

DESCRIPTION OF THE BOUNDARY
OF THE
LEARY CONNOR TRACT (54)

Lying just below the mouth of Couches Creek, a tributary of Ocona Lufty 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

Grantors
Grantees

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

Warranty Deed

- Kind of Conveyance Yes
- Is it properly executed J.P.
- Before what Officer acknowledged
- If irregular, copy in full on back 12-27-16
- Date of acknowledgment
- Did officer affix Seal
- Does conveyance contain covenants
 - (a) of seizin Yes
 - (b) power to convey Yes
 - (c) against encumbrances Yes
 - (d) against claims of all others Yes
- Date of Conveyance 12-26-16
- Date of Entry and No.
- 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

17. 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

Grantors

In Preamble

As Signed

As Acknowledged

Grantees

L. S. Connor and
wife M. M. ConnorL. S. Connor
M. Minnie ConnorL. S. Connor
M. M. ConnorOcona Lufty Rail
Road Company

- | | | |
|---------------------------------------|---|---------|
| 1. Kind of Conveyance | Right of Way Deed | 7-18-17 |
| 3. Is it properly executed | yes | |
| 5. Before what Officer acknowledged | J. P. | |
| 7. If irregular, copy in full on back | | |
| 9. Date of acknowledgment | 7-18-17 | |
| 11. Did officer affix Seal | no | |
| 13. Does conveyance contain covenants | | |
| (a) of seizin | | |
| (b) power to convey | | |
| (c) against encumbrances | | |
| (d) against claims of all others | | |
| 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 Lufty 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 granted
being located on the Ocona Lufty 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 next to said river
as made by Terrell, surveyor.

30 feet right of way.

Jacob Couch

4-4-34

41
C
as-31

Sec P.55-4

Tr.55

Samuel Connor

?

Joel S. Connor

8-13-94

16
140

134 A.

J. H. Connor et ux

12-26-16

42
451

30 A.

L. S. Connor

right of way

Ocana Left, RR

No Deed of Trust
No Judgments