

DESCRIPTION OF THE BOUNDARY

OF THE

J. A. CHAMBERS TRACT (55)

Lying on the East side of Ocona Lufthy River, just below the mouth of Toe String Creek.

Beginning at Corner 1, which is Corner 16 of the J. H. Beck Tract (46), a post scribed $37\frac{1}{2}$ M. on top of Hughes Ridge.

Thence, down the top of the ridge, with its meanders, a line of the Indian Boundary.

Chain S. 49-21 W.

4141 A Point.

S. 20-35 W.

2.13 A Point.

S. 24-18 W.

4.43 A Point.

S. 34-14 W.

4.75 Corner 2, a planted stone on top of the ridge.

Thence, S. 82-24 W.

7.14 Corner 3, a point at intersection of old marked lines.

Set a post scribed C. on N.E. side, and Q on S.W. side.

A 12" white oak, blazed and scribed B.T. bears S. 45-00 E.
.16 chain distant.

Thence, S. 75-03 W.

With a marked line.

16.35 Corner 4, a 12" black gum beside fence, identified as his corner by Mr. Chambers.

A 14" white oak, blazed and scribed B.T. bears S. 46-00 W.
.15 chain distant.

Thence, S. 88-01 W.

11.31 Corner 5, a large rock in East Edge of river.

Thence, N. 34-19 W.

11.27 Corner 6, a point in the public road, and on west bank of

river, shown by J. A. Chambers as his corner.

Thence, up the river with its meanders.

N. 16-42 E.

7.49 A Point.

N. 15-23 E.

9.27 A Point.

N. 57-37 E.

7.57 A Point.

N. 53-02 E.

6.23 A Point.

S. 88-53 E.

1.99 A Point.

N. 58-12 E.

2.63 Corner 7, which is Corner 19 of the J. H. Beck Tract (46),
a sycamore stump at old mouth of Toe String Creek.

Thence, with three lines of the J. H.
Beck Tract (46).

S. 85-47 E.

20.71 Corner 8, a dead chestnut, at corner of fence, scribed
B.

S. 7-57 W.

3.36 Corner 9, a 12" hickory at corner of fence.

S. 39-30 E.

14.34 The place of beginning, containing 122.72 acres.

TO THE NORTH CAROLINA PARK COMMISSION

We have the honor to report that we have examined the premises of J. A. Chambers and find the following:

20 acres bottom land	\$4,000.00
30 acres woodland	300.00 ✓
40 acres pasture	480.00 ✓
House, 16 x 40, six rooms, water in house, ceiled, kitchen 32 x 16	2,000.00 ✓
Smoke house	50.00
Spring house	75.00
Garden fenced with wire fence including grape vines	50.00
Hen house	30.00
Crib	60.00
Barn 40 x 44, four pens, covered with galvanized sheeting	1,000.00 ✓
Wagon shed	40.00
Black smith shop	20.00
300 rods woven wire fencing	200.00
23 large apple trees }	
61 young apple trees }	420.00
Apple house, concrete	150.00
Our valuation	\$8,875.00

800.

A. S. Patterson

A. C. Martin

J A Chambers & Author Chambers all in one
Option Closed at \$11,700 00

TO THE NORTH CAROLINA PARK COMMISSION

We have the honor to report that we visited the home of Arthur Chambers and fins as follows:

20 acres timber land	\$200.00
2 acres on which his home is	200.00
6 room house, spring house, porch, yard walled	1,500.00 ✓
Barn 32x30, six stalls, floored up staris and covered with tin all new,	350.00
Crib, covered with metal shingles and wired inside, 6 x 8 x 16	40.00
One chicken house	15.00
Wood house	20.00
Our valuation	\$2,325.00

2004.

A.S. Patterson
W.C. Martin

Tract No. 55 is shown on the map as belonging to J. A. Chambers. However, the triangular shaped parcel lying East of the broken red line is the property of A. M. Chambers instead of J. A. Chambers. The title of the two tracts will be traced separately.

A. M. Chambers Tract

The A. M. Chambers Tract (part of No. 55) 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 portion of said Grant or Tract containing 82 acres more or less was conveyed by James R. Thomas, Commissioner and Administrator of W. H. Thomas, Sr., to W. M. Bradley by deed dated Jan. 6, 1904. This deed is duly executed and registered in Swain County. Page 349 or Tract No. 46.

