

DESCRIPTION OF THE BOUNDARY
OF THE
DECATUR CONNOR TRACT (36)

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

Beginning at Corner 1, which is Corner 3 of the Leonard Connor Tract and Corner 3 of the Murphy Connor Tract, a small marked beadwood at forks of branch.

Thence, S. 72-15 E.

Up the branch, with Leonard Connor's line..

3.00 Corner 2, a point in the branch.

Thence, S. 48-20 W.

With Leonard Connor's Line.

17.75 Corner 3, a stake on the bank of the public road.

Thence, N. 9-40 W.

With the public road.

2.08 Corner 4, a point in public road, Murphy Connor's Corner.

Thence, N. 45-00 E.

With Murphy Connor's line.

15.15 The place of beginning, containing 3.55 acres.

NORTH CAROLINA PARK COMMISSION, ASHEVILLE, N.C.

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

3½ acres of land	80.00
1 5-room house	350.00
10 apple and peach trees	10.00
1 garden partly paled	5.00
	<u>\$445.00</u>

A. B. Patterson
W. J. Martin

\$400.00 our valuation

Analysis of Title

Tract No. 36.

1. Tract No. 36 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. Money as shown in Abstract of tract No. 33 on pages 211 to 222 inclusive.

2. On June 24, 1922, L.A.W. Money and wife conveyed to Walter Watson and Leonard, Murphy and Decater Connor, a tract of land containing twenty-five acres, more or less, which boundary includes tract No. 36. This deed is duly executed and registered in Swain County. Page 238 of Abstract.

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

4. On May 8, 1926, Murphy Connor and wife conveyed to Decater Connor tract No. 36, by deed duly executed and registered in Swain County. This deed purports to convey the entire interest in said tract, which indicates that Walter Watson and Leonard Connor had previously conveyed their interest to them.

5. We conclude, therefore, that Decater Connor owns the undivided one-half interest in said tract and that Leonard Connor and Walter Watson owned each an undivided one-fourth interest therein.

6. On July 1, 1927, Decater Connor executed a deed of trust to James Beck to secure the debt of \$100.00 due V. D. Gibson. Page 246 of Abstract.

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

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Murphy Corner of Cassie Corner		
Grantees	Declarator Corner		

- Kind of Conveyance *Warranty Deed*
- Is it properly executed *yes*
- Before what Officer acknowledged *JP*
- If irregular, copy in full on back
- Date of acknowledgment *5-8-26*
- 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*
- Date of Conveyance *5-8-26*
- 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 *2-23-27*
- Book *53* Page *466*
for *Declarator* County.
- Does deed contain any special limitations, provisions or restrictions *no*

- Habendum clause (Quote fully) *To have and to hold the above land to the said
Declarator Corner, his heirs and assigns, forever.*

Exact Description of Property

*Ady Lee Mary, Lenard Corner,
Murphy Corner*
*By on a line on - lower side on -
 public road & runs N 43° E 60 f to a X
 in - Br : th up - Br to a maple, Lenard's L;
 the S. with Lenard Corner's - to - road;
 the up - road 8'4 f to - line on 4 A
 more or less*

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF MORTGAGE

(NORTH CAROLINA)

Decatur Connor

Mortgagor

to

James Beck

Mortgagee

V. D. Gibson

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

1. Kind of instrument *Deed Trust*
2. Date of instrument *7-1-1927*
3. Consideration \$ *100.00*
4. Maturity date *1-1-1928*
5. Is it properly executed? *72*
6. Date acknowledged *7-1-1927*
7. Before what officer acknowledged? *C. S. C.*
8. Was privy examination of wife held? *no*
9. Date of filing for record *11-30-1927*
10. Recorded in Book *16* Page *129*
for *Swain* County.
11. Does this instrument form a link in the chain of title? *yes*

DESCRIPTION OF PROPERTY

*Being the Home Place of Decatur
Connor 4 acres more or less*

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 36.

