

COUNTY OF JACKSON

INITIAL BID FORM

I (we) herby submit an initial bid and offer to purchase certain tax foreclosure property:

The property is identified in the tax office as:

PARCEL ID# 7565-20-7298, 7565-30-1049, 7565-40-0636

STREET ADDRESS OR BRIEF DESCRIPTION Lot 3 Creekwood
Green Area No. 1 Creekwood, Green Area No. 2 creekwood

LAST BID WAS IN THE AMOUNT OF \$ N/A

My (our) bid for the property is \$ 800.00 and increases the last bids by not less than 10% of the first \$1,000 and 5% of the balance. A check or cash in the amount of \$ 100.00 as a deposit of not less than 5% of my bid.

I (we) understand that the county does not offer any guarantee of title nor provide a title search or title insurance and that this property will be sold by non-warranty deed. I (we) further understand that the county is selling the property "as is" and that the county will pay no outstanding or prior dues, liens, taxes or judgments of any kind. If this offer is accepted by the County of Jackson and the bid is not upset after advertisement as by law required I (we) request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s):

Jacob Cox

Upon notification that my offer is accepted and there have been no upset bids following the required upset bid period, I (we) will pay the balance of the purchase price in full by cash or certified check. I (we) understand that I (we) will be responsible for all expenses involved in recording the deed.