1. On October 24, 1913, William Bradley, with the joinder of his wife, Mint, conveyed to G. W. Bradley a tract of land containing eighty-two acres more or less, including the locus in quo. This deed is duly executed and is registered in Swain County. Page 350 of Tract No. 46.

2. On January 12, 1915, G. W. Bradley, with the joinder of his wife, Flora, conveyed to A. M. Chambers a tract of land containing twenty acres which includes the locus in quo. The description however, as contained in the deed does not exactly coincide with the lines delineated on the map.

The next to the last call in the deed is "Thence North 82 West 10 poles to Chambers corner". On the map, this call is South 82 and 24' West. The surveyor, however, assures us that the corners and lines are as shown on the map, and not as described in the deed. Page 553 of Abstract.

3. The first instrument which we are able to find affecting this tract is a deed from Jacob Couch to Samuel Connor, dated April 4, 1824, and duly registered in Haywood County; this deed seems to cover the J. A. Chambers tract as well as an additional tract lying West of the Ocons Lufty River.

4. We have not been able to find any deed or deeds from Samuel Connor to Joel S. Connor, who next appears in this title.

5. On March 20th, 1890, Joel S. Connor, with the joinder of his wife, Kathryn, conveyed to J. A. Chambers and wife, J. E.

Chambers, a tract of land containing 100 acres which embraces the larger and Western portion of tract No. 55. This deed is duly executed and registered in Swain County. There is a condition annexed to this deed that the parties of the second part are to maintain and support the parties of the first part during the terms of their natural lives. Mr. W. W. Wiggins assures us that this condition has been fully complied with.

6. On August 3, 1901, J. J. H. Connor, with the joinder of his wife conveyed to J. A. Chambers a small parcel of land containing one-half an acre which lies in the Northwest corner of Tract No. 55. This deed is duly executed and registered in Swain County. See page 556 of Abstract. This deed is yet outstanding.

7. Being unable to show a connected title from the State to the present owner for the J. A. Chambers 100 acres, we have suspended hereto an affidavit of C. A. Ayers showing possession thereon by the said J. A. Chambers for a period of thirty years under color of this deed from Joel S. Connor, dated March 20, 1890, aforesaid. See page 555 of Abstract. With this showing of possession, we are of the opinion that J. A. Chambers has a good and indefeasible title to said tract of land.

ABSTRACT OF DEED OR GRANT

In Preamble	As Signed	As Acknowledged
Grantors G. W. Bradley and wife Flora Bradley		
Grantees A. M. Chambers		

	Deed		
1. Kind of Conveyance	Yes		
3. Is it properly executed	Notary Public		
5. Before what Officer acknowledged			
7. If irregular, copy in full on back			
9. Date of acknowledgment	August 6, 1917		
11. Did officer affix Seal	Yes		
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 aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said A. M. Chambers his heirs and assigns to their only use and behoof forever.		

Exact Description of Property

A certain tract or parcel of land in Swain County, State of North Carolina, adjoining the lands of J. H. Beck, G. W. Bradley, Indian Boundary in Coosa Lafty Township and bounded as follows: Beginning on a small hickory in J. H. Beck's line and runs South 42 East 69 poles to a stake on top of Hughes Ridge in Indian Boundary line; thence South 37° West with Indian Boundary line and Hughes Ridge 65 poles to M. B. Malce's corner on top of Hughes Ridge; thence North 63° West 10 poles to Chambers corner; thence North 107 poles with Chambers line to the beginning, containing 20 acres more or less.

ABSTRACT OF DEED OR GRANT

Grantors

In Preamble

As Signed

As Acknowledged

Grantees

Jacob Couch

Samuel Comer

1. Kind of Conveyance **Warranty Deed**
 2. Date of Conveyance **4-4-34**
 3. Is it properly executed **Yes**
 4. Date of Entry and No.
 5. Before what Officer acknowledged **Clerk & Master**
 6. Acknowledgments, regular
 7. If irregular, copy in full on back
 8. Did all grantors acknowledge **Yes**
 9. Date of acknowledgment **4-26-36**
 10. Was privy examination of wife taken
 11. Did officer affix Seal **No**
 12. Was order of probate correct **Yes**
 13. Date of filing for record **5-26-36**
 14. Does conveyance contain covenants—
 (a) of seizin **Yes**
 (b) power to convey **Yes**
 (c) against encumbrances **No**
 (d) against claims of all others **Yes**
 15. Book **5** Page **453**
 for **Haywood** County.
 16. Does deed contain any special limitations, provisions
 or restrictions **No**

