

DESCRIPTION OF THE BOUNDARY

OF THE

J. NATIONS TRACT (62)

Lying on the lower end of Hughes Ridge, and on the watershed of a small tributary of Raven's Fork of Ocona Lufly River.

Beginning at Corner 1, which is Corner 4 of the W.C. Caldwell Tract (61), a point with a chestnut oak witness, on ridge top.

Set a post scribed N-C-Q.

Thence, S. 70-00 E.

With a line of the W.C. Caldwell Tract (61).

8.70 Corner 2, a white oak stump on bank of branch, a corner common to the John Smith Heirs, H. N. Connor & W.C. Caldwell Tracts.

Thence, down the branch, with its meanders.

S. 26-20 W.

7.82 A Point.

S. 10-40 E.

2.10 Corner 3, a point at mouth of small stream.

Set a locust post scribed N-C.

Thence, up the small stream, with its meanders.

N. 80-34 W.

1.88 A Point.

N. 64-05 W.

1.63 Corner 4, a post, on bank of branch.

Thence, N. 56-40 W.

Leaving branch.

10.85 Corner 5, a chestnut oak stump with a dogwood witness, on ridge top.

Thence, up the ridge with its meanders.

N. 60-25 E.

4.32 A Point.

N. 48-03 E.

3.18 A Point.

N. 52-23 E.

1.28 The place of beginning, containing 9.69 acres.

Analysis of Title

Tract No. 62.

1. Tract No. 62 is covered by Grant No. 224 to William Cathcart. The title thereto passed by mesne conveyances to W. H. Thomas, as will appear by reference to Abstract of Tract No. 11, pages 169 to 182 inclusive.

2. On November 1, 1889, James R. Thomas, as Guardian of William H. Thomas conveyed to A. Nations a tract of land containing 44½ acres, which embraces the whole of tract No. 62, as well as other lands. However, we do not find the proceedings authorizing the Guardian to execute this deed. When found these proceedings will be inserted in this Abstract and proper reference made thereto. Page 633 of Abstract.

3. The larger and western portion of Tract No. 62 is also covered by a deed from John Mingus and wife to A. Nations dated January 6, 1882. This deed is duly executed and registered in Swain County. Page 647 of Abstract.

4. On May 11, 1903, Alfred Nations conveyed to R. V. Nations a tract of land containing 23 acres, which embraces all of tract No. 62 except the northeastern corner thereof. This deed is duly executed and is registered in Swain County. Page 648 of Abstract.

5. Thereafter A. Nations died leaving as his heirs at law, Jane Parker, wife of Dan Parker, Minnie Smith wife of John M. Smith and R. V. Nations. On July 1, 1903, Jane Parker and husband Dan Parker, Minnie Smith and husband John M. Smith conveyed to R. V. Nations all their interest in two tracts of land containing in the aggregate about thirty-four acres. The second tract therein includes the northeastern corner of tract No. 62, as well as other lands. This deed is duly executed and registered in Swain County. Page 634 of Abstract.

6. On February 22, 1907, R. V. Nations and wife Laura conveyed to Daniel Parker a tract of land containing 35 acres, which includes the whole of tract No. 62. This deed is duly executed and registered in Swain County. Page 661 of Abstract.

7. On October 14, 1908, Dan Parker and wife, Jane Parker conveyed to R. V. Nations a tract of land containing 35 acres which includes all of tract No. 62 and part of tract No. 63. This deed is duly executed and is registered in Swain County. Page 662 of Abstract.

8. On February 19, 1912, R.V. Nations and wife, Laura Nations conveyed to C.C. Nations a small parcel of land containing one-half acre. This parcel of land is located in the northwestern corner of Tract No. 62. This deed is duly executed and is registered in Swain County. Page 664 of Abstract.

9. On September 25, 1920, C.C. Nations and wife, Daisy Nations conveyed to James Nations the same tract of land as is described in the next preceding deed by deed duly executed and registered in Swain County. In this deed the acreage is said to be one and one-half acres instead of one-half acre. Page 665 of Abstract.