NAME: Jacob Cox

ADDRESS: 194 Ember lane
Sylva, N.C. 28779

EMAIL: Cox.Jake24@yahoo.com

TELEPHONE: 352-346-9383

JACKSON COUNTY PROPERTIES ACQUIRED THROUGH FORECLOSURE

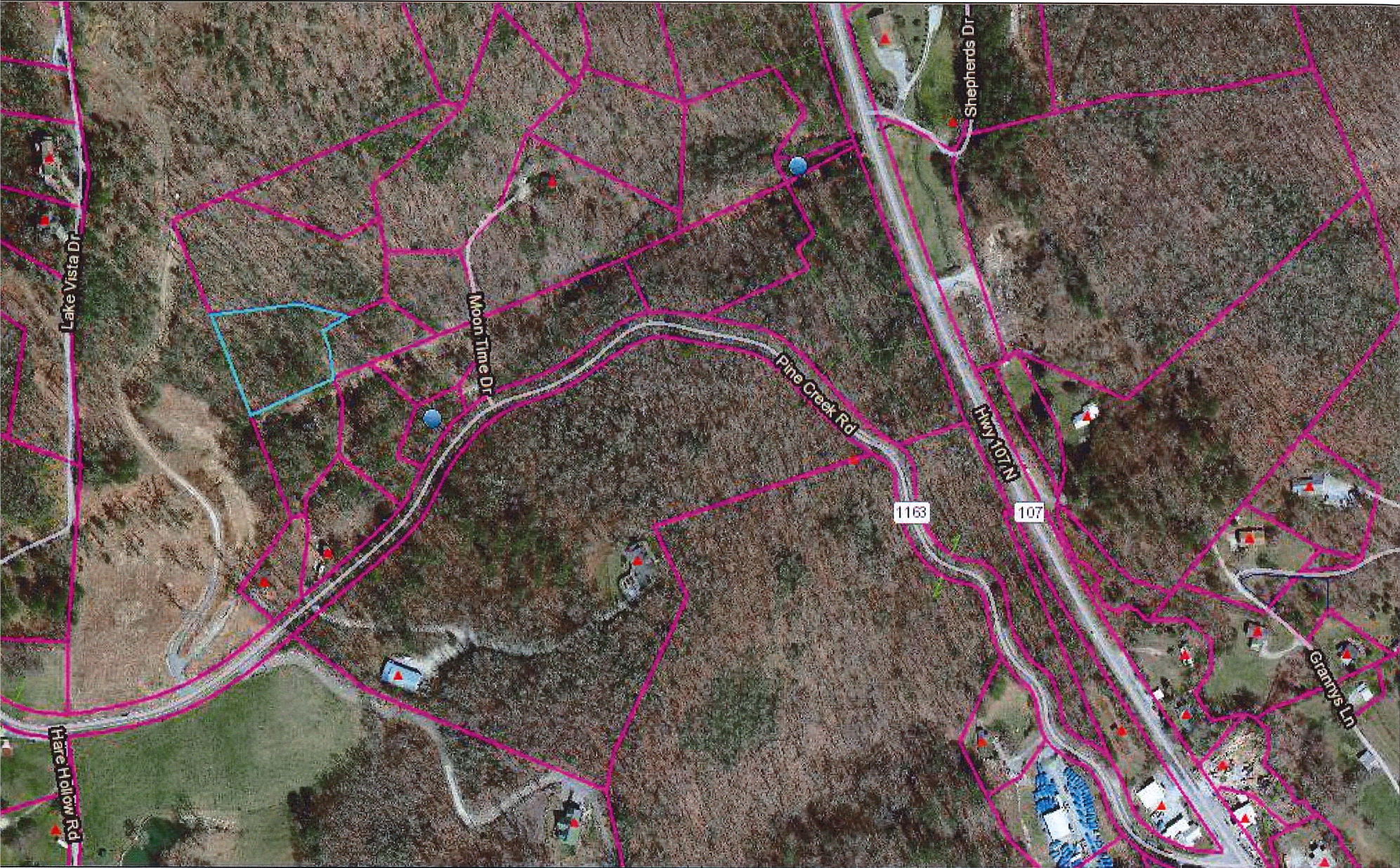
<u>PIN#</u>	<u>Assessed Value</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Total Costs</u>	<u>Add. Taxes</u>	<u>Deed Recorded</u>	
7552-88-3413	23,440	American Asset LLC	Lt 5 Norton Ridge	\$ 7,530.80	\$0.00	4/2022	BID PROCESS
7566-90-6362	25,000	Bailey, David	Lt 2 Ph 1 Trout Creek	\$ 6,820.00	\$ -	2/2019	
7547-81-3345	23,810	Bradbury, Robert	Lot 13, Triple C Investments	\$ 6,150.51	\$ 175.52	7/2014	BID PROCESS
7545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
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
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	
7566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016	
7575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	BID PROCESS
7575-38-7703	25,000	Rabinovitch, Frank	Lt 44 Trout Creek Rd	\$ 10,492.00	\$ 120.99	2/2019	
7575-72-0410	20,000	Rabuffo, Mae	Lot 16A, Hampton Springs	\$ -	\$ 724.33	8/2014	BID PROCESS
7575-81-1253	30,000	Singleton, Richard	Lt E Big Ridge Rd	\$ 9,600.00	\$ -	12/2020	BID PROCESS
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	
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				