17. Habendum clause (Quote fully) **To have and to hold the same to him the said Samuel Comer, his heirs and assigns**

Exact Description of Property

A certain tract or parcel of land situated lying in the County of Haywood on both sides of the North fork of Oconee Lufty river beginning on a Court on the top of a steep precipice on the west side of said river thence keeping the brow of said precipice crossing a hollow and running to the top of the first ridge thence West to Walkers line thence North to Comers corner or cross to Comers corner thence East 160 poles to a stake thence South to astak on the summit of a ridge that makes the highest Eminence of what is known by the name of the Bricks Bank keeping said ridg to said Eminence thence to the river thence running up said river with the meanders of said river till it strikes the beginning corner which is a Conditional Corner made by John Hyde and sd. Couch said land containing eighty four acres more or less.

ABSTRACT OF DEED OR GRANT

Grantors
Grandees

In Preamble

As Signed

As Acknowledged

Joel S. Conner and wife

J. S. Conner

Joel S. Conner

Catharine Conner

Catharine Conner

Catharine Conner

J. A. Chambers and wife
J. E. Chambers

1. Kind of Conveyance..... **Deed**
 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 **3-20-90**
 11. Did officer affix Seal.....
 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 aforesaid tract of land and all
privileges and appurtenances thereto belonging to the said parties of the second
part their heirs and assigns to their only use and behoof forever.**

Exact Description of Property

A certain piece or parcel of land known as his home place, butted and bounded as follows, towit: Beginning at a locust and chestnut and runs South 40° East with W. H. Queen's line crossing the river sixty one poles to a stake, Then North 88° East forty two poles to a black gum, Then North 74° East ninety eight poles to a stake with pointers, Then North one hundred and sixteen poles to three chestnuts, H. J. Beck's corner, Then West eighty four to a stake on the bank of the river at the mouth of Beck's Mill Creek, then a Conditional Line to the mouth of Still House branch to a birch, then down the meanders of said branch to the center of the river, then down the center of said river to a point opposite the beginning. Then to the beginning. Containing one hundred acres be the same less or more.

"On condition that the said parties of the second part maintain and support the parties of the second parties of the second part are to have full control of the premises except the parties of the first are to have control of the dwelling house."

Evidently, the intention of the parties was to reserve a support from the premises for the parties of the first part during their natural lives. We understand that the conditions have been complied with.¹⁸

ABSTRACT OF DEED OR GRANT

Grantors

Grantees

In Preamble	As Signed	As Acknowledged
J. H. corner or wife Alice corner	✓	✓
J. A. Chambers		

1. Kind of Conveyance way lead 8-3-01
 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 8-3-01
 11. Did officer affix Seal no
 13. Does conveyance contain covenants
 (a) of seizin yes
 (b) power to convey yes
 (c) against encumbrances yes
 (d) against claims of all others yes
 15. Book 74 Page 565 County.
 16. Does deed contain any special limitations, provisions
 or restrictions no

17. Habendum clause (Quote fully) To have and to hold the aforesaid tract of
land and all privileges and appurtenances thereunto belonging
to the said J. A. Chambers and his heirs & assigns & their
and their heirs & assigns.

Exact Description of Property

Adjoining the lands of H. J. Beck and J. A. Chambers and bounded as follows. Beginning on J. A. Chambers corner near the mouth of Fox Spring Creek then with J. A. Chambers line to a birch at Paul's branch. Then with Chambers line to a birch near a spring in the Cox road then to the lag. containing $\frac{1}{2}$ acre more or less.

C. A. Ayers

C. A. Ayers, being duly sworn, deposes and says that he is a citizen and resident of Swain County and is age 49 years; that he is well acquainted with certain lands now belonging to J. A. Chambers on Coona Lafty River which the said J. A. Chambers purchased from Joel A. Connor and wife on March 22, 1930, more particularly described as follows:

A certain piece or parcel of land known as his home place, bounded and bounded as follows, to-wit: Beginning at a locust and chestnut and sum south 40° East with W. H. Queen's line crossing the river sixty one poles to a stake, Then North 68° East forty two poles to a black gum, Then North 74° East ninety eight poles to a stake with pointers, Then North one hundred and sixteen poles to three chestnuts, H. J. Beck's corner, Then West eighty four to a stake on the bank of the river at the south of Beck's Mill Creek, Then a Conditional Line to the mouth of Still House branch to a birch, then down the meanders of said branch to the center of the river, then down the center of said river to a point opposite the beginning. Then to the beginning. Containing one hundred acres be the same more or less.