10. Thereafter R. V. Nations dies leaving him surviving the following named persons who are his widow and heirs at law:

C.C. Nations (wife Daisy)
Jesse Nations (wife Ida)
Fannie Connor (husband H. M. Connor)
James Nations (wife Bessie)
Alma Maney (husband William Maney)
Julia McDonald (husband Elbert McDonald)
Birdie Arwood (husband Ernest Arwood)
Laura C. Nations, widow

See page 663 of Abstract.

11. On July 7, 1920, Alma Nations, one of the heirs at law of R.V. Nations, conveyed to James Nations a tract of land containing 35 acres, which boundary includes the whole of Tract No. 62. This deed purports to convey the entire interest, although it appears from the records that she owned only an undivided interest in said tract at the time of this conveyance. This deed is properly executed and is registered in Swain County. Page 666 of Abstract.

12. On February 14, 1922, Julia McDonald and husband Elbert McDonald conveyed to James Nations a tract of land containing 35 acres more or less. This deed purports to convey the entire interest in said tract, although Julia McDonald appears to have owned only an undivided one-seventh interest therein at the time of the conveyance, as an heir at law of R. V. Nations. TR 6

13. On September 30, 1920, Jesse Nations, one of the heirs at law of R.V. Nations with the joinder of his wife Laura conveyed to Horace Connor his undivided interest in a tract of land containing 35 acres which boundary embraces all of tract No. 62. This deed is duly executed and is registered in Swain County. Page 668 of Abstract.

14. From the foregoing deed it appears that James Nations is the owner of an undivided three-sevenths interest in said 35 acres of land and that Horace Connor is the owner of an undivided two-sevenths therein, leaving the interest of Birdie Arwood and C. C. Nations outstanding.

15. On July 13, 1923, Horace Connor conveyed to James Nations a one-half interest in fifteen acres of land, being Tract

No. 62. It is quite likely that he had secured conveyances from Birdie Arwood and C.C. Nations for their interests; but if so we are unable to find such deeds of record. This deed is duly executed and is registered in Swain County. Page 671 of Abstract.

16. It appears, therefore, that as to Tract No. 62, James Nations is the owner of an undivided five-sevenths interest therein and that Birdie Arwood is the owner of an undivided one-seventh interest therein and that C.C. Nations is the owner of an undivided one-seventh interest therein, all subject to the right of dower of the said Laura C. Nations, widow of the said R. V. Nations. It is true, however, that as to the one and one-half acre parcel which was conveyed by R.V. Nations to C.C. Nations and by C. C. Nations to James Nations that the said James Nations has a good title thereto.

17. Since writing the above the following unregistered deeds have been found and are now on record in Swain County, viz:

- (a) Deed of C.C. Nations and wife Daisy to Harris Connor dated Oct. 2, 1922 filed for record on December 11, 1928 in Swain County conveying Grantor's undivided interest in 35 acres of land, which includes the locus in quo. Page 669 of Abstract.
- (b) Deed from Ernest Arwood and wife Birdie to Harris Connor dated October 22, 1925 and filed for record on Dec. 11, 1928 in Swain County, conveying Grantor's undivided interest in 35 acres of land which includes the locus in quo. Page 670 of Abstract.

It will be recalled that Harris Connor and James Nations having purchased the undivided interests of their brothers and sisters divided the lands into two supposedly equal shares and on July 13, 1925, Harris Connor deeded his interest in fifteen acres to James Nations. So that at the present time only the right of dower of Laura C. Nations, widow, is outstanding.

NORTH CAROLINA

SWAIN COUNTY

Jesse Nations, being duly sworn,
deposes and says:

That he is a resident of Swain County, North Carolina, and is
aged 36 years; that he was well acquainted with A. Nations, and the
said A. Nations died intestate, leaving as his only heirs at law,

R. V. Nations

Jane Parker, wife of Dan Parker

Minnie Smith, wife of John Smith.