<u>PIN#</u>	<u>Assessment</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Total</u> <u>Costs</u>	<u>Add.</u> <u>Taxes</u>	<u>Deed</u> <u>Recorded</u>	<u>Date</u> <u>Sold</u>
7566-01-8971	5,000	Babinski, David	Lt 31 Upper Glade	\$ 12,084.29	\$ -	10/2015	Dec-19
7566-22-4416	45,000	American Equity Funding	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	May-22
7556-74-6668	45,000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	Jun-22
7623-77-5190	42,930	Bayan, Nicole	Lt 27 Black Bear Falls	\$ 8,355.48	\$ 915.43	6/2015	Jun-20
7662-48-8003	44,210	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	May-22
7556-52-6484	45,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	May-22
7545-47-0700	12,000	Carolina Land Trust	Lt 64 Ph 2 Bear Pen	\$ 8,700.00	\$ 47.20	3/2017	Mar-21
7545-47-0985	12,000	Carroll, Diane	LT 65 Wolf Knob Rd	\$ 12,417.17	\$ -	12/2018	Mar-21
7545-48-1117	12,000	Carroll, Diane	Lt 66 Wolf Knob Rd	\$ 13,144.83	\$ -	12/2018	Mar-21
7556-62-5384	45,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	May-22
7566-02-3374	5,000	Dickey, David L., et. al.	Lt 41 Upper Glade	\$ 8,876.32	\$ 797.83	3/2015	Dec-19
7566-02-8201	5,000	Dickey, David L., et. al.	Lt 38 Upper Glade	\$ 8,081.49	\$ 871.33	3/2015	Dec-19
7556-74-5882	45,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	Jun-22
7556-75-7053	45,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	Jun-22
7563-07-0074	35,000	Eagle's View over Moos	Lot FF Waterfall Cove	\$ 2,328.43	\$ 224.53	2/2017	Nov-21
7563-07-0359	75,000	Eagle's View over Moos	Lot BB Waterfall Cove	\$ 5,597.96	\$ -	2/2017	Jul-21
7566-12-8643	45,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	May-22
7655-61-9670	30,800	Financial Technologies N	Lt 43 Black Rock Rd	\$ 5,010.59		11/2013	Feb-20
7655-60-6750	45,830	Financial Technologies N	Lt 40 Black Rock Rd	\$ 5,010.58	\$ -	11/2013	Oct-21
7563-00-5887	200,000	Flynn Investments	Lt 11 Ph 2 Signal Ridge	\$ 11,870.00	\$ -	9/2020	Apr-21
7545-38-5265	12,000	Frederickson, Kris	Lt 78 Ph 2 Bear Pen	\$ 5,437.00	\$ -	4/2016	Dec-19
7545-76-3385	12,000	Gayer, Anna	Lt 1A Ph 1 Bear Pen	\$ 6,600.00	\$ 47.20	6/2016	Jun-21
7545-84-7035	47,660	GMR Properties, Inc.	Lot 10, 11 Mountain Vista	\$ 6,268.63	\$ 202.88	5/2015	Feb-22
7545-67-4553	12,000	Grusser, Joseph	Lt 17 Ph 1 Bear Pen	\$ 9,600.00	\$ -	4/2016	May-19
7556-74-8860	45,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	Jun-22
7556-53-7351	45,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	Jun-22
7556-54-7333	45,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	May-22
7556-83-2395	45,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	May-22
7545-68-0717	12,000	Laws, Jeffrey	Lt 39 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	Aug-19
7545-58-4733	500	Legasus of NC	Bear Pen	\$ 43,000.00	\$ -	6/2016	Aug-19
7556-56-0249	62,940	Legasus of NC	Tr C Cullowhee Falls	\$ 4,700.00	\$ 247.55	6/2016	Nov-16
7566-53-0505	37,610	Legasus of NC	WaterDance	\$ 3,300.00	\$ 147.92	6/2016	Oct-21

