

OFFER TO PURCHASE AND CONTRACT
[Consult "Guidelines" (Form 2G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. **TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": County of Jackson, a North Carolina Body Politic

(b) "Buyer": HOOTLA, Inc., a Florida corporation

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below.

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: Lot 13 Milk Sick Cove
City: Collowhee Zip: 28723
County: Jackson, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)
Plat Reference: Lot/Unit _____, Block/Section _____, Subdivision/Condominium _____, as shown on Plat Book/Slide _____ at Page(s) _____

The PIN/PID or other identification number of the Property is: 7547-81-3345

Other description: 2.85 Acres

Some or all of the Property may be described in Deed Book 2039 at Page 613

(d) "Purchase Price":

\$ \$1,500.00

\$ _____

\$ \$75.00

\$ _____

\$ _____


\$ _____

\$ _____

\$ \$1,425.00

paid in U.S. Dollars upon the following terms:
BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash personal check official bank check wire transfer, electronic transfer, EITHER with this offer OR within five (5) days of the Effective Date of this Contract.
BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire transfer or electronic transfer no later than 5 p.m. on _____, **TIME BEING OF THE ESSENCE.**
BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).
BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).
BY BUILDING DEPOSIT in accordance with the attached New Construction Addendum (Standard Form 2A3-T).
BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver cash, official bank check, wire transfer or electronic transfer to the payee. In the event Buyer does not timely deliver the required funds, Seller shall have the right to terminate this Contract upon written notice to Buyer.

 This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS®, Inc.



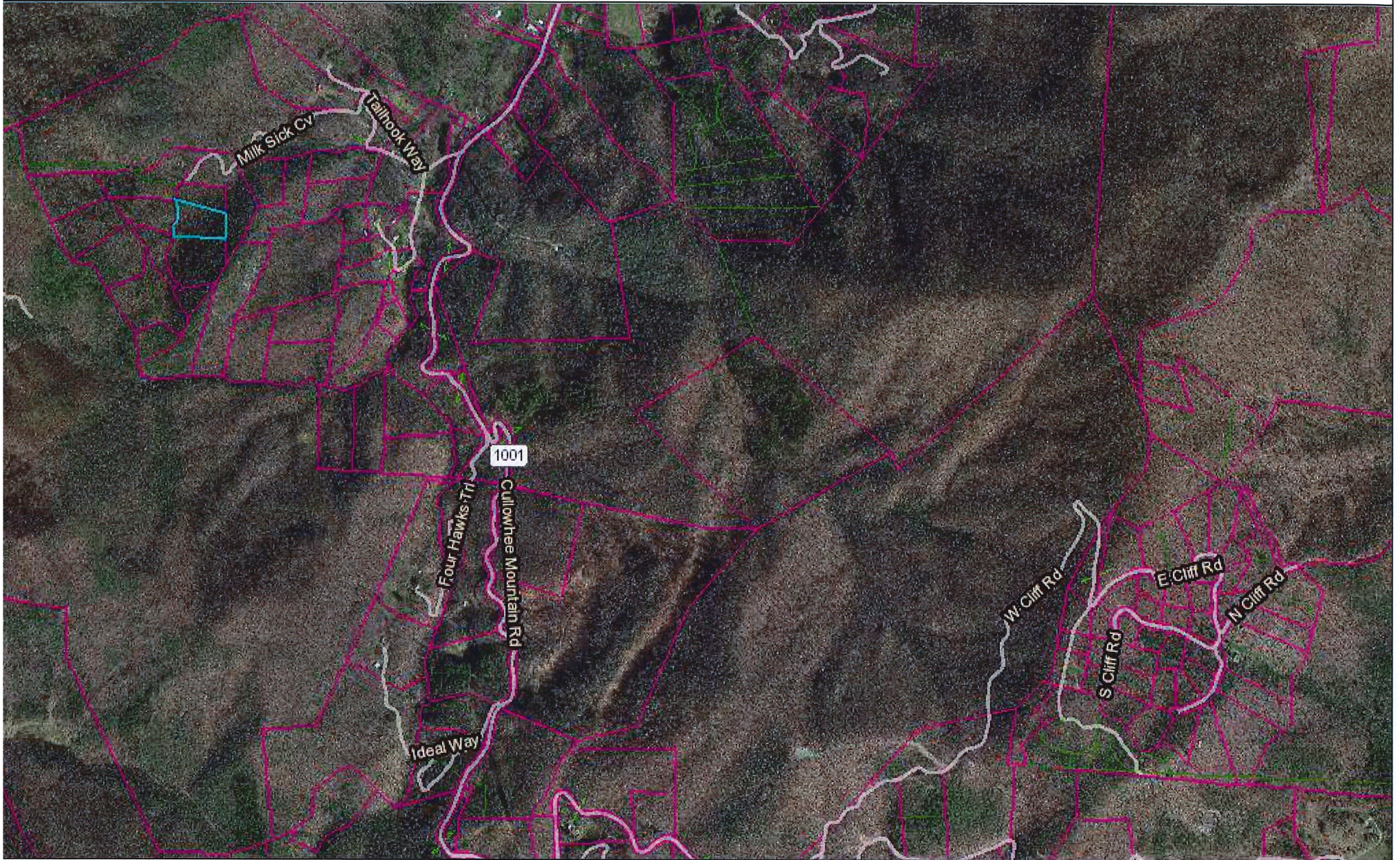
STANDARD FORM 2-T
Revised 7/2019
© 7/2019