Affiant is also familiar with the possession on the said lands for the past thirty years, and affiant states that the said J. A. Chambers has been in the open, notorious, continuous and adverse possession of said lands and premises for the full period of thirty years under the deed above referred to, living upon said premises, cultivating portions thereof, taking the fire wood and timber therefrom, and making said other proper uses of the said lands as they are susceptible of; affiant further states that he has never heard of any claims of title to any portion of said lands adverse to the claim of title of the said J. A. Chambers.

(sgd)

C. A. Ayers
mark

his

Affiant

Sworn to and subscribed before me this 16 day of November, 1930.

(sgd)

Will W. Wiggin

Notary Public

My Commission expires 17th day Nov. 1930.

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, **1928**, at **\$ 1450.00**, in the name

J. A. Chambers and the taxes for the past ten years have been paid or not paid as follows:

19.19.	Paid	1924	Paid
19.20.	Paid	1925	Paid
19.21.	Paid	1926	Paid
19.22.	Paid	1927	Paid
19.23.	Paid	1928	Unpaid amount \$16.50

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, 1928., at \$1240.00., in the name

A. M. Chambers and the taxes for the past ten years have been paid or not paid as follows:

19.19	Paid	1924	Paid
19.20	Paid	1925	Paid
19.21	Paid	1926	Paid
19.22	Paid	1927	Paid
19.23	Paid	1928	Unpaid amount \$17.20

ASSESSMENTS

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

January 27, 1930

REPORT ON THE J. A. CHAMBERS TRACT - NO. 55, 122.72 ACRES.

LOCATION: This property is located near Ravensford on Ocona Lufty, on the main highway, and adjoins the properties of Floyd and Queen.

DESCRIPTION: It is a fine farm with 20 acres of rich bottom land, 40 acres of grass and pasture, all in good state of cultivation. The woodlands have been kept free from fire, and there is a fine growth of young timber.

IMPROVEMENTS: Improvements are a seven-room dwelling house, sealed and weather boarded; a six-room dwelling house, sealed and weather boarded; a large barn, 40' x 44'; a smaller barn, 32' x 30'; two cribs; two spring houses; two smoke houses; blacksmith shop; several small out buildings; wire fencing around the entire farm; 90 bearing fruit trees; all of which are in good condition and are well kept. The houses are painted; all the buildings have metal roofs and for its size is one of the best farms on Ocona Lufty River.

<u>VALUATION:</u>	22 acres of bottom land	\$4400.00
	40 acres of grass and pasture	1600.00
	7-room frame house	1500.00
	6-room frame house	1000.00
	Large barn	1000.00
	Smaller barn	500.00
	Other buildings	500.00
	Fencing	200.00
	Fruit Trees	400.00
	60 acres woodland	600.00
		<u>\$11700.00</u>

An option has been taken on this property for \$11,700.00.

ATTORNEY'S CERTIFICATE AND OPINION

TRACT NO. 55.

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.....:

J. A. Chambers and wife, J. E. Chambers,
and A. M. Chambers,

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. It has not been possible to show a completely connected title in J. A. Chambers and wife, J. E. Chambers, for the 100 acre tract under which they claim, but there has been long, continuous, adverse possession sufficient to mature title. This is shown by affidavit.
3. The Oconalufty River Railroad Company has a right-of-way across a small corner of the tract on the west side of the river about 30 feet in length, acquired by condemnation proceedings. However, as this has been or will be abandoned by the Oconalufty River Railroad Company, the title in the fee will, of course, remain in the present owners.

On
12

This 10th day of February, 1950
John Wren
Attorney.

STATE OF NORTH CAROLINA

Swain

COUNTY. }

THIS DEED, Made this 20th day of February A.D. 19² , by and between
 J. A. Chambers, widower, A. M. Chambers and wife, Ellen Chambers
 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--ELEVEN THOUSAND SEVEN HUNDRED-----(\$ 11,700.00 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. 55:

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, just below the mouth of Toe String Creek.