Jesse Nations
Affiant

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	R.V. Nations + wof Laura Nations		
Grantees	Daniel Parker		

- Kind of Conveyance Deed
- Date of Conveyance 2-22-07
- Is it properly executed yes
- Date of Entry and No. yes
- Before what Officer acknowledged JP
- Acknowledgments, regular yes
- If irregular, copy in full on back yes
- Did all grantors acknowledge yes
- Date of acknowledgment 2-23-07
- Was privy examination of wife taken yes
- Did officer affix Seal yes
- Was order of probate correct yes
- Does conveyance contain covenants—
- Date of filing for record 3-2-11
- (a) of seizin yes
- Book 36 Page 438
- (b) power to convey yes
- for Avan County.
- (c) against encumbrances yes
16. Does deed contain any special limitations, provisions or restrictions no
- (d) against claims of all others yes

17. Habendum clause (Quote fully) To have + to hold the afore said tract of land + all appurtenances there to belong to the said Daniel Parker his heirs + assigns to him + their only use + behoof

Exact Description of Property

Beginning on a red oak on top of a ridge A Nations + A Mmjus corner + runs E 8 P to a stake on top of ridge then N 20 E 20 P to a rock on point of ridge then N 85 E 20 P to a rock on east side of branch then N 50 W 14 poles to a rock on bank of rd then N 60 W 8 P to a rock on rd. then N 30 W 4 P to a rock on bank of rd then N 20 W 9 P to a stake then N 10 E 4 P to a stake then N 20 E 28 P to a white oak the corner then N.W. with Conditional line to top of a ridge 39 P to a stake in W.H. Queens line then S. 35 W 5 poles to a chest then S 55 W 16 P to a st then S 40 W 40 P to a white oak stump W.H. Queens corner then S 60 W 10 poles to a stake, then S 80 W 12 P to white oak then S 55 W 4 P to a Spanish Oak W.H. Queens corner then S 15 E 8 P to a black gum then S 35 E 32 P to a Spanish Oak then S 70 E 12 P to a Spanish Oak then S 45 E 10 P to a Spanish Oak then S 76 E 4 P to begin Cont 35 acres more or less

ABSTRACT OF DEED OR GRANT

In Preamble

As Signed

As Acknowledged

Grantors
Grantees

Dan Parker
Jane Parker

✓

✓

R. V. Nations

1. Kind of Conveyance Deed
3. Is it properly executed JP
5. Before what Officer acknowledged JP
7. If irregular, copy in full on back
9. Date of acknowledgment 10-13-08
11. Did officer affix Seal
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

2. Date of Conveyance 10-14-08
4. Date of Entry and No.
6. Acknowledgments, regular yes
8. Did all grantors acknowledge yes
10. Was privy examination of wife taken yes
12. Was order of probate correct yes
14. Date of filing for record 2-27-11
15. Book 36 Page 420
for Swain County.
16. Does deed contain any special limitations, provisions or restrictions

17. Habendum clause (Quote fully) To have & to hold the above said tr. of land & all priv & appur there to belong to the said R. V. Nations his heirs & assigns to him & their heirs use & behoof

Exact Description of Property

Being on a red Oak on top of a ridge A, Nations & A Mungus Corner & run E 8 P to a st on top of a ridge Then N 20 E 20 P to rock on point of ridge Then N 85 E 20 P to a rock on E side of branch Then N 30 W 14 P to rock on bank road Then N 60 W 8 P to rock on Rd Then N 30 W 4 P to rock on bank of rd, Then N 20 W 9 P to a st Then N 10 E 4 P to a st Then N 20 E 28 P to a white Oak the corner, Then NW with cond. line to top of ridge 39 P to st in W H Queens line Then S 33 W 5 P to chest Then S 55 W 16 P to st Then S 40 W 40 P to white Oak stump W. H. Queens Corner Then S 60 W 10 P to a st Then S 80 W 12 P to a white Oak Then S 55 W 4 P to Spanish Oak W H Queens Corner Then S 13 E 8 P to a black gum Then S 35 E 32 P to a Spanish Oak Then S 70 E 12 P to a Spanish Oak Then S 45 E 10 P to Spanish Oak, Then S 76 E 4 P to being
Cont 35 Acres more or less

