

DESCRIPTION OF THE BOUNDARY
OF THE
LEONARD CONNOR TRACT (37).

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

Beginning at Corner 1, which is corner 3 of the Walter Watson Tract (38), a small chestnut with corner marks, and witnesses, on top of a ridge.

A 1¹⁴" Spanish Oak, blazed and scribed B.T. M3, bears N. 5-00 E. 40 chain distant.

Thence, N. 37-02 E.

With a line of the George Beck Tract (39).

8.08 Corner 2, which is corner 4 of the Rufus Beck Tract (34), 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 3, a small beadwood, with corner marks at forks of branch.

Thence, with two lines of the Decatur Connor Tract.

S. 72-15 E.

Up right fork of branch.

3.00 Corner 4, a point in branch.

S. 48-20 W.

17.75 Corner 5, a stake on the bank of the public road.

Thence, S. 20-50 E.

With the public road.

2.16 Corner 6, which is corner 5 of the Walter Watson Tract (38), a point in the public road.

Watson Tract.

Thence, with two lines of the Walter

N. 47-15 E.

15.70 Corner 7, a stake on top of a ridge.

Thence, S. 53-20 E.

1.80 The place of beginning, containing 6.07 acres.

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, NORTH CAROLINA.

This is the description of the premises of Leonard Connor visited by us on November 4, 1929.

2 acres of land which we value at	\$20.00
1 acre	25.00
3 acres	24.00
garden partly pailed	10.00
1 3-room house with water in the house but does not own the spring	350.00
smoke house	10.00
crib and barn	25.00
6 grape vines	6.00
1 bearing apple tree	5.00
22 small apple trees	22.00
1 hen house 5	5.00
Total	\$ 502.00

A. S. Patterson
W. C. Martin

\$502.00 he knew what his valuation was

Analysis of Title

Tract No. 37.

1. Tract No. 37 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 June 24, 1922, L.A.W. Maney and wife conveyed to Walter Watson, Leonard, Murphy and Decater Connor, tract No. 37 by deed duly executed and registered in Swain County. Page 238 of Abstract.

3. On September 15, 1923, Walter Watson, Murphy Connor and Decater Connor conveyed their interest in Tract No. 37 to Leonard Connor by deed duly executed and registered in Swain County. This deed, however, does not include the extreme eastern portion of tract No. 37, which was acquired by Leonard Connor, as will be hereafter shown. Page 252 of Abstract.

4. On July 28, 1923, L.A.W. Maney and wife conveyed to Leonard Connor and wife, Georgie, a small parcel of land containing about four acres, same being the remaining portion of tract No. 37, by deed duly executed and registered in Swain County. This parcel is a part of the lands conveyed to L.A.W. Maney, as shown on pages 211 to 222 inclusive hereof. Page 253 of Abstract.

5. On March 17, 1926, Leonard Connor and wife executed a deed of trust or mortgage to J. C. Queen to secure a debt of \$100.00, which mortgage or deed of trust has not been cancelled of record. Page 254 of Abstract.

6. Taxes for the year 1928, amounting to \$_____ are unpaid and outstanding.

ABSTRACT OF DEED OR GRANT

Grantors	In Preamble	As Signed	As Acknowledged
	Walter Watson Murphy Connor Decatur Connor	Walter Watson & Leona Murphy Connor & Jessie Decatur Connor	
Grantees	Leona Connor		

1. Kind of Conveyance General Warranty Deed 9-15-23
 2. Date of Conveyance
 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 grantors acknowledge yes
 9. Date of acknowledgment 10-15-24
 10. Was privy examination of wife taken
 11. Did officer affix Seal yes 11. Was order of probate correct yes
 12. Does conveyance contain covenants yes 12. Date of filing for record 2-23-27
 (a) of seizin yes 13. Book 53 Page 467
 (b) power to convey yes for Leona Connor County.
 (c) against encumbrances yes
 (d) against claims of all others yes
 14. Does deed contain any special limitations, provisions
 or restrictions yes
 15. Does conveyance contain a Habendum clause (Quote fully)
~~In her & to live the property tract a
 tract of land and all the & affit that
 the said Leona Connor does for & assign
 this only and behalf forever.~~
 17. Does deed contain any special limitations, provisions
 or restrictions yes

Exact Description of Property

Bay on a slope in - upper side &
 public road & runs N 48° E 74 ft to a x
 in Br. & Lee Manrys - Th up - Br. meet
 Lee Manrys - 13 1/2 ft to a savin in Gen.
 Beck's - Th S. 30° W 10 ft to a cht. Gen.
 Beck's L on top & N. Th N. 32° W.
 6 ft & 6 ft to a x on top & N. Th S. 48° W
 64 ft. to a x in - upper side & public road
 th up - road 9 ft with - upper side
 & road to a x, a bay Cen 4 A.
 man or less.