BEGINNING at corner 1, which is corner 16 of the J. H. Beck tract (46), a post scribed 37-M on top of Hughes Ridge; thence down the top of the ridge, with its meanders, a line of the Indian Boundary, S. 49-21 West 4.41 chains; S. 20-35 West 2.13 chains; S. 24-18 W. 4.43 chains; S. 34-14 W. 4.75 chains, corner 2, a planted stone on top of the ridge; thence S. 82-24 W. 7.14 chains, corner 3, a point at intersection of old marked lines, set a post scribed C on N.E. side, and Q on S. W. side, a 12" white oak, blazed and scribed B.T. bears S. 45-00 E. .15 chain distant; thence S. 75-03 W. with a marked line 16.35 chains, corner 4, a 12" black gum beside fence, identified as his corner by Mr. Chambers, a 14" white oak, blazed and scribed B.T. bears S. 46-00 W. .15 chain distant; thence S. 88-01 W. 11.31 chains, corner 5, a large rock in East edge of river; thence N. 34-19 W. 11.27 chains, corner 6, a point in the public road, and on west bank of river, shown by J. A. Chambers as his corner; thence up the river with its meanders N. 16-42 E. 7.49 chains; N. 15-23 E. 9.27 chains; N. 57-37 E. 7.57 chains; N. 53-02 E. 6.23 chains; S. 88-53 E. 1.99 chains; N. 58-12 E. 2.63 chains, corner 7, which is corner 19 of the J. H. Beck tract (46), a sycamore stump at old mouth of Toe String Creek; thence with three lines of the J. H. Beck Tract (46) S. 65-47 E. 20.71 chains, corner 8, a dead chestnut, at corner of fence, scribed B. S. 7-57 W. 3.36 chains, corner 9, a 12" hickory at corner of fence S. 39-30 E. 14.34 chains, the place of BEGINNING, containing 122.72 acres.

SIGNED, SEALED AND DELIVERED
in the presence of

{

J. A. Chambers (Seal)
A. M. Chambers (Seal)
Ellen Chambers (Seal)
(Seal)

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

I, WILL W. WIGGINS....., a..... NOTARY PUBLIC

do hereby certify that..... A. M. Chambers.....

and..... Ellen Chambers.....

his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said..... Ellen Chambers....., 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.....

20th day of February, A.D. 1930

Will W. Wiggins
Notary Public.

My commission expires Dec. 19, 1930.

Warranty Deed

J. A. CHAMBERS, ET AL.
TO
THE STATE OF NORTH CAROLINA

Consideration - - - \$11,700.00

Dated 20th day of Feb., 1930.

Filed for registration on the 21
day of Feb., 1930, at 10:30

o'clock A.M., and registered in the office
of the Register of Deeds for

Swain
Swain

County, North Carolina, on the 21
day of Feb., 1930, in Book
No. 58 of Deeds, at page 495

Ellis Burnette
Register of Deeds.

FEES.

STATE OF NORTH CAROLINA

County.

I, WILLIAM M. LUGGINS

NOTARY PUBLIC

in and for said County and State, do hereby certify that J. A. Chambers, owner
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Let
the instrument and the certificate be registered.

Witness my hand and official seal, this 29th day of February, A.D. 1930.

My commission expires Dec. 19, 1950.

Notary Public

STATE OF NORTH CAROLINA

Swain

The foregoing certificate is of WILLIAM M. LUGGINS,

A Notary Public

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

This 21 day of Feb, A.D. 1930.

W.C. Proctoring, Clerk Superior Court.

J.A. CHAMBERS LAND.

DEED.

J.S. CONNER & WIFE

Dtae.

Aug. 3, 1901.

TO

Reg.

Book 24 p. 565.

