

APPRAISAL OF SWAIN COUNTY TRACTS

By

NORTH CAROLINA PARK COMMISSION

(Appealed)

Tract No. 124

A. T. Blanton

45.08

Abandoned place, buildings and fences
gone, timber taken off, fields grown up,

\$450.00

WITNESSES:

J. C. Calhoun
Lee Sitton
A. S. Patterson
Jim Shuler
Joe Morris
E. J. Rosser
O. L. Cole
J. L. Wiggins
W. W. Jenkins
H. C. Wilburn
W. H. Woodbury

Spard, \$ 1137 50

The North Carolina Park Commission:

We have the honor to report that we visited the lands of Mr
Blanton on this the 3rd day of March, 1930, and found as follows:

45.08 acres of land which we valued at,

\$480.00

Ten apple Trees, we valued at,

40.00

Five apple Trees, "

5.00

One and half mile fence,

100.00

Total,

\$625.00

James Shuler
A. S. Patterson

E. J. Rosser
May 13, 1930

A. T. BLANTON TRACT

Result of a 100% cruise of the A. T. Blanton tract on Indian Creek,
Swain County, N. C. by E. J. Rosser, O. L. Cole, John Calhoun and
Floyd Shuler, May 13, 1930

Species Lumber.	Volume	Value per M	Total Value
Chestnut	7 580		
Poplar	530	\$ 2.50	\$18.95
Yellow Pine	6 880	10.00	5.30
White Oak	1 000	1.00	6.88
Black Oak	4 090	4.00	4.00
Maple	60	2.00	8.18
Red Oak	2 300	4.00	.24
		8.00	18.40

Byproducts

Hemlock Pulpwood	.080 cds	1.50	.12
Chestnut Acidwood	80.03 cds	.50	40.01
Poplar Pulpwood	6.240	1.50	9.36
Pine Pulpwood	5.632	1.50	8.44
Firewood	54.35	.25	13.58
Chestnut Oak Bk.	.99	2.00	2.00
Locust posts	84	.10	8.40
Chestnut Poles	2	.50	1.00
Hemlock Bark	.17	2.00	.12

Total timber value	144.98
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About 20 acres timbered area.
Timber Value per acre \$7.24
Soil value per acre 3.50

Total value per acre 10.74

Southern exposure

Reproduction-----NONE.

Analysis of Title

Tract No. 124

A. T. BLANTON

1. Tract No. 124 is covered entirely by Grant 587. A tract of about four and one-fourth acres lying on the North East corner of this tract is known as the "Corn Tassel Tract" and is referred to in the Abstract of Titles of Tracts 125 and 126.

2. The title to this portion of No. 124 is identical with No. 126 as shown on pages _____ of the Abstract of that title and will not be repeated here.

3. George W. Jenkins and wife, C. L. Jenkins by deed dated December 1, 1911 conveyed to Taylor Blanton a tract of land containing four and one-fourth acres covered by the south eastern corner of the "Corn Tassel Tract". This deed is registered in Swain County. Page 820 of Abstract.

4. The remaining portion of Tract 124 is also covered by Grant No. 587 and the title thereto is identical with that of Tract 172 from page 46 down to and including page 87.

5. The first description we find of this tract is contained in deed from W. L. Hilliard et al, heirs at law of Robert and J. R. Love, et al, to Dr. Clarke Whittier dated December 20, 1885. This deed contains a large number of exceptions and exception No. 67 is made to W. H. Cathey for a tract of fifty-five acres on Indian Creek, the particular description covering that portion of Tract 124 outside of the "Corn Tassel Tract". The records do not disclose any bond for title or other conveyance to W. H. Cathey but my information from Mark Cathey, a son of W. H. Cathey, is that his father at one time held a bond for title to this tract of land and entered upon it, but later he abandoned the place and surrendered the bond to E. Everett, Administrator of the estate of Clarke Whittier and that later Everett, as such Administrator, executed a deed to A. T. Blanton as hereinafter set forth. The deed from W. L. Hilliard above referred to is set out on page 57 of the Abstract of Title to Tract 172 and the exception appears on page 80 of that Abstract.

6. Clarke Whittier executed a will in which he appointed his wife, McKensie Whittier and his son, W. W. Whittier, as executrix and executor. This will confers power upon said executor and executrix to sell, exchange, and make title for his North Carolina lands. This will is set out on page 87 of the Abstract of Title of Tract 172.