ABSTRACT OF DEED OR GRANT

Exact Description of Property

A certain tract or parcel of land in Swain County, State of North Carolina, adjoining the lands of Lee Honey and Leonard Conner and others, and bounded as follows, viz:

Beginning on a Beechwood Bush in Murphy Conner and Decator Conner line at the forks of the branch thence up the left hand branch to a maple in George Beck's line thence South 39 West to a service tree at a branch at Conner's old line, thence down the branch to the beginning, containing 4 acres more or less.

ABSTRACT OF MORTGAGE

(NORTH CAROLINA)

Leonard Connor & wife
Georgie Connor

Mortgagor

to

J. C. Queen

Mortgagee

- Kind of instrument *Federal Trust*
- Date of instrument *3-17-1928*
- Consideration \$ *100.00*
- Maturity date *3-16-1729*
- Is it properly executed? *Y*
- Date acknowledged *3-17-1928*
- Before what officer acknowledged? *J P*
- Was privy examination of wife held? *Y*
- Date of filing for record *3-24-1928*
- Recorded in Book *16* Page *191*
for *Swan* County.
- Does this instrument form a link in the chain of title? *Ye*

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

DESCRIPTION OF PROPERTY

Beginning on a Stake in the upper side of the public Rd & runs N 482.74 P to a st in Branch & Lee Manrys line. Thence up the branch with Lee Manrys line 13 1/2 S to a corner in Geo Beck's line. Thence S 30 W 10 P to a sheet Geo Beck's corner on top of the ridge. Thence N 32 W 6 P + left to a st on top of the ridge. Thence S 48 W 64 P to a st in the upper side of the Public rd. Thence up the rd 9 P w with the upper side of the rd to a st the beginning corner. Cont 4 acres more or less.

Abstract of Satisfied Mortgages or Deeds of Trust

(NORTH CAROLINA)

Below give language of release or cancellation, and if by other than the original payee the authority must be shown by which the cancellation or release is made.

Leonard Connor wife

Georgia

J. A. Chaudars
for
Lee Maney

- Kind of instrument P. T
- Date of instrument July 28-1923
- Consideration \$ 66 00
- Maturity date 4-1-1923
- Is it properly executed? yes
- Date acknowledged July 28-1923
- Before what officer acknowledged J. P.
- Was privy examination of wife held? yes
- Date of filing for record Aug 2nd 1923
- Recorded in Book 14 Page 136
- County Dwight
- Does this instrument form a link in the chain of title? yes

DESCRIPTION OF PROPERTY

Beginning at a dead wood bush in Murphy Connor and relative Connor line at the forks of the branch
thence up the left hand branch to a maple
in George Bucks line. Distance 839w to a
saw is tree at branch at Connor line thence
down the branch to the beginning containing
Hacres more or less

ONLY ONE INSTRUMENT TO BE RETRACTED ON THIS PAGE

THE RELEASE OR CANCELLATION OF ABOVE MORTGAGE OR DEED OF TRUST IS AS FOLLOWS:

The original of this instrument together with the notes secured thereby, having been duly acknowledged and satisfied by the holder Lee Maney, I herewith cancel the same of record by authority of chapter 180, Laws of 1891, being section 1048, sub section 2, Revised of 1905. This 2 day of May 1927
D. R. Patterson Register of Deeds.

All cases and authorities relied upon to cure any defects in this instrument or otherwise than as to a record

TAXES

(Fill in all blanks indicating year, and show on lines opposite the year whether or not the taxes have been paid. If paid an affirmative showing must be made by use of the word "Paid." The use of ditto marks is not permissible).

The property in question is assessed for taxation for the current year, 19... 28, at \$550, in the name

Leonard Connor and wife and the taxes for the past ten years have been paid or not paid as follows:

19. 19	Paid
19. 20	Paid
19. 21	Paid
19. 22	Paid
19. 23	Paid

19. 24	Paid
19. 25	Paid
19. 26	Paid
19. 27	Paid
19. 28	Unpaid amount \$<u>1623</u>

STATE OF NORTH CAROLINA

Swain

COUNTY. }
THIS DEED, Made this 9th day of January A.D. 1850, by and between

Leonard Connor and wife, Georgia Connor

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 ----- FIVE HUNDRED TWO ----- (\$502.00) 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 NO. 37:

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 Walter Watson Tract (38), a small chestnut with corner marks, and witneses, on top of a ridge, a 14" spanish oak, blazed and scribed B.T. bears N. 5-00 E. .40 chain distant; thence N. 37-02 E. with the line of George Beck Tract (39) 8.08 chains, corner 2, which is corner 4 of the Rufus Beck tract (34), a maple marked as a corner, beside a small branch; thence down the branch with its meanders N. 30-45 W. .58 chains; N. 72-06 W. 2.82 chains; S. 52-55 W. 2.78 chains; S. 71-35 W. 3.45 chains, corner 3, a small beadwood, with corner marks at forks of branch; thence with two lines of the Decatur Connor tract S. 72-15 E. up right fork of branch 3.00 chains, corner 4, a point in branch S. 48-20 W. 17.75 chains, corner 5, a stake on the bank of the public road; thence S. 20-50 E. with the public road 2.16 chains, corner 6, which is corner 5 of the Walter Watson Tract (38), a point in the public road; thence with two lines of the Walter Watson tract N. 47-15 E. 15.70 chains, corner 7 a stake on top of a ridge; thence S. 53-20 E. 1.80 chains, the place of BEGINNING, containing 6.07 acres.

