

NORTH CAROLINA PARK COMMISSION

ASHEVILLE, N. C.

REPORT ON THE R. L. BRANTON TRACT - NO. 140

Location: This property is located on Mill Creek, adjoining the lands of Champion Fibre Company and W. W. Jenkins. Mill Creek is a tributary of Noland Creek. The nearest shipping point is Noland, N. C., on the Southern Railway. A poor public road runs to this property.

Description: This tract is a home place occupied by the owner, and the greater part of it is cleared up.

Improvements: All of the improvements are in livable and usable condition, except one old house. The property is very well fenced and there is considerable flat land, which is productive, and pasture land is well set in grass.

Valuation: This tract contains 42.02 acres. Values arrived at as follows:

2 room boxed house	\$200.00
Barn	150.00
Old house	100.00
Pasture land	240.00
Flat land in corn	400.00
16 acres woodland	<u>160.00</u>

TOTAL \$1,250.00

The price agreed upon, \$1,250.00, the appraisers think is fair and well worth it, as party makes a living on the place.

Analysis of Title

Tract No. 140.

1. This tract is covered by Grant No. 114, issued to Solomon Newton on the 22nd day of December, 1855. This grant is recorded in Jackson County. Page of Abstract.

2. The title to State Grant 114 so far as it has been found of record is set out in Abstract of Tract 134, pages 1059 to 1076, vesting the title in Corbin J. Decker.

3. The next conveyance is a deed from Corbin J. Decker and wife, Katherine M. Decker, to Wm. R. Branton and Martha Branton dated September 11, 1914, conveying a tract containing fifty-six acres covering tract No. 140. This deed is recorded in Swain County. Page of Abstract.

4. Wm. R. Branton and wife, by deed dated January 17, 1925 conveyed to R. L. Branton a tract containing fifty acres and covering Tract No. 140. This deed is recorded in Swain County. Page of Abstract.

5. A portion of Tract 140 embracing its northwest corner lies outside of and is not covered by Grant No. 114, but is embraced in Grant 152. However, W. R. Branton has long had all of this tract in possession and for sufficient time to have matured his title. In order, however, to cure any defects in regard to this portion of said tract under the title of Grant 152 in so far as claimed by the Champion Fibre Company, the latter executed a deed to W. R. Branton covering all of tract 140 and embracing the lands covered by Grant 114 and that portion thereof lying outside of its boundaries. This deed is of record in Swain County. Page of Abstract.

6. For the title to State Grant No. 152, see Abstract of Tract 134, pages 1101 and those following.

NORTH CAROLINA PARK COMMISSION

COMMISSION ON THE PART OF NORTH CAROLINA FOR THE PURPOSE OF
PRESENTING THE CLAIMS OF NORTH CAROLINA FOR A NATIONAL PARK

MARK SQUIRES, CHAIRMAN, LENOIR
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MARK SQUIRES, LENOIR

Bryson City, N. C.

March 20, 1929

Mr. W. R. Branton

Noland, N. C.

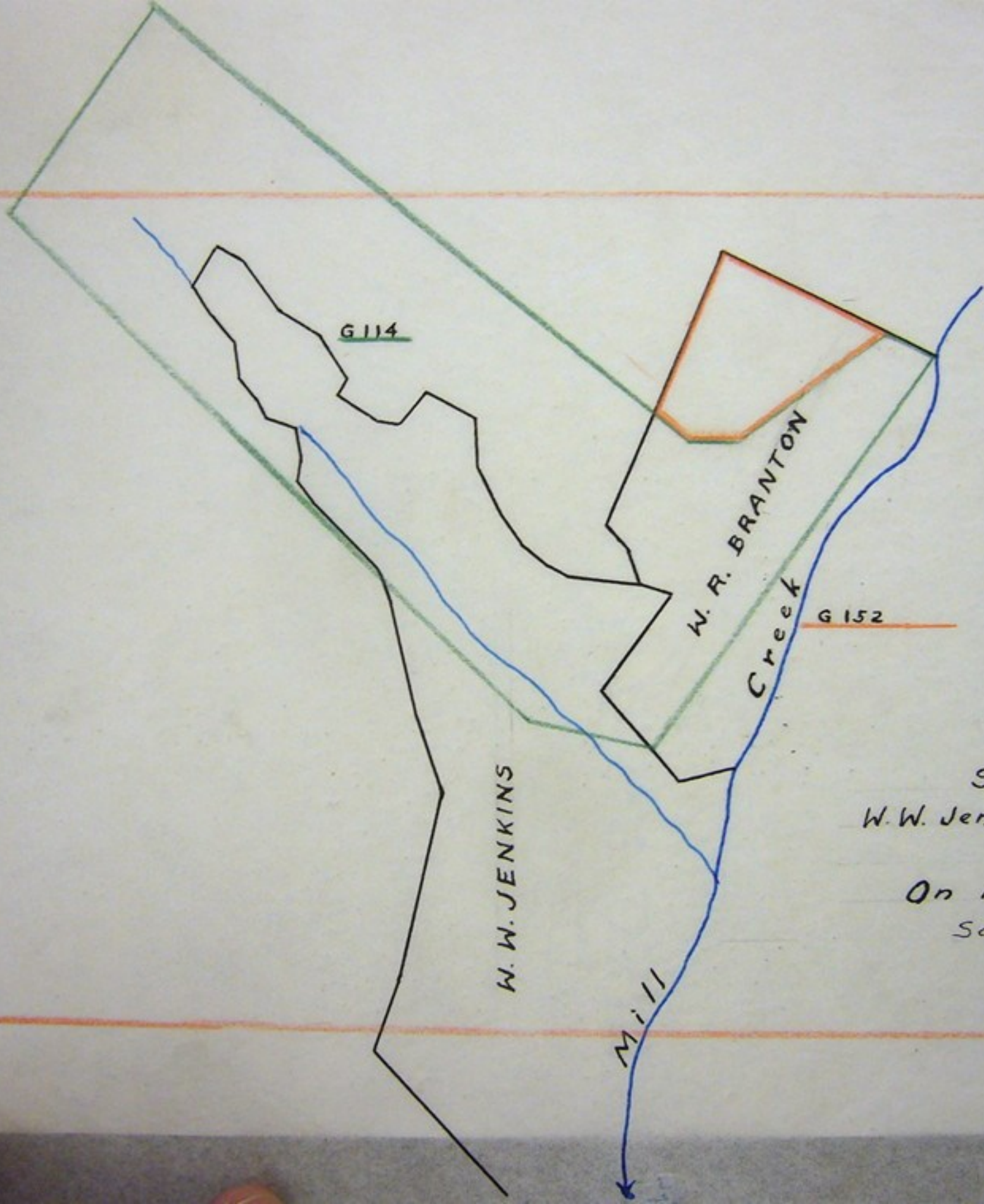
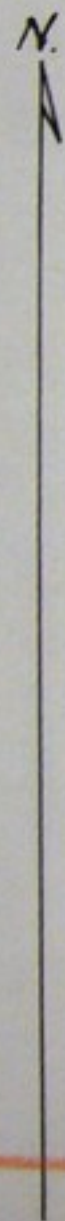
Dear Mr. Branton:

On investigating your title, your tract of land on Mill Creek, we find that that portion of your tract shown on the enclosed sketch enclosed in red is outside of Grant #114. The title to this portion seems to be in the Champion Fibre Company. However, we are informed by Mr. W. W. Jenkins that there was an exchange made with the Champion Fibre Company whereby they released this part of your tract to you.

It will be necessary for you to procure a quit claim deed from the Champion Fibre Company for this part of your tract. We would advise that you take this matter up with Mr. Damtoft, who has charge of the Champion Fibre Companys land, and if he will agree to make this quit claim deed we will have it prepared in this office.

Yours very truly,

Worth McKinney



Sketch of
W. W. Jenkins and W. R. Branton
Tracts
On Noland Creek
Scale: 1" = 10 chains.