7566-45-4328	30,000	Legasus of NC	Lot 42, WaterDance	\$ 10,000.00	\$ 18.50	6/2016	Mar-22
7566-12-9411	45,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	May-22
7566-13-7520	45,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016	May-22
7632-32-6502	44,520	Mace, Donald	Tr 1 SR 1386	\$ 4,532.67	\$ -	1/2019	Sep-21
7556-55-5241	45,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	May-22
7556-54-4716	5,000	Mattarollo, Christopher	Lot 80 Twin Branch Way	\$ 13,610.00	\$ 20.17	6/2019	Aug-20
7556-84-0417	45,000	McKinney, James	Lt 52 Ph 2 River Rock	\$ 9,900.00	\$ 19.67	7/2017	Jun-22
7527-87-7364	72,330	Means, Judy	Lt 44 Garnet Ridge	\$ 11,161.00	\$ -	9/2020	Apr-22
7539-57-4217	29,860	Mills, Charlie (Hornbuckl	Frady Cove	\$ 6,000.00	\$ 110.48	6/2016	Jun-19
7558-14-5407	52,380	Morey, Robert	Lt 6 Cove at Flat Gap	\$ 9,225.00	\$ -	9/2019	Sep-20
7566-22-5457	45,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019	May-22
7589-83-3834	100,360	Nicholson, Elizabeth	Caney Fork Rd	\$ 8,933.21	\$ 371.33	3/2017	Jul-21
7566-22-4773	45,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015	May-22
7556-75-9085	45,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017	May-22
7575-81-4434	30,000	Rabuffo, Mae	Lot "C", 1.02 acres	\$ 26,034.81	\$ 1,915.03	8/2014	Apr-22
7558-13-7638	22,720	Root, Brian	404 Rustling Woods Trail	\$ 5,925.00	\$ -	2/2019	May-19
7558-24-1229	18,780	Root, Brian	Rustling Woods Trail	\$ 5,925.00	\$ -	2/2019	Apr-19
7585-89-7277	200,000	Rose, Michael	Lt 636 Bear Lake Reserve	\$ 15,842.00	\$ -	7/2021	Jun-21
7545-67-5942	12,000	Royal Lots, LLC	Lt 23 Ph 1 Bear Pen	\$ 8,933.21	\$ -	4/2016	May-19
7545-67-0957	12,000	Scott, Robert	Lt 26 Wolf Knob Rd	\$ 11,052.00	\$ -	8/2018	Sep-19
7545-57-8653	12,000	Smith, Sue	Lt 35 Ph 1 Bear Pen	\$ 8,520.00	\$ 47.20	3/2017	Sep-19
7545-77-0831	12,000	Snyder, Jeffrey	Lt 21 Ph 1 Bear Pen	\$ 6,200.00	\$ -	4/2016	May-19
7545-77-6744	12,000	Sterling Trust Co	Lt 11 Wolf Knob Rd	\$ 8,357.00	\$ -	12/2018	May-19
7556-64-5589	45,000	Swanson, John	Lt 125 River Rock Ph 8	\$ 15,900.00	\$ -	2/2018	May-22
7556-84-2919	45,000	Swenson, Joan	Lt 46 River Rock Ph 2	\$ 10,500.00	\$ -	10/2017	May-22
7622-06-2823	25,730	Taylor, Ann	184 Dewdrop Lane	\$ 3,340.00	\$ -	2/2019	Aug-20
7622-06-1924	31,440	Taylor, Ann	107 Sunflower Ridge	\$ 3,340.00	\$ -	2/2019	Aug-20
7556-83-1939	45,000	Tracey, Kevin	Lt 11 River Rock	\$ 12,033.88	\$ -	10/2019	May-22
7556-84-2476	45,000	Tracy, Patricia	Lt 9 River Rock	\$ 11,925.00	\$ -	12/2020	Jun-22
7556-74-4722	45,000	Tran, Man	Lt 70 Ph 2 River Rock	\$ 9,100.00	\$ 19.67	7/2017	Jun-22
7566-01-9393	5,000	Turner, Chris	Lt 3 The Glade	\$ 5,882.00	\$ -	2/2019	Dec-19
7545-38-1254	12,000	Wasilewski, Peter	Lt 84 Ph 2 Bear Pen	\$ 10,700.00	\$ -	4/2016	Oct-20
7545-69-1348	12,000	Wells Fargo	Lt 42 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	Jun-22
7545-69-1577	12,000	Wells Fargo	Lt 43 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	Jun-22