NORTH CAROLINA

SWAIN COUNTY

Jesse Nations, being duly sworn,
deposes and says:

That he is a citizen and resident of Swain County, North Carolina, and was well acquainted with R. V. Nations prior to his death; that the said R. V. Nations died intestate in Swain County, leaving as his only heirs at law the following named persons, to-wit:

Laura Nations, his wife
C. C. Nations
Jesse Nations
James Nations
Fannie Connor, wife of H. H. Connor
Alma Nations, who afterward married Will Inney
Julie McDonald, wife of Elbert McDonald
Birdie Arwood, wife of Earnest Arwood

Jesse Nations
Affiant

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	R. V. Nations & Laura	✓	✓
Grantees	C. E. Nations		

- Kind of Conveyance Deed
- Date of Conveyance 2-19-12
- Is it properly executed
- Date of Entry and No.
- Before what Officer acknowledged J.P.
- Acknowledgments, regular yes
- If irregular, copy in full on back
- Did all grantors acknowledge yes
- Date of acknowledgment 2-26-12
- Was privy examination of wife taken yes
- Did officer affix Seal
- Was order of probate correct yes
- Does conveyance contain covenants—
- Date of filing for record 3-4-12
- (a) of seizin yes
- Book 38 Page 96
- (b) power to convey yes
- for _____ County.
- (c) against encumbrances yes
16. Does deed contain any special limitations, provisions or restrictions
- (d) against claims of all others yes

17. Habendum clause (Quote fully) To have & to hold the above said tr of land & all privs & appur there to belong to the said C. E. Nations his heirs & assigns to him only use & behoof forever

Exact Description of Property

Beginning on a white oak R. V. Nation & John Smith corner & runs with John Smith line a N.W. direction 6 P to a locust then a S.W. direction 7 P to a rock, then a S.E. direction 7 P to a rock at road then a N.E. direction 8 P to a white oak the beginning corner.
Cont ½ acre more or less

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	C.C. Nations	CC Nations Daisy Nations	CC Nations + wif Daisy Nations
Grantees	James Nations		

- Kind of Conveyance Deed
- Date of Conveyance 9-25-20
- Is it properly executed JP
- Date of Entry and No. 9-30-20
- Before what Officer acknowledged JP
- Acknowledgments, regular yes
- If irregular, copy in full on back yes
- Did all grantors acknowledge yes
- Date of acknowledgment 9-25-20
- Was privity examination of wife taken yes
- Did officer affix Seal yes
- Was order of probate correct yes
- Does conveyance contain covenants—
- Date of filing for record 9-30-20
- (a) of seizin yes
- Book 47 Page 433
- (b) power to convey yes
- for Swan County.
- (c) against encumbrances yes
16. Does deed contain any special limitations, provisions or restrictions
- (d) against claims of all others yes

17. Habendum clause (Quote fully) To have & to hold the afore said tr of land
+ all priv & appur there to belong to the said James Nations
his heirs & assigns to their only use & behoof forever

Exact Description of Property

Beginning on a white oak R.V. Nations corner + run
 with John Smith - N.W. direction 6 P to a locust
 then S.W. direction 7 P to a rock at road then
 N-E ^{direction} 8 P to a white oak the begining corner
 Cont 1 1/2 acres more or less

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Alma Nations	✓	✓
Grantees	James Nations		

