

Cub Lands, LLC
65 TW Alexander Dr. #13302
RTP, NC 27709

12/09/2021

RE: Offer to buy county owned property

Dear Jackson County Commissioners:

Cub Lands LLC is interested in buying county owned tax foreclosed property.

The total offer amount is **\$35,200**. Please refer to the table below for the offer amount for each property.

PIN#	Property Description	Offer Amount
7592-87-2219	Lt 216 Un 1 Holly Forest	\$ 1,200.00
7566-45-4328	Lot 42, WaterDance	\$ 5,000.00
7527-87-7364	Lt 44 Garnet Ridge	\$ 5,000.00
7575-81-4434	Lot "C", LT C BIG RIDGE, 1.02 acres	\$ 3,000.00
7575-81-1253	Lt E Big Ridge Rd	\$ 3,000.00
7545-84-7035	Lot 10, 11 Mountain Vista	\$ 1,500.00
7592-90-3989	Lot 6 W Christy Trail	\$ 1,500.00
7660-31-8916	Wayehutta Rd. SR 1731	\$ 15,000.00
Total		\$ 35,200.00

We understand that we will be purchasing the property 'as is' and that we will receive title by a non-warranty deed and will be responsible for back liens, dues and taxes on the property. We further understand that this sale would need to go through the upset bid process required by NC Law.

Thank you all for your consideration.

Sincerely,

Simbarashe Nyika

S. Nyika

Member - Cub Lands LLC
Phone # 919-480-2358
E-mail: simba.nyika@cublands.com

Cublands.com

919-480-2358

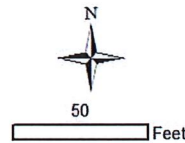
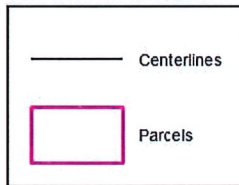
