

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

REPORT ON THE C. C. LAWS TRACT - NO. 136.Location:

This tract is located on Noland Creek about 9 miles from its mouth. Noland, N. C., is the shipping point, on the Southern Railroad. It adjoins the lands of J. N. Laws and Champion Fibre Co. A poor public dirt road passes the property.

Description:

This tract has been used as a home place and consists of rather poor improvements and a young orchard not very well taken care of.

Improvements:

A two room boxed house, barn and spring house, in only fair condition. All of the land is rather steep, fairly well fenced.

Valuation:

28 acres.

2 room boxed house	\$250.00
Barn and spring house	50.00
9 acres cultivated land	200.00
15 acres wood land	150.00
4 acres orchard	100.00
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TOTAL	\$750.00

This is the price paid for the property, and as the party is making a living on it, the appraisers feel it is worth the money.

Analysis of Title

Tract No. 136.

1. Tract No. 136 is embraced by State Grant No. 788. This Grant was issued to E. Millsaps September 12, 1861 and contains 100 acres. This grant is of record in Swain County. See page 1182 of the Abstract of Tract No. 137. We have been unable to find any conveyance from E. Millsaps covering State Grant No. 788.

2. The next trace that we have been able to find of State Grant No. 788 is in a deed of conveyance from George W. Shuler and wife to J. U. Wiggins dated February 15, 1884. This deed is of record in Swain County. See page 1183 of the Abstract of Tract No. 137.

3. As the chain of title to Grant No. 788 is shown in the Analysis of Title of Tract No. 137 from the time said grant was conveyed by J. U. Wiggins to J. J. Combs until the time said grant was conveyed by Zebulon Weaver, Trustee to Corbin J. Decker, the same will not be repeated here, but may be seen by reference to the Analysis of Title of Tract No. 137, beginning with paragraph 9 and ending with paragraph 13.

4. The next conveyance that affects the locus in quo is a deed from Corbin J. Decker and wife to J. W. Laws and wife, Martha, bearing date of May 16, 1916 and conveying a tract of land of twenty-eight acres. This deed is of record in Swain County. See page 1199 of this Abstract.

5. On April 1, 1919, J. W. Laws and wife conveyed the same tract referred to in the preceding paragraph of this Analysis to C. C. Laws and wife, Eliza Laws. This is of record in Swain County. See page 1200 of this Abstract.

6. Two Deeds of Trust affecting the locus in quo are of record in Swain County. However, these deeds have been cancelled of record. See pages 1201, 1202 of this Abstract.

7. As we are dependent upon possession for title in this tract, there being several breaks in the chain of title from the State Grant to the present owner, we have obtained an affidavit to the effect that C. C. Laws and those under whom he claims have been in open, notorious and continuous possession of this tract for a period of thirty years and more. See page 1203 of this Abstract.