SIGNED, SEALED AND DELIVERED
in the presence of

{

Leonard Connor (Seal)

Georgia Connor (Seal)

..... (Seal)

..... (Seal)

STATE OF NORTH CAROLINA Swain COUNTY.

I, Will W. Wiggins, a Notary Public,

do hereby certify that Leonard Connor,

and Georgia Connor,

his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Georgia Connor, 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 Official seal this 9th day of January, A.D. 1930.

Will W. Wiggins

Notary Public.

My commission expires December 19, 1930.

Warranty Deed

Leonard Connor and wife,

TO

THE STATE OF NORTH CAROLINA

Consideration - - - \$502.00

Dated 9th day of Jan., 1920

Filed for registration on the 25th
day of Jan., 1920, at 6:20
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., 1920, in Book

No. 5-8 of Deeds, at page 475.

STATE OF NORTH CAROLINA. Swain County.
The foregoing certificate of Will W. Wiggins,
of Swain County, is registered.
This 25th day of January, 1920.
A. Notary Public
U. Q. Roemer, A.D. 1920
Clerk

Ellis Burnell
Register of Deeds.

January 11, 1930

REPORT ON THE LEONARD CONNOR TRACT - NO. 37, 6.07 ACRES.

LOCATION: This tract is located at Smokemont.

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

<u>VALUATION:</u>	Lot	\$302.00
	House	<u>200.00</u>
	Total	\$502.00

An option has been taken at the above price.

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 37

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.....:

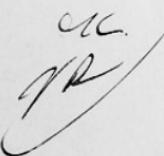
Leonard Connor and wife, Georgia

6.07 acres

~~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.

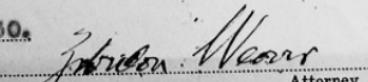
ENCUMBRANCES

1. Subject to taxes.
2. Subject to deed in trust from Leonard Connor and wife to J. C. Queen dated March 17, 1926, recorded in Book 16, page 191.



This 18th day of January, 1930.

Address.....



J. C. Queen Attorney.

JACKSON BECK LAND.

DEED.

L.A.W.MANEY & WIFE

Date

June 24, 1922.

TO

Reg.

Book 50 p.164.

LENARD CONNER?MURPHY CONNER
DECATUR CONNER AND WALTER WATSON.

Swain County.

25 Acres.

DESCRIPTION.

BEGINING, on a Stake, 11 poles from the river, in Geo? Beck's line and runs North 36 poles, with the meanders of the public road to a Wahie Oak, on the bank of the branch; then up the branch, with its meanders 60 poles to the forks of the branch; then up the righthand fork of the branch 37 poles and 10 feet to a service, in Geo. Beck's line; then S.30 W.10 poles to a Chestnut, Geo. Beck's corner, on a ridge; then S.32 E.3 poles to a Stake, Geo. Beck's corner, on top of a ridge; then S.45 W.66 poles to the begining.

L.A.W.MANEY LAND.

DEED.

LENARD CONNER ET.AL.

Date

Set.15,1933.

TO

Reg.

Book 50.p.623.

WALTER WATSON

Swain County.

4 Acres.

DESCRIPTION.

BEGINING on a Stake, in upper side of
of Public road and runs,

N.48 E. 64 poles to a Stake, on top of the ridge, Lenards
Conner's corner

S.32 E. 10 " 6ft. to a Stake, on top of Ridge, Geo. Beck's
corner

S.45 W. 66 " to a Stake, in Geo. Beck's line and on
the upper side of the public road; thence
up the upper side of said road

10 " 6ft. to the begining.

JACKSON BECK LAND.

DEED.

L.A.W.MANEY

Date

July 28, 1923.

TO

Reg.

Book 50. p.228.

LENARD CONNER & WIFE.

Swain County.

4 Acres.

DESCRIPTION.

BEGINING, on a Beadwood bush, Murphy Conner and Decatur Conner line, at the forks of the branch; then up the lefthand branch to a Maple, in Geo. Beck's line; then $\frac{1}{2}$ 39 W. to a Service tree, at branch, at Conner's old line; then down the branch to the begining.