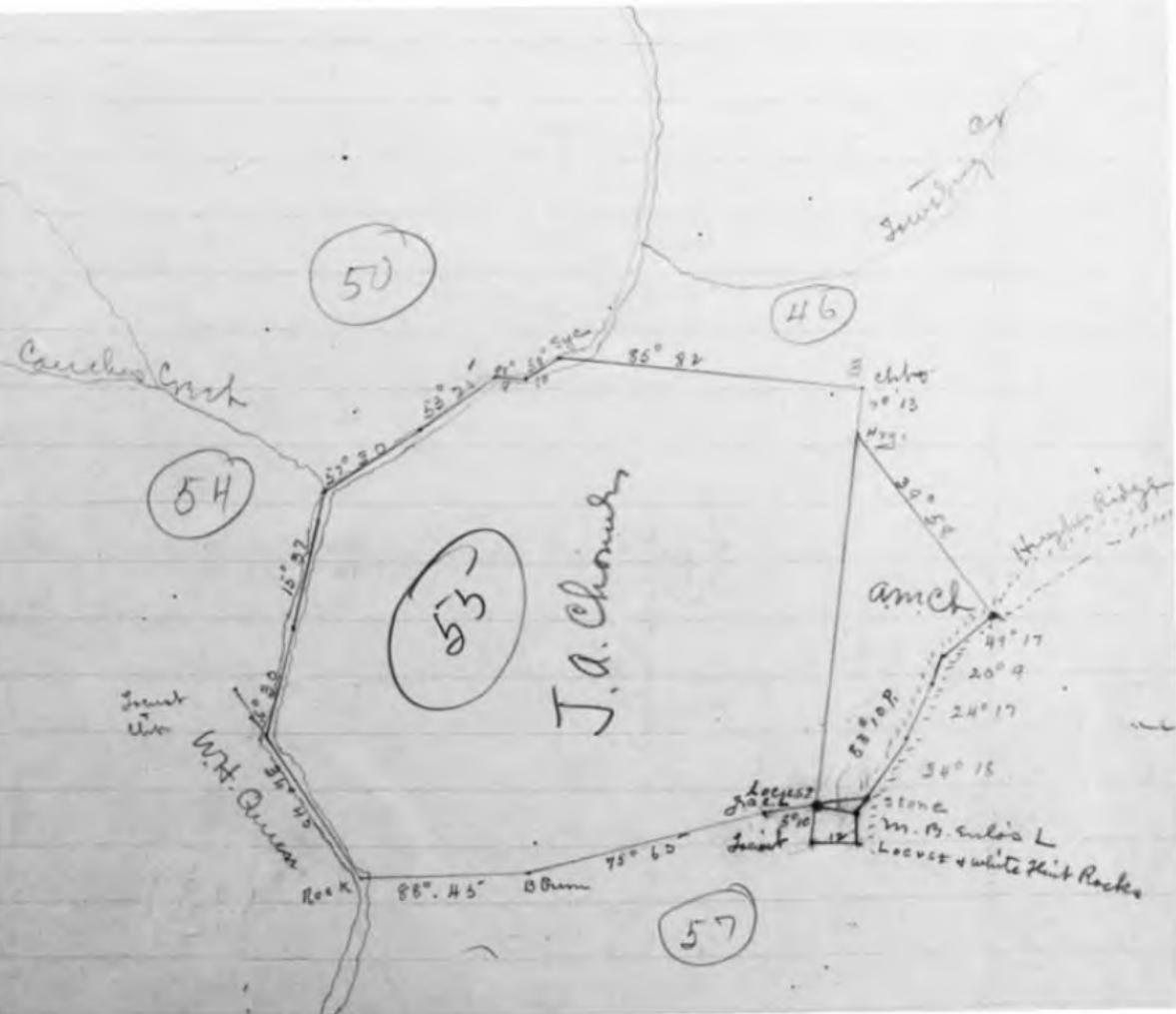
J.A. CHAMBERS

Swain County.

$\frac{1}{2}$ Acres.

DESCRIPTION.

BEGINNING on J.A. Chambers corner, near the mouth of Toe String Creek; then with J.A. Chambers line to a Birch, at said or Sauls branch; then with Chamber's line to Birch, near a Spring, in the cove road; then to the begining.



32
3-13
#656 to J.S. Connor $\frac{3}{260}$
on Concho Creek

A.M. Chambers $\frac{6}{24}$

Jos. R. Thomas Conn
20 | 113704
441 | 2 grns #46 3H9

W.M. Bradley
34 | 10124/113 350
341 | 04755 46

✓ G.W. Bradley
42 | 11/2/11
532 | 20 A. Pkt 55

✓ A. M. Chambers

Jacob Conch
C
Hoy 453 | 8H.A.
Samil Connor

✓ J.S. Connor
11 | 3/20/00 infl. C. 2H
549 | 100 A. 586 | 8/3/01
✓ J.A. Chambers | 1/2 A.