7. Later upon an application filed before the Clerk of the Superior Court of Swain County by certain creditors of Dr. Clarke Whittier, the said McKensie Whittier and W. W. Whittier were removed as such executor and executrix on account of non-residents and their failure to execute bond as required by law in the State of North Carolina and in this proceeding after a hearing before the Clerk, E. Everett was appointed as Administrator, C.T.A. of the said Clarke Whittier and thereafter acted as such Executor in carrying out the terms of said will and settling the estate of said Whittier. This proceeding is of record in the Office of the Clerk of the Superior Court of Swain County in Special Proceeding Docket Book No. 1 pages 31 and 32. Some of the original papers are also to be found in an old file relating to the estate of said Whittier. Reference to this proceeding is set out on page 89 of the Abstract of Title of Tract 172.

8. Attention is called at this point also to the fact that while this portion of Tract 124 is excepted in the deed from said Hilliard, et al, to Clarke Whittier above referred to by a further deed dated December 20, 1885, the said Hilliard, et al, quit claimed to said Clarke Whittier all of the tracts appearing as exceptions in the deed made by them to said Whittier and registered in Book 7, page 434, said deed providing that the said Clarke Whittier in consideration thereof agreed to make or cause to be made to the parties named in said first deed who held bonds for title for the lands excepted therein. The effect of this deed was to place title in said Clarke Whittier for the land contained in said exceptions including the one under consideration for the purpose of executing deeds therefor to all persons who held outstanding bonds. This deed is recorded in Swain County and is set out in full on page 84 of the Abstract of Title of Tract 172.

9. We then find a deed from E. Everett, Administrator, C.T.A. of Clarke Whittier to A. T. Blanton, dated November 16, 1901 and conveying a tract of fifty acres covering all of tract 124, except the four and one-fourth acres deeded to said Blanton by George W. Jenkins and hereinbefore referred to. This deed is recorded in Swain County. Page 821 of Abstract.

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF DEED OR GRANT

	In Preamble	As Signed	As Acknowledged
Grantors	G. W. Jenkins and wife	G. W. Jenkins and wife C. L. ^{HER} Jenkins ^{MARK}	G. W. Jenkins and wife C. L. ^{HER} Jenkins ^{MARK}
Grantees	Taylor Blanton		

1. Kind of Conveyance 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 12-2-11
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
2. Date of Conveyance 12-1-11
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 2-20-12
15. Book 35 Page 451
for Swain County.
16. 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 Taylor Blanton his heirs and assigns to the ir only use and behoof forever.

Exact Description of Property

"BEGINNING on G. W. Jenkins South East corner runs Noth with Jenkins line 47 poles to the top of the ridge dividing Deep Creek from Infian Creek corners on chestnut; then down the ridge as it meanders 53 poles to a spanish oak in G. W. Jenkins line; then East 26 poles to the BEGINNING containing 4½ acres."

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF DEED OR GRANT

In Preamble

As Signed

As Acknowledged

E. EVERETT, ADMR.

CLARKE WHITTIER, C.T.A.

A. T. BLANTON

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| <p>1. Kind of Conveyance..... Admr. Deed</p> <p>3. Is it properly executed..... yes</p> <p>5. Before what Officer acknowledged..... C.S.C.</p> <p>7. If irregular, copy in full on back.....</p> <p>9. Date of acknowledgment..... 2-19-02</p> <p>11. Did officer affix Seal..... no</p> <p>13. Does conveyance contain covenants—</p> <p> (a) of seizin..... yes</p> <p> (b) power to convey..... yes</p> <p> (c) against encumbrances..... yes</p> <p> (d) against claims of all others..... as Admr. of
 Clarke Whittier</p> <p>17. Habendum clause (Quote fully)..... To have and to hold tract or parcel of land and
 all privileges and appurtenances thereto belonging to the said A. T. Blanton,
 his heirs and assigns to their only use and behoof forever.</p> | <p>2. Date of Conveyance..... 11-16-01</p> <p>4. Date of Entry and No.....</p> <p>6. Acknowledgments, regular..... yes</p> <p>8. Did all grantors acknowledge..... yes</p> <p>10. Was privity examination of wife taken..... no</p> <p>12. Was order of probate correct..... yes</p> <p>14. Date of filing for record..... 8-2-02</p> <p>15. Book..... 20..... Page..... 186
 for..... Swin..... County.</p> <p>16. Does deed contain any special limitations, provisions
 or restrictions.....</p> |
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Exact Description of Property

Beginning on a pine, on the ridge above W. H. Cathey's house, in the Love line and runs N. 64 poles to a pine on the divide between Deep Creek and Indian Creek, then N. 32 E. 74 poles to a small chestnut oak, then S. 69 E. 46 poles to a sourwood, then S. 40 E. 63 poles to a small white oak, in the Love line, then with that line S. 63 W. 137 poles to the beginning, containing 50 acres more or less.