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.....:

Decater Connor

.....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 undivided interests in tract No. 36, each owning an undivided one fourth interest in said tract.
2. Deed of Trust: Decater Connor to James Beck, Trustee to secure a debt of \$100.00, due V. D. Gibson, dated July 1, 1927, recorded in Book 16, page 129. Page _____ of Abstract.
3. Taxes for the year 1928, amounting to \$ _____ are unpaid and outstanding.

DEED?

MURPHY CONNER & WIFE

Date

May 8.1926.

TO

Reg.

Book 53.p.486

DECATUR CONNER

Swain County.

4 Acres.

DESCRIPTION.

BEGINNING on a Hickory, on the lower side of the public road, and runs,

N.43 E. 60 poles

to a Stake, in the branch; then up the

Meander of Branch

to a Maple, Lenard Conner's corner

th South

with Lenard Conner's line to the road

th Up Road 8½ poles

to the beginning.

THIS DEED, Made this 9th day of January A.D. 1950, by and between Eva Connor, widow, Murphy Connor, wife, Essie Connor, Leonard Connor, wife Georgie Connor, heirs at law of Decatur Connor, Dec'd. 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 -----FOUR HUNDRED-----(\$400.00) 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.:

T R A C T N O. 36:

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 east side of Ocona Lufty River, a short distance below Smokemont, BEGINNING at corner 1, which is corner 3 of the Leonard Connor tract and corner 3 of the Murphy Connor tract, a small marked beadwood at forks of branch; thence S. 72-15 E. up the branch, with Leonard Connor's line 3.00 chains, corner 2, a point in the branch; thence S. 48-20 W. with Leonard Connor's line 17.75 chains, corner 3, a stake on the bank of the public road; thence N. 9-40 W. with the public road 2.08 chains, corner 4, a point in public road, Murphy Connor's corner; thence N. 45-00 E. with Murphy Connor's line 15.15 chains, the place of BEGINNING, containing 3.55 acres.

IN TESTIMONY WHEREOF, the said grantors have signed and sealed these presents the day and year
above written.

SIGNED, SEALED AND DELIVERED
in the presence of

} Elena Contreras (Seal)

..... Murphy Contreras (Seal)

..... Esau Contreras (Seal)

..... Leonard Contreras (Seal)

..... Georgie Contreras (Seal)

Warranty Deed

Eva Connor, widow, et al
TO
THE STATE OF NORTH CAROLINA

Consideration - - - \$400.00
Dated 9th day of Jan., 1930

Filed for registration on the 25th day of Jan., 1930, at 6:21 o'clock P.M., and registered in the office of the Register of Deeds for Swain

County, North Carolina, on the 27th day of Jan., 1930, in Book No. 5-8 of Deeds, at page 479

Ellis Burnette
Register of Deeds.

FEES.

My Commission expires December 19, 1930. Notary Public
STATE OF NORTH CAROLINA Swain County.
The foregoing certificates of Will W. Higgins, a Notary Public of Swain County, are adjudged to be correct. Let the instrument and the certificate be registered.
This 25 day of Jan. A.D. 1930
J.W. Higgins
Clerk Superior Court

9th day of January, A.D. 1930
Will W. Higgins

January 11, 1930

REPORT ON THE DECATUR CONNOR TRACT - NO. 36, 3.55 ACRES.

LOCATION: This tract is located at Smokemont.

DESCRIPTION: A town lot with small house, in fairly good repair.

<u>VALUATION:</u>	Lot	\$150.00
	House	<u>250.00</u>
	Total	\$400.00

An option has been taken at the above price.

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.....:

Decatur Connor--3.55 acres

is 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 deed in trust from Decatur Connor to James Beck, Trustee, to secure an indebtedness of \$100, due V. D. Gibson, dated July 1, 1927, recorded in Book 16, page 129.

NOTE:

Decatur Connor is now dead having left the following as his heirs at law:

Eva Connor, mother
Murphy Connor, brother
Leonard Connor, brother

While the mother is not strictly speaking an heir, it is understood that she is to participate in the purchase money and check should be made to the three persons above named.

This 10th day of January, 1930

Address.....

Attorney.