

COUNTY OF JACKSON

INITIAL BID FORM

I (we) hereby submit a bid and offer to purchase certain tax foreclosure property within the County of Jackson.

The property is identified in the tax office as:

PARCEL ID# 7622-66-5196

STREET ADDRESS/BRIEF DESCRIPTION KITTYHAWK Rd

BID IN THE AMOUNT OF: \$ 4,000 —

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 judgements 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):

I (we) understand that I (we) will be responsible for all expenses involved in drawing up and recording the deed.

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.

NAME: SMG Reddley Holding LLC d/b/a PAOLO FERRARI

ADDRESS: 4411 Wilder Rd Naples FL 34105

EMAIL: PAOLO.FERRARI@bmail.com

TELEPHONE: 239 244 1281

[Signature] 8/18/25
Signature/Date

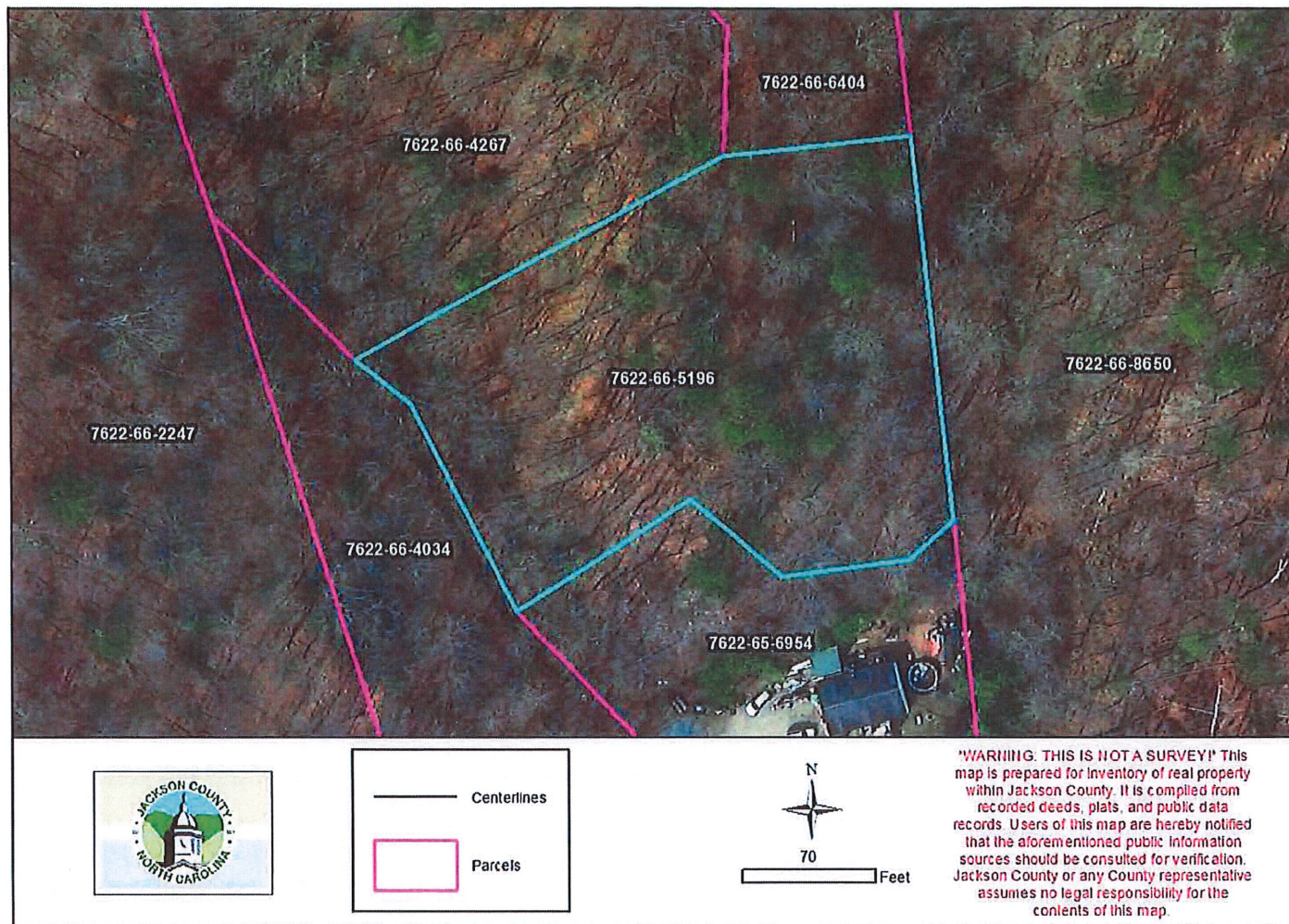
Signature/Date

BUILDING DESCRIPTION	BUILDING SKETCH
VALUATION METHOD: USE CODE: STYLE: FOUNDATION: EXTERIOR WALL 1: EXTERIOR WALL 2: ROOF STRUCTURE: ROOF COVER: BEDROOMS: FULL BATHS: HALF BATHS: GENERATOR: FIREPLACE TYPE/CNT/OPN/CH: ELEVATOR COUNT: PHYS OVERRIDE: ECONOMIC DEPRECIATION: FUNCTIONAL DEPRECIATION: SPECIAL CONDITION CODE: SPECIAL CONDITION VALUE: DESCRIPTION: REMARKS: CARD NOTES: UNITS: HEATED SQUARE FEET:	
BUILDING COMPUTATION	
REPLACEMENT COST NEW PHYSICAL DEPRECIATION FUNCTIONAL DEPRECIATION ECONOMIC DEPRECIATION % COMPLETE REPLACEMENT COST NEW LESS DEPRECIATION	

BUILDING SECTION DETAIL															
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE

Property Report for 7622-66-5196

8/18/2025



Parcel Information

Parcel ID: 7622-66-5196
Parcel Address: KITTYHAWK RD
Neighborhood Name: Dicks Creek
Property Description: OFF DICKS CREEK RD
Sale Date: 2024-01-23
Sale Price: \$0
Plat Reference: None
Transferring Reference: 2371/24
Township: BARKERS CREEK
Assessed Acres: 1.11

Ownership Information

Owner Name #1: COUNTY OF JACKSON
Owner Name #2: None
Mailing Address 1: 401 GRINDSTAFF COVE RD STE 207
Mailing Address 2: None
City/State/Zip: SYLVA NC 28779
Owner Account: 76990

Tax/Value Information

Fire District: QUALLA 5 MI
Building Value: \$0
Land Value: \$16,810
Assessed Total Value: \$0

Zoning Information

Zoning District: None
Zoning Area: None

[illegible]

kerritucker@jacksonnc.org or (828) 631-2207



**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 a lot off Dicks Creek Road/Kitty Hawk Road, PIN #7622-66-5196 containing approximately 1.11 acres. Being located in Barkers Creek Township as further described in Deed Book 2371, Page 024 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 \$4,000.00 as submitted by SMG Realty Holdings, LLC; and

WHEREAS, SMG Realty Holdings, LLC 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 SMG Realty Holdings, LLC.

Adopted September 02, 2025.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
MARK A. LETSON, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board