- Kind of Conveyance Deed
- Date of Conveyance 7-7-20
- Is it properly executed
- Date of Entry and No.
- Before what Officer acknowledged J.P.
- Acknowledgments, regular yes
- If irregular, copy in full on back
- Did all grantors acknowledge yes
- Date of acknowledgment 7-7-20
- Was privy examination of wife taken yes
- Did officer affix Seal
- Was order of probate correct
- Does conveyance contain covenants—
- Date of filing for record 4-30-20
- (a) of seizin yes
- Book H7 Page 434
- (b) power to convey yes
- for Swan County.
- (c) against encumbrances yes
16. Does deed contain any special limitations, provisions or restrictions
- (d) against claims of all others yes

17. Habendum clause (Quote fully) To have & to hold the above said to & parcel of land & all my heirs there to belong to the said James Nations for him & assigns to their heirs and assigns forever

Exact Description of Property

Begin on a red cat on top of said A Nations & A Nations corner runs E 8 P to a st on top of ridge then N 20 E 20 P to a rock on point of ridge then N 85 E 20 P to a rock on east side of branch then N 50 W 14 P to a rock on bank of rd then N 60 W 80 to a rock on rd then N 50 W 40 to rock on bank of rd then N 20 W 9 P to a st then N 20 E 28 P to a white oak the corner then N.W. with cond. line to top of ridge 39 P to a st in W.H. Owens line then S 33 W 5 P to a chest then S 55 W 14 P to a st then S 40 W 40 P to a white oak stump with Owens corner then S 6 W 10 P to a st then S 80 W 12 P to a white oak then S 55 W 4 P to small Spanish oak with Owens corner then S 15 E 8 P to a black gum then S 35 E 32 P to a Spanish oak then S 10 E 12 P to a Spanish oak then S 45 E 10 P to Spanish oak then S 74 E 4 P to begin

Cont 35 acres more or less

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Elbert McDonald Julia McDonald	✓	✓
Grantees	Jin Nations		

- Kind of Conveyance Deed
- Date of Conveyance 2-14-22
- Is it properly executed
- Date of Entry and No.
- Before what Officer acknowledged J P
- Acknowledgments, regular yes
- If irregular, copy in full on back
- Did all grantors acknowledge yes
- Date of acknowledgment 2-14-22
- Was privy examination of wife taken yes
- Did officer affix Seal
- Was order of probate correct yes
- Date of filing for record 4-7-22
- Book 50 Page 120
- for Swan County.
- Does deed contain any special limitations, provisions or restrictions
- Does conveyance contain covenants
 - of seizin yes
 - power to convey yes
 - against encumbrances yes
 - against claims of all others yes

17. Habendum clause (Quote fully)

To have & to hold the above & to or parcel of land & all priv & appur there to belong to the said Jin Nations & heirs & assigns to their heirs & assigns forever

Exact Description of Property

Begin on a red oak out of a ridge A Nation & A mifer corner + run 28 P to a stone on ridge then N 20 E 20 P to Oak on point of ridge then N 85 E 20 P to a rock on East side branch then N 50 W 14 P to rock on bank of rd then N 60 W 8 P to a rock in rd then N 50 W 4 P to rock on bank of rd then N 20 W 9 P to a st then N 10 E 4 P to a st then N 20 E 28 P to a white oak the corner then N.W. with Cond. line to top of ridge 38 P to a st in WH Queen line then S 33 E 8 P to a chest then S 55 W 16 P to a st then S 40 W 40 P to a white oak stump WH Queen corner then S 60 W 12 P to a st then S 80 W 12 P to a white oak then S 55 W 4 P to a Spanish oak WH Queen corner then S 15 E 8 P to a black gum then S 35 E 32 P to a Spanish oak then S 70 E 12 P to a Spanish oak then S 45 E 10 P to a Spanish oak then S 76 E 4 P to begin

Cont 35 acres more or less

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Jessie Nations & H	Jessie Nations Laura Nations	✓
Grantees	Hania Connor		

- Kind of Conveyance Deed
- Date of Conveyance 9-30-20
- Is it properly executed
- Date of Entry and No.
- Before what Officer acknowledged N.P.
- Acknowledgments, regular yes
- If irregular, copy in full on back
- Did all grantors acknowledge yes
- Date of acknowledgment 1-5-21
- Was privity examination of wife taken yes
- Did officer affix Seal
- Was order of probate correct yes
- Does conveyance contain covenants
- Date of filing for record 4-7-22
- (a) of seizin yes
- Book 50 Page 119
- (b) power to convey yes
- for Swain County.
- (c) against encumbrances yes
- Does deed contain any special limitations, provisions or restrictions one undivided share in tract of 35 acres
- (d) against claims of all others yes
- Habendum clause (Quote fully) To have & to hold the above land to or for the use & benefit of the said Jessie Nations & Hania Connor & their heirs & assigns to their only use & behoof forever

Exact Description of Property

Beginning on a red oak on top of a ridge Then N 20 E
 20 P to a rock on point of a ridge Then N 85 E 20
 P to a rock on west side of branch Then N 55
 W 14 P to a rock on bank of road Then N 60 W
 8 P to a rock on the road Then N 50 W 4 Poles
 to a rock, on bank of road, Then N 20 W 9 P to
 a st Then N 10 E 45 P to a st Then N 20 E 28 P
 to a white oak the corner Then N W with the
 Conditional line to top of ridge 38 P
 to a stake in W.H. Owens line, Then S 35 W
 5 Poles to a chest Then S 55 W 16 P to a stake
 Then S 40 W 40 Poles to a white oak stump W.H. Owens
 corner Then S 60 W 10 P to a st. Then S 80 W 12 P to a white
 oak Then S 55 W 4 P to a spanish oak W.H. Owens corner Then S 15
 E 8 P to a black oak Then S 35 E 32 P to a spanish oak Then S 70 E 12 P to a
 spanish oak Then S 45 E 10 P to a spanish oak Then S 74 E 4 P to the
 beginning being one undivided share in
 tract of 35 acres.

ABSTRACT OF DEED OR GRANT

In Preamble

As Signed

As Acknowledged

C. C. Nations and wife,
Daisy Nations

Harris Conner

1. Kind of Conveyance... **General Warranty Deed**
2. Date of Conveyance... **10-2-22**
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... **10-2-22**
10. Was privy examination of wife taken... **Yes**
11. Did officer affix Seal... **Yes**
12. Was order of probate correct... **Yes**
13. Does conveyance contain covenants—
14. Date of filing for record... **12-11-28**
- (a) of seizin... **Yes**
15. Book... **55** Page... **374**
- (b) power to convey... **Yes**
- for... **Swain** County.
- (c) against encumbrances... **Yes**
16. Does deed contain any special limitations, provisions or restrictions... **Conveys**
- (d) against claims of all others... **Yes**
- "one undivided share"
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 C. C. Nations, his heirs and assigns to their only use and behoof forever.**

Exact Description of Property

One undivided interest in a tract of land adjoining J. L. Floyd, W. H. Queen et al:

BEGINNING: On a red oak on top of a ridge, A Nations and A. Minges corner, and runs E. 8 poles to a stake on top of ridge; then North 20 East 20 poles to a rock on point of ridge; then North 85 East 20 poles to a rock on East side of branch; then North 50 West 14 poles to a rock on bank of road; then North 60 West 8 poles to a rock in the road; then North 50 West 4 poles to a rock in bank of road; then North 20 West 9 poles to a stake; then North 10 East 4 poles to a stake; then North 20 East 28 poles to a white oak, the corner; then Northwest with conditional line to top of ridge 39 poles to a stake in W. H. Queen's line; then South 33 West 5 poles to a chestnut; then South 55 West 16 poles to a stake; then South 40 West 40 poles to a white oak stump, W. H. Queen's corner; then South 60 West 10 poles to a stake; then South 80 West 12 poles to a white oak; then South 55 West 4 poles to a spanish oak, W. H. Queen's corner; then South 15 East 8 poles to a black gum; then South 35 East 32 poles to a spanish oak; then South 70 East 12 poles to a spanish oak; then South 45 East 10 poles to a spanish oak; then South 76 East 4 poles to the beginning.

Containing 35 acres more or less, and being one undivided share in said tract of land.

ABSTRACT OF DEED OR GRANT

In Preamble

As Signed

As Acknowledged

Ernest Arwood and wife,
Birdie Arwood

Harris Conner

1. Kind of Conveyance General Warranty 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 10-22-25
11. Did officer affix Seal Yes
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
2. Date of Conveyance 10-22-25
4. Date of Entry and No.
6. Acknowledgments, regular Yes
8. Did all grantors acknowledge Yes
10. Was privy examination of wife taken Yes
12. Was order of probate correct Yes
14. Date of filing for record 12-11-26
15. Book 55 Page 375
for Swain County.
16. Does deed contain any special limitations, provisions or restrictions "one undivided heir in the tract of 35 acres."
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 Birdie Arwood, her heirs and assigns to their only use and behoof forever.

Exact Description of Property

BEGINNING: On a red oak on top of a ridge, then North 20 East 20 poles to a rock on point of a ridge; then North 85 East 20 poles to a rock on East side of branch; then North 50 West 14 poles to a rock on bank of road; then North 60 West 8 poles to a rock on the road; then North 50 West 4 poles to a rock on bank of road; then North 20 West 9 poles to a stake; then North 10 East 4 poles to a stake; then North 20 East 28 poles to a white oak, the corner; then Northwest with conditional line to top of ridge 38 poles to a stake in W. H. Queen's line; then South 33 West pp to a chestnut; then South 55 West 16 poles to a stake; then South 40 West 40 poles to a white oak stump; W. H. Queen's corner; then 60 West 10 poles to a stake; then South 80 West 12 poles to a white oak; then South 55 West 4 poles to a spanish oak, W. H. Queen's corner; then South 15 East 8 poles to a black gum; then South 35 East 32 poles to a spanish oak; then South 70 East 12 poles to a spanish oak; then South 45 East 10 poles to a spanish oak; then South 76 East 4 poles to the beginning, and being one undivided heir in the tract of thirty-five acres.

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	Horas Conner	Horace Conner Fannie Conner	Horace Conner Fannie Conner
Grantees	James Nations		

- Kind of Conveyance Warranty Deed
- Date of Conveyance 7-13-23
- Is it properly executed
- Date of Entry and No.
- Before what Officer acknowledged J.P.
- Acknowledgments, regular yes
- If irregular, copy in full on back
- Did all grantors acknowledge yes
- Date of acknowledgment 7-13-23
- Was privy examination of wife taken yes
- Did officer affix Seal
- Was order of probate correct yes
- Does conveyance contain covenants—
- Date of filing for record 8-16-23
- (a) of seizin yes
- Book 45 Page 469
- (b) power to convey yes
- for Swain County.
- (c) against encumbrances yes
- Does deed contain any special limitations, provisions or restrictions yes 1/2 interest
- (d) against claims of all others yes

17. Habendum clause (Quote fully) To have + to hold the above said or parcel of land & all priv + appur there to belong to the said James Nations Beule Nations their heirs & assigns to their only use + behoof forever.

Exact Description of Property

Being one half interest in the Vance Nations tract
 Beginning on a white Oak in Caldwell line then N.W.
 with conditional line to the top of the ridge 39 P
 to a stake in W.H. Queens line then S 33 W 3 P
 to chest. Then S 55 W 16 P to stake then S 40 W 40
 to white Oak stump on conditional corner between
 Nations + Conner, then with the conditional line
 to a locust stake near the head of a branch
 then with conditional line to a locust stake
 a corner then up the branch to a white Oak
 the begin Cont 15 acres more or less

NORTH CAROLINA

SWAIN COUNTY

IN RE: TRACT NO. 62.