7566-22-2420	45,000	Williams, D. Robert	Lt 14 The Glade	\$ 12,397.80	\$ -	10/2015	May-22
7545-76-1352	12,000	Wright, William	Lt 1B Ph 1 Bear Pen	\$ 7,665.00	\$ 47.20	4/2017	Oct-19
7660-31-8916	118,460		Wayehutta Rd. SR 1731				Apr-22
	2,696,060						

Custom Jackson County, NC Property Map



- | | | |
|----------------|---------------------|-----------------|
| Points | Parcel Lines | Lot Line |
| Override 1 | Easement | Subdivision ROW |
| Address Points | Hooks | Parcels |
| Centerlines | Leader Line | |



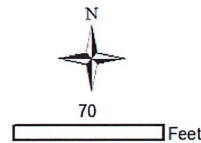
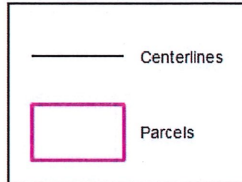
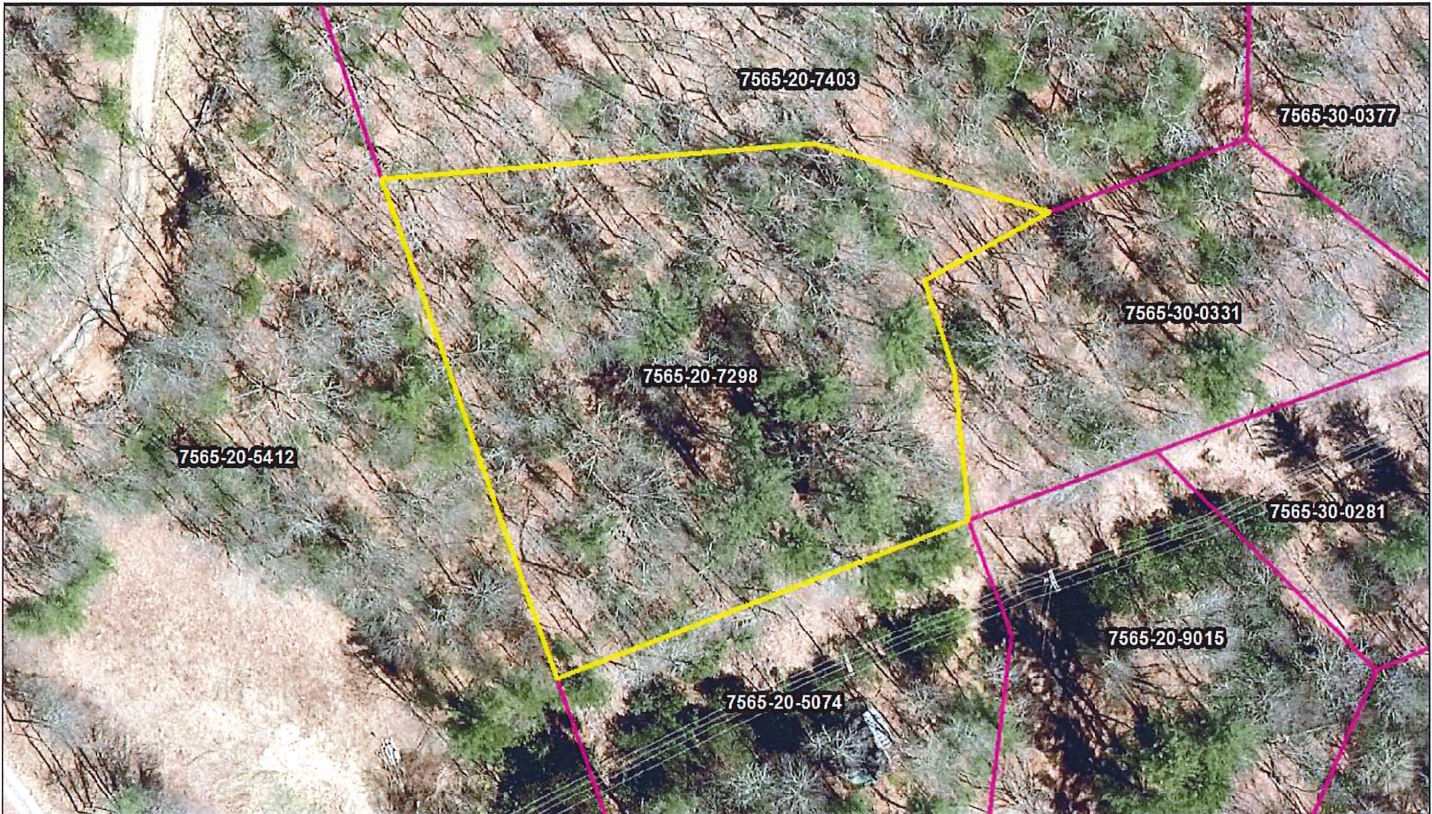
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WARNING: THIS IS NOT A SURVEY!
 This map is prepared for inventory of real property within Jackson County. It is compile from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information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

