
		\$250.00

An option has been taken at the above price.