Buyer's initials MSH Seller's initials _____

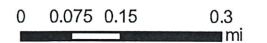
<u>PIN#</u>	<u>Assessed Value</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Total Costs</u>	<u>Add. Taxes</u>	<u>Deed Recorded</u>	
7556-74-6668	45,000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	BID PROCESS
7566-22-4416	45,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	BID PROCESS
7566-90-6362	25,000	Bailey, David	Lt 2 Ph 1 Trout Creek	\$ 6,820.00	\$ -	2/2019	
7547-81-3345	23,810	Bradbury, Robert	Lot 13, Triple C Investments	\$ 6,150.51	\$ 175.52	7/2014	
7662-48-8003	44,210	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	BID PROCESS
7556-52-6484	45,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	BID PROCESS
7556-62-5384	45,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	BID PROCESS
7545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
7556-74-5882	45,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	BID PROCESS
7556-75-7053	45,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	BID PROCESS
7566-12-8643	45,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	BID PROCESS
7556-74-8860	45,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	BID PROCESS
7556-53-7351	45,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	BID PROCESS
7517-71-5216	24,130	Holland, Larry Heirs	Lt 49 Enchanted Forest	\$ 9,890.87	\$ 86.87	7/2021	
7592-87-2219	12,500	Johnson, W. Hal	Lt 216 Un 1 Holly Forest	\$ 4,717.36	\$ 129.19	3/2015	BID PROCESS
7556-54-7333	45,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	BID PROCESS
7556-83-2395	45,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	BID PROCESS
7545-59-8661	12,000	Lawerence, Eric	Lt 45 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	7/2017	
7545-59-4338	12,000	Laws, Jeffrey	Lt 48 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	
7566-12-9411	45,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	BID PROCESS
7566-13-7520	45,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016	BID PROCESS
7566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016	
7556-55-5241	45,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	BID PROCESS
7575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	
7556-84-0417	45,000	McKinney, James	Lt 52 Ph 2 River Rock	\$ 9,900.00	\$ 19.67	7/2017	BID PROCESS
7566-22-5457	45,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019	BID PROCESS
7566-22-4773	45,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015	FINAL OFFER
7556-75-9085	45,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017	BID PROCESS
7575-38-7703	25,000	Rabinovitch, Frank	Lt 44 Trout Creek Rd	\$ 10,492.00	\$ 120.99	2/2019	
7575-81-4434	30,000	Rabuffo, Mae	Lot "C", 1.02 acres	\$ 26,034.81	\$ 1,915.03	8/2014	BID PROCESS
7575-72-0410	20,000	Rabuffo, Mae	Lot 16A, Hampton Springs	\$ -	\$ 724.33	8/2014	
7575-81-1253	30,000	Singleton, Richard	Lt E Big Ridge Rd	\$ 9,600.00	\$ -	12/2020	

7565-20-7298	31,910	Smith, F.T.	Lot 3, Creekwood	\$ 7,556.62	\$ -	9/2013	
7565-30-1049	17,860	Smith, F.T.	Green Area No. 1, Creekwood	\$ -	\$ -	9/2013	
7565-40-0636	6,240	Smith, F.T.	Green Area No. 2, Creekwood	\$ -	\$ -	9/2013	
7556-64-5589	45,000	Swanson, John	Lt 125 River Rock Ph 8	\$ 15,900.00	\$ -	2/2018	BID PROCESS
7556-84-2919	45,000	Swenson, Joan	Lt 46 River Rock Ph 2	\$ 10,500.00	\$ -	10/2017	BID PROCESS
7556-83-1939	45,000	Tracey, Kevin	Lt 11 River Rock	\$ 12,033.88	\$ -	10/2019	FINAL OFFER
7556-84-2476	45,000	Tracy, Patricia	Lt 9 River Rock	\$ 11,925.00	\$ -	12/2020	BID PROCESS
7556-74-4722	45,000	Tran, Man	Lt 70 Ph 2 River Rock	\$ 9,100.00	\$ 19.67	7/2017	BID PROCESS
7545-69-1348	12,000	Wells Fargo	Lt 42 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
7545-69-1577	12,000	Wells Fargo	Lt 43 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
7566-22-2420	45,000	Williams, D. Robert	Lt 14 The Glade	\$ 12,397.80	\$ -	10/2015	BID PROCESS
7642-40-0913	20,880	Estate of Ellen Lee Gibson	830 Allen Street	\$ 3,777.71	\$ 2,124.96	8/2014	SOLD/WAITING ON TITLEWORK
7592-90-3989	12,500	Myers, Mary	Lot 6 W Christy Trail	\$ 5,500.00	\$ -	10/2013	BID PROCESS
7642-40-0949	23,630	Norman, Crystal	854 Allen Street	\$ 5,687.72	\$ 806.24	1/2019	SOLD/WAITING ON TITLEWORK
7642-40-0931	3,150	Norman, Crystal	Chipper Curve Rd	\$ 8,230.02	\$ 135.05	1/2019	SOLD/WAITING ON TITLEWORK
7559-94-6474	23,050	Kevlin, John	Lt 15 Bel-Aire Estates				Must have a minimum bid of \$50,000 for all three Bel-Aire Estates lots
7559-94-6269	24,270	Kevlin, John	Lt 11 Bel-Aire Estates				
7559-94-4268	25,490	Kevlin, John	Lt 10 Bel-Aire Estates				

Custom Jackson County, NC Property Map



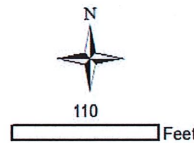
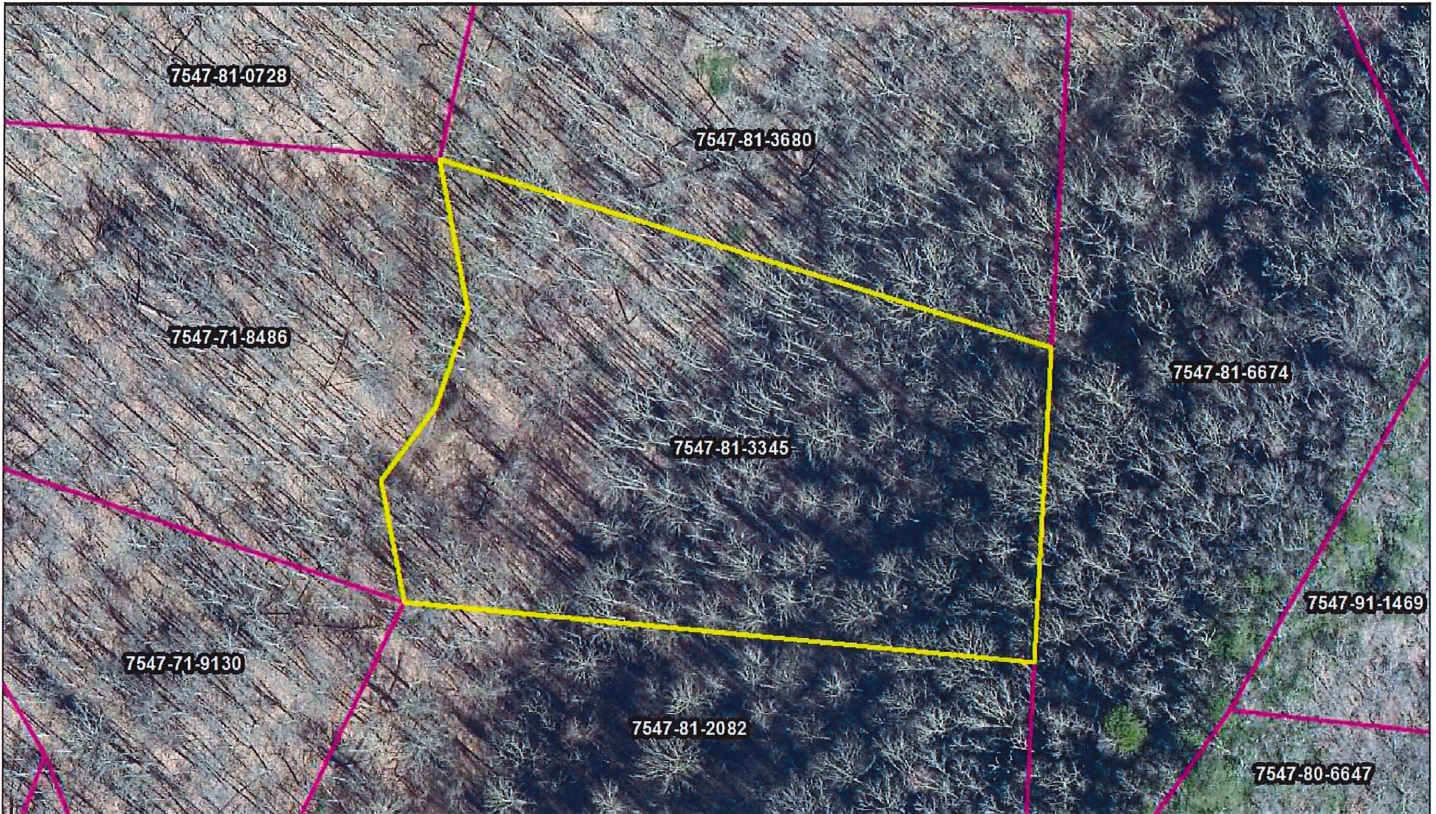
- Centerlines
- Parcel Lines
- Easement
- Hooks
- Leader Line
- Lot Line
- Subdivision ROW
- Parcels



WARNING: THIS IS NOT A SURVEY!
 This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the content of this map.

Property Report for 7547-81-3345

4/12/2022



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Parcel Information

Parcel ID: 7547-81-3345
 Parcel Address: LT 13 MILK SICK CV
 Neighborhood Name: TRIPLE C
 Property Description: LT 13 TRIPLE C INVESTMENTS
 Sale Date: 2014-07-01
 Sale Price: \$6,000
 Plat Reference: None
 Transferring Reference: 2039/613
 Township: CULLOWHEE
 Assessed Acres: 2.85

Ownership Information

Owner Name #1: COUNTY OF JACKSON
 Owner Name #2: None
 Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105
 Mailing Address 2: None
 City/State/Zip: SYLVA NC 28779
 Owner Account: 76990

Tax/Value Information

Fire District: CULLOWHEE PC 10
 Building Value: \$0
 Land Value: \$23,810
 Assessed Total Value: \$23,810

Zoning Information

Zoning District: None
 Zoning Area: None
 Jurisdiction: None



**RESOLUTION OF THE JACKSON
COUNTY COMMISSIONERS TO AUTHORIZE
THE SALE OF PROPERTY**

WHEREAS, the County of Jackson, hereinafter County, owns certain property, being all of PIN #7547-81-3345 containing approximately 2.85 acres. Being located in Sylva City Township as further described in Deed Book 2039, Page 613 of the Jackson County Public Registry; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$1,500.00 as submitted by HOOTLA, Inc.; and

WHEREAS, HOOTLA, Inc. paid the required five percent (5%) deposit on the offer.

**NOW THEREFORE, THE JACKSON COUNTY BOARD OF COMMISSIONERS
RESOLVES THAT:**

1. The Jackson County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
2. The Clerk to the Board of Commissioners shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board of Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
5. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received.
6. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed, which it will do by Motion within 30 days after the final upset bid period has passed, and the buyer must pay with cash at the time of closing.

7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property to HOOTLA, Inc..

Adopted April 19, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board