Property Report for 7565-20-7298

6/8/2022

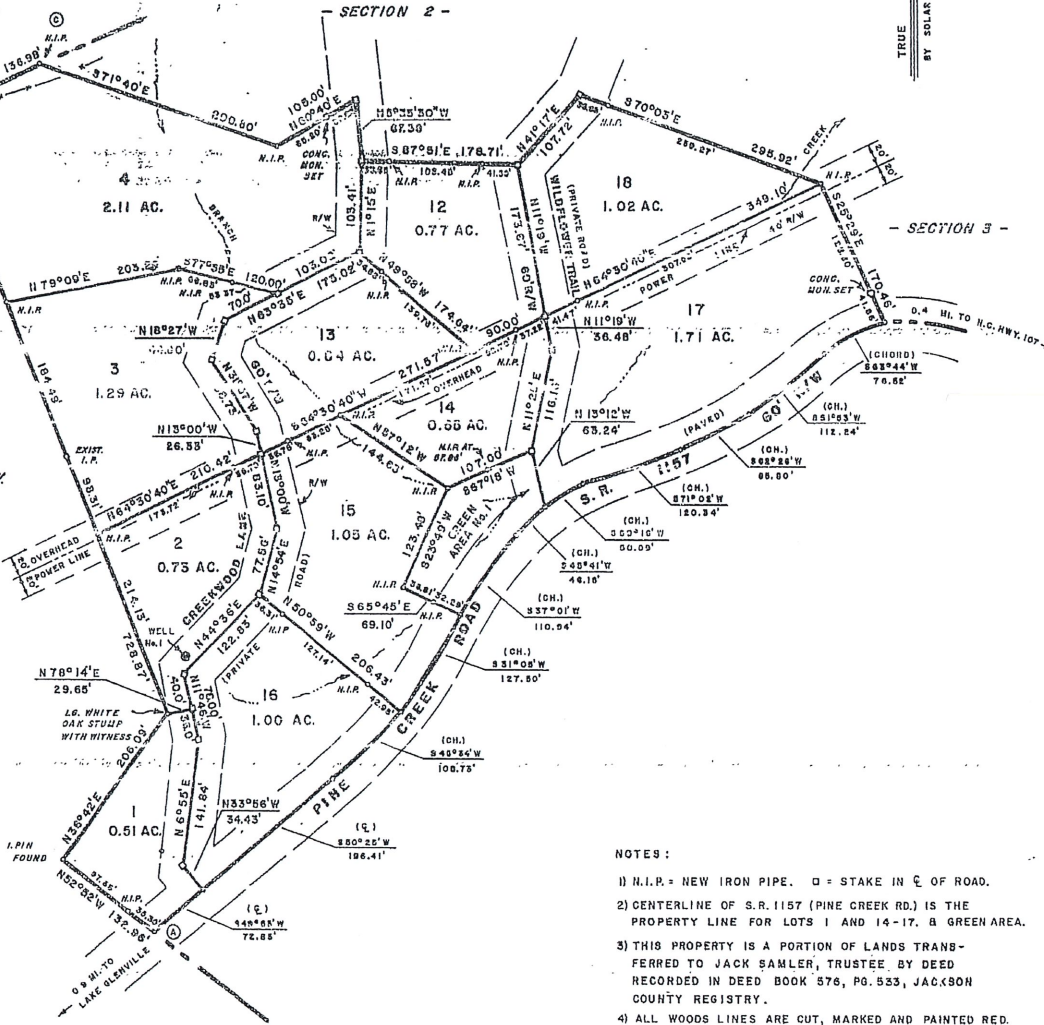


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<p>Parcel Information</p> <p>Parcel ID: 7565-20-7298 Parcel Address: LT 3 PINE CREEK RD Neighborhood Name: CREEKWOOD Property Description: LT 3 CREEKWOOD Sale Date: 2013-09-25 Sale Price: \$0 Plat Reference: 3/520 Transferring Reference: 2008/592 Township: HAMBURG Assessed Acres: 1.29</p>	<p>Ownership Information</p> <p>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</p>	<p>Tax/Value Information</p> <p>Fire District: CASHIERS 5 MI Building Value: \$0 Land Value: \$31,910 Assessed Total Value: \$31,910</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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X. FREHAR, INC. X
D. B. 402, PG. 370

X. EMORY McCOY X
D. B. 226, PG. 523



NOTES:

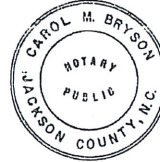
- 1) N.I.P. = NEW IRON PIPE. □ = STAKE IN C OF ROAD.
- 2) CENTERLINE OF S.R. 1157 (PINE CREEK RD.) IS THE PROPERTY LINE FOR LOTS 1 AND 14-17. B GREEN AREA.
- 3) THIS PROPERTY IS A PORTION OF LANDS TRANSFERRED TO JACK SAMLER, TRUSTEE, BY DEED RECORDED IN DEED BOOK 376, PG. 533, JACKSON COUNTY REGISTRY.
- 4) ALL WOODS LINES ARE CUT, MARKED AND PAINTED RED.
- 5) ⓐ TO ⓐ TO ⓐ COMPILED FROM PREVIOUS SURVEY No. 79-03-31.
- 6) ALL SIDE AND REAR LOT LINES HAVE A 10' (MINIMUM) EASEMENT RESERVED FOR FUTURE UTILITIES AND/OR STORM DRAINAGE.



STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, DAVID H. BRYSON, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AND ACTUAL SURVEY MADE BY ME, THAT THE ERROR OF CLOSURE IS LESS THAN 1/5000 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 16TH DAY OF May, 1984.

David H. Bryson, Jr.
N.C. REGISTERED LAND SURVEYOR



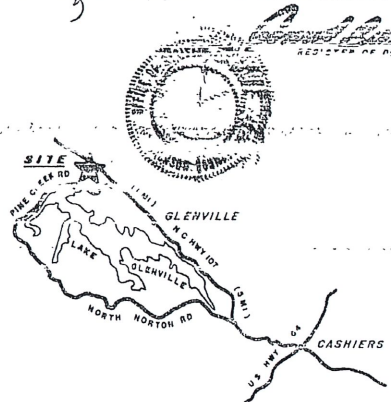
STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DAVID H. BRYSON, JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 16TH DAY OF May, 1984. MY COMMISSION EXPIRES 2-1-89

Carol M. Bryson
NOTARY PUBLIC

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

THE FOREGOING CERTIFICATES OF DAVID H. BRYSON, JR., REGISTERED LAND SURVEYOR AND CAROL M. BRYSON, NOTARY PUBLIC, ARE CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT CABINET 3, SLIDE 520, THIS 17TH DAY OF June AT 12:10 O'CLOCK P. M., 1984 A.D.



