

DESCRIPTION OF THE BOUNDARY

OF THE

LEARY CONNOR TRACT (54)

Lying just below the mouth of Couches Creek, a tributary of Oona Luffy River.

Beginning at Corner 1, which is Corner 5 of the J. H. Connor Estate Tract (50), a stake on East bank of Couches Creek, scribed C. Cor. III.

An 18" white walnut, scribed B.T.-C. Cor. III. bears N. 29-00 W. .35 chain distant.

Thence, down Couches Creek with its meanders, a line of the J. H. Connor Estate Tract (50).

N. 75-05 E.

3.54 A Point.

S. 80-40 E.

2.40 A Point.

N. 50-39 E.

4.24 A Point.

S. 83-35 E.

1.84 A Point.

S. 70-01 E.

2.46 A Point.

S. 48-50 E.

1.98 A Point.

S. 63-11 E.

2.47 A Point.

S. 82-03 E.

2.10 A Point.

S. 59-53 E.

1.76 A Point.

S. 3-56 E.

- 1.73 Corner 2, a point at the junction of Couches Creek and the river.

Thence, down the river, with its meanders.

S. 15-23 W.

- 9.27 A Point.

S. 16-42 W.

- 7.49 Corner 3, which is corner 6 of the J.A. Chambers Tract (55), a point in the public road, and on the West bank of river, shown by J. A. Chambers as his Corner.

Thence, N. 42-13 W.

- 9.40 Corner 4, a fence post scribed C-Cor. V, where originally stood a dogwood corner.

Thence, N. 85-28 W.

- 10.72 Corner 5, which is Corner 1 of the H. K Revis Tract (53), an 8" hickory with old marks, blazed and scribed C. Cor. V.

Thence, N. 3-02 E.

- 11.60 The place of beginning, containing 29.62 acres.

Analysis of Title

Tract No. 54.

Leary Connor---29.62 Acres.

This tract is covered by Grant 224 to William Cathcart and the title is identical with that of the portion of Tract No. 50 lying South of Grant 1407 down to and including conveyances to J. H. Connor. This title will not be repeated as it is fully set out in Tract No. 50, pages _____ to _____.

After the title to this area became vested in J. H. Connor, said Connor and his wife, Alice Connor, executed a deed to L. S. Connor, dated December 26, 1916, for a tract of thirty acres covering Tract No. 54.

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	J. H. Connor	J. H. Connor	J. H. Connor
	Alice Connor	Alice Connor	Alice Connor
	L. S. Connor		
Grantees			

- Warranty Deed**
- Kind of Conveyance **Yes**
 - Is it properly executed **Yes**
 - Before what Officer acknowledged **J.P.**
 - If irregular, copy in full on back **12-27-16**
 - Date of acknowledgment **12-27-16**
 - 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 **12-26-16**
 - Date of Entry and No. **Yes**
 - Acknowledgments, regular **Yes**
 - Did all grantors acknowledge **Yes**
 - Was privy examination of wife taken **Yes**
 - Was order or probate correct **Yes**
 - Date of filing for record **3-14-17**
 - Book **42** Page **451**
 - for **Swain** County.
 - Does deed contain any special limitations, provisions or restrictions **Yes**
 - Habendum clause (Quote fully) **To have and to hold the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said L. S. Connor, his heirs and assigns to their only use and behoof forever.**

Exact Description of Property

BEGINNING at two chestnuts, a point where a locust formerly stood, which was a corner of an old survey, and in W. H. Queen's line, and runs with Queen's line North 55 West 37 poles to a small dogwood; West 45 poles to a hickory; North 51 poles to a stake at a birch corner on the North bank of Couches Creek; then with its meanders to the center of Ocona Lifty River; then with the middle of the river to a point near the Beginning, thirty acres.

ABSTRACT OF DEED OR GRANT

In Preamble

As Signed

As Acknowledged

L. S. Connor and
wife M. M. Connor

L. S. Connor
M. Minnie Connor

L. S. Connor
M. M. Connor

Ocona Luffy Rail
Road Company

1. Kind of Conveyance Right of Way Deed
 2. Date of Conveyance 7-18-17
 3. Is it properly executed yes
 4. Date of Entry and No.
 5. Before what Officer acknowledged J. P.
 6. Acknowledgments, regular yes
 7. If irregular, copy in full on back
 8. Did all grantors acknowledge yes
 9. Date of acknowledgment 7-18-17
 10. Was privy examination of wife taken yes
 11. Did officer affix Seal no
 12. Was order or probate correct yes
 13. Does conveyance contain covenants—
 14. Date of filing for record 7-27-17
 (a) of seizin
 15. Book 44 Page 379
 (b) power to convey
 for Swain County.
 (c) against encumbrances
 16. Does deed contain any special limitations, provisions
 (d) against claims of all others term 20 years
 17. Habendum clause (Quote fully) To have and to hold the said right of way
and other rights hereby granted with all privileges and appurten-
ances there unto belonging unto the said Ocona Luffy Rail Road
Company party of the second part its successors and assigns for
the term of 30 years from this date.

Exact Description of Property

The lands of the parties of the first part through
 and over which this said right of way is hereby grant-
 ed being located on the Ocona Luffy River in Swain
 County, adjoining the lands of J. H. Connor, J. A.
 Chambers and others it being the land upon which the
 party of the first part now resides and the route for
 the said Rail Road along the western bank of the
 river as per the lowest location nex to said river
 as made by Terrell, surveyor.
 30 feet right of way.

Jacob Couch
4-4-34

H $\frac{C}{253}$
Sec P. 55-4
Tr. 55

Samuel Conner

?

Joel S. Conner
8-13-94

$\frac{16}{140}$

134 A.

J. H. Conner et ux
12-26-16

$\frac{42}{451}$

30 A.

L. S. Conner

right of way

Orona left, P.R.

No Deeds of Trust
No Judgments