

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

REPORT ON THE TOM BECK TRACT NO. 108----- 12.17 ACRES.

Location: This tract is located just below Smokemont and is entirely surrounded by tract No. 32, it being a small home tract occupied by the owner.

Description: Mostly level land but only a small amount of it under cultivation.

Improvements: The improvements are a three room house, a two room house and old barn and two acres of flat land under cultivation.

Valuation:	Three room house, box	\$100.00
	Two room house, box	100.00
	Barn	50.00
	Two acres flat land	100.00
	Eight acres old fields	80.00
	Two acres woodland	20.00
		<u>\$450.00</u>

An option has been taken for \$450.00.

Analysis of Title

Tract No. 108.

Tom Beck --- 12.17 Acres.

The title to this tract is identical with the title to Tract No. 32 down to and including the will of H. J. Beck in which the latter conveyed all of his land lying West of Ocona Luffy River to the children of his second wife. One of these children was J. T. or Tom Beck, the present owner of No. 108. The Abstract of title shows that Tom Beck claimed to have purchased the interest of one of these heirs, to wit: Allen Beck and that a deed was delivered to him therefor; but was not recorded and was lost. This deed would have vested in Tom Beck, with his own interest as one of said heirs, a $\frac{2}{6}$ interest in the lands devised as above set out by H. J. Beck. The Abstract of Tract No. 32 further shows that said J. T. Beck and H. Kinsey Beck each claimed a $\frac{2}{6}$ interest in said lands and L.A.W. Maney and the heirs of Etta Maney claimed the remaining $\frac{2}{6}$ interest, and that said lands were divided into three equal parts. This division appears to have been made by J. A. Chambers, W. H. Queen and D. F. Connor and is referred to as having been so made in a deed from L.A.W. Maney to Thomas Beck, recorded in Book 41, page 205.

Lot No. 2 of said partition covers Tract 108 and was set apart to L.A.W. Maney and the heirs at law of Etta Maney, the latter being a daughter of H. J. Beck and the wife of L.A.W. Maney. It further appears from the Abstract of title to Tract 32 that the heirs at law of Etta Maney owned an equal interest with their father, L.A.W. Maney, in Lot No. 2, and conveyed their interest to J. W. Wilson and T. J. Wilson and that L.A.W. Maney conveyed his interest in said Lot No. 2 to Thomas Beck. After these conveyances Thomas Beck and J. W. Wilson also agreed to a division of Lot No. 2; the northern portion thereof to go to Thomas Beck and the southern portion to said Wilson. This division, however, was affected by an exchange of deeds between the said Thomas Beck and T. J. Wilson as will appear from Abstract of Title to Tract No. 32.

The Abstract of Title to Tract No. 32 further shows that said Thomas Beck conveyed to J. W. Wilson and to C. A. Ayers and others portions of Lot No. 2, conveyed to him in the division between T. J. and J. W. Wilson and that the remainder of the interest of J. T. Beck in these lands not so conveyed now remain in him and constitute Tract No. 108.

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 108.

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.....:

Thomas Beck.

.....is 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 judgment in favor of J. S. Connor and J. E. Freeman against Tom Beck for \$56.20 and \$4.10 costs, docketed in the Office of the Clerk of the Superior Court of Swain County, August 26, 1929, Book 11, page 110.

OK
JK