SECTION I

CREEKWOOD

LOCATED ON THE SLOPES OF SHOAL MOUNTAIN IN
HAMBURG TWP, JACKSON CO, NORTH CAROLINA



MAY 16, 1984

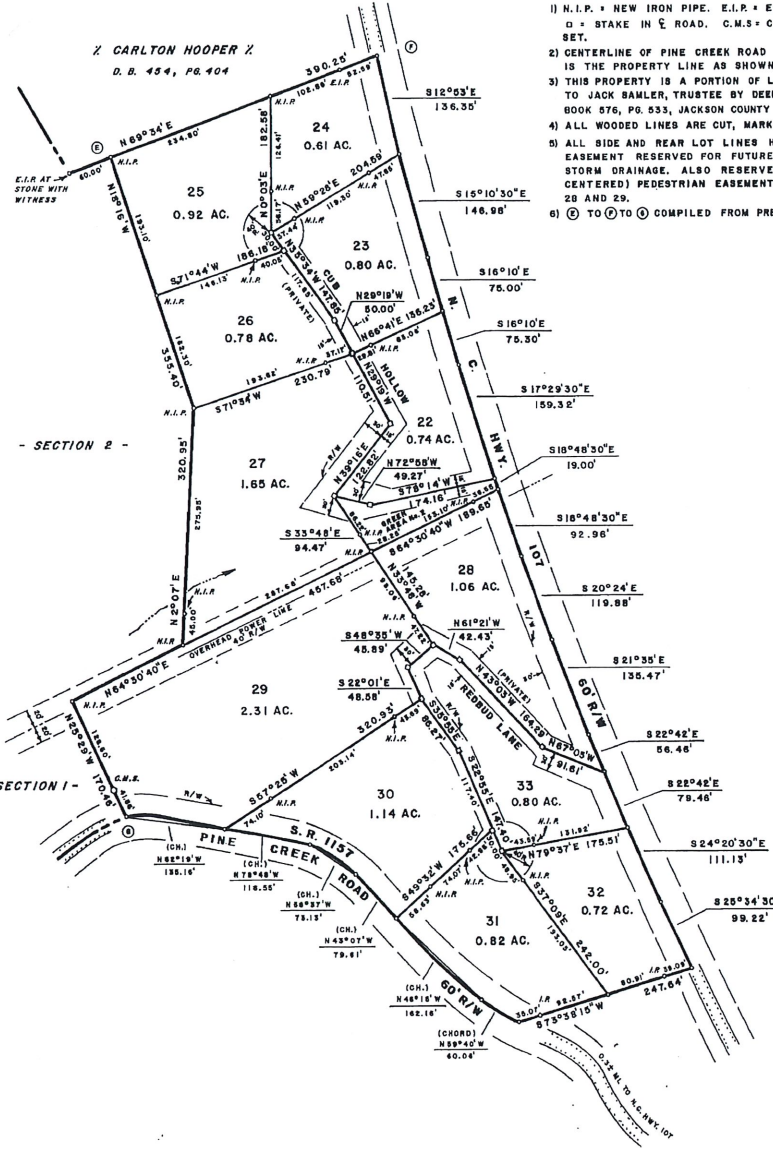
PREPARED FOR

JACK SAMLER

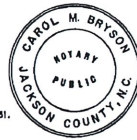
PREPARED BY

DAVID H. BRYSON, JR. & ASSOC.

P. O. BOX 526, CASHIERS, NC 28717



- NOTES:
- 1) N.I.P. = NEW IRON PIPE. E.I.P. = EXISTING IRON PIPE.
 ○ = STAKE IN $\frac{1}{2}$ ROAD. C.M.S. = CONCRETE MONUMENT SET.
 - 2) CENTERLINE OF PINE CREEK ROAD AND N.C. HWY. 107 IS THE PROPERTY LINE AS SHOWN.
 - 3) THIS PROPERTY IS A PORTION OF LANDS TRANSFERRED TO JACK SAMLER, TRUSTEE BY DEED RECORDED IN DEED BOOK 576, PG. 533, JACKSON COUNTY REGISTRY.
 - 4) ALL WOODED LINES ARE CUT, MARKED AND PAINTED RED.
 - 5) ALL SIDE AND REAR LOT LINES HAVE A 10'(MINIMUM) EASEMENT RESERVED FOR FUTURE UTILITIES AND/OR STORM DRAINAGE. ALSO RESERVED IS A 20' (10' CENTERED) PEDESTRIAN EASEMENT ALONG LINE OF LOTS 28 AND 29.
 - 6) © TO © TO © COMPILED FROM PREVIOUS SURVEY NO. 79-63-31.



STATE OF NORTH CAROLINA
 COUNTY OF JACKSON
 I, DAVID H. BRYSON, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AND ACTUAL SURVEY MADE BY ME, THAT THE ERROR OF CLOSURE IS LESS THAN 1:5000 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 7TH DAY OF June, 1984.

David H. Bryson, Jr.
 N.C. REGISTERED LAND SURVEYOR

STATE OF NORTH CAROLINA
 COUNTY OF JACKSON
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DAVID H. BRYSON, JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 7TH DAY OF June, 1984.
 MY COMMISSION EXPIRES 3-1-89.

Carol M. Bryson
 NOTARY PUBLIC

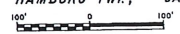
STATE OF NORTH CAROLINA
 COUNTY OF JACKSON
 THE FOREGOING CERTIFICATES OF DAVID H. BRYSON, JR., REGISTERED LAND SURVEYOR AND CAROL M. BRYSON, NOTARY PUBLIC, ARE CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT BOOK 576, SLIDE 522, THIS 19TH DAY OF June, 1984, AT 12:12 O'CLOCK P.M., 1984 A.D.



SECTION 3

CREEKWOOD

LOCATED ON THE SLOPES OF SHOAL MOUNTAIN IN
 HAMBURG TWP., JACKSON CO., NORTH CAROLINA
 JUNE 7, 1984



PREPARED FOR
 JACK SAMLER
 PREPARED BY
DAVID H. BRYSON, JR. & ASSOC.
 P. O. BOX 526, CASHIERS, NC 28717



**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 Lot 3, Creekwood, PIN #7565-20-7298, containing approximately 1.29 acres; Green Area No. 1, Creekwood, PIN #7565-30-1049, containing 0.32 acres; and Green Area No. 2, Creekwood, PIN #7565-40-0636, containing 0.13 acres. All parcels are located in Hamburg Township and are further described in Deed Book 2008 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 \$800.00 as submitted by Jacob Cox; and

WHEREAS, Jacob Cox 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 Jacob Cox.

Adopted June 21, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board