R. L. Eulae being duly sworn deposes and says that he is 56 years of age and has been a resident of Swain County for 56 years.

That he is familiar with the ownership and possession of the following described tract of land located in Ocona Laffy Township, Swain County, North Carolina more particularly described as follows:

"One-half interest in the Vance Nations tract. BEGINNING on a white oak in Caldwell's line, then Northwest with conditional line to the top of the ridge 39 poles to a stake, W. H. Queen's line; then South 33 West 5 poles to a chestnut; then South 55 West 16 poles to a stake; then South 40 West 40 to white oak stump on conditional corner between Nations and Connors; then with the conditional line to a locust stake near the head of a branch; then with conditional line to a locust stake, a corner; then up the branch to a white oak, the BEGINNING; containing fifteen acres more or less."

That the said James Nations and those under whom he claims to-wit:

Horace Connor,
Jesse Nations,
C. C. Nations,
Julia McDowell,
Birdie Arwood,
Alma Nations,
R. V. Nations,
Daniel Parker,
A. Nations and
Elmina Smith

have been in the actual occupancy and possession of the above described lands for a period of thirty years and more, living thereupon, cultivating portions thereof, taking timber and fire wood therefrom and making such other uses of the said premises as they are susceptible of.

R. L. Eulae

Affiant

Sworn to and subscribed before me this the 20 day of Dec. 1928.

Will W. Wiggins

Notary Public

My commission expires: 12-19-30

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 \$ ~~112.00~~, in the name **James Nations** and the taxes for the past ten years have been paid or not paid as follows:

19 19	Paid	19 24	Paid
19 20	Paid	19 25	Paid
19 21	Paid	19 26	Paid
19 22	Paid	19 27	Paid
19 23	Paid	19 28	Unpaid amount \$4.21

ASSESSMENTS

N O N E

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 62.

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 owners

James Nations
Birdie Arwood
C. C. Nations
Laura C. Nations, widow

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. Tract No. 62 is covered by Grant No. 224 to William Cathcart and the title passed by mesne conveyances to the present owners except that the proceedings authorizing the Guardian of W. H. Thomas to execute a deed, do not appear in the Abstract. However, as the present owners and those under whom he claims have been in the continuous and adverse possession of the premises for a period of thirty years or more, we are of opinion that the title is good.

2. The records do not disclose deeds to James Nations from C. C. Nations, Birdie Arwood for their interests in said tract or from the widow, Laura C. Nations for her right of dower therein. So that it appears that James Nations is the owner of an undivided five-sevenths interest therein and that Birdie Arwood is the owner of an undivided one-seventh interest therein and that C. C. Nations is the owner of an undivided one-seventh interest therein, all subject to the right of dower of the said Laura C. Nations, widow of R. V. Nations.

3. The taxes for the year 1928 amounting to \$4.21 are unpaid and outstanding.

4. Since writing paragraph 2 above deeds have been filed for registration from C. C. Nations and wife and Birdie Arwood and husband to H. N. Connor for their undivided interest in a 35 acre tract including the locus in quo; so that at the present time, only the right of dower of Laura C. Nations, widow is outstanding.

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

August 29, 1930.

REPORT ON THE J. NATIONS TRACT - NO. 62, 9.69 ACRES.

LOCATION: This tract is located at Ravensford.

DESCRIPTION: A small home farm, all of which is cleared, mostly hillside.

IMPROVEMENTS: Three-room box house in fairly good repair. Entire place is fenced with barbed wire.

VALUATION: The agreed price on this property is \$600.00. The title being in question, the property was put in condemnation, and this price is the amount of the commissioners' award, and will be accepted.

Your approval of the transaction is requested.

Wm. R. Ross
W. H. Hardy
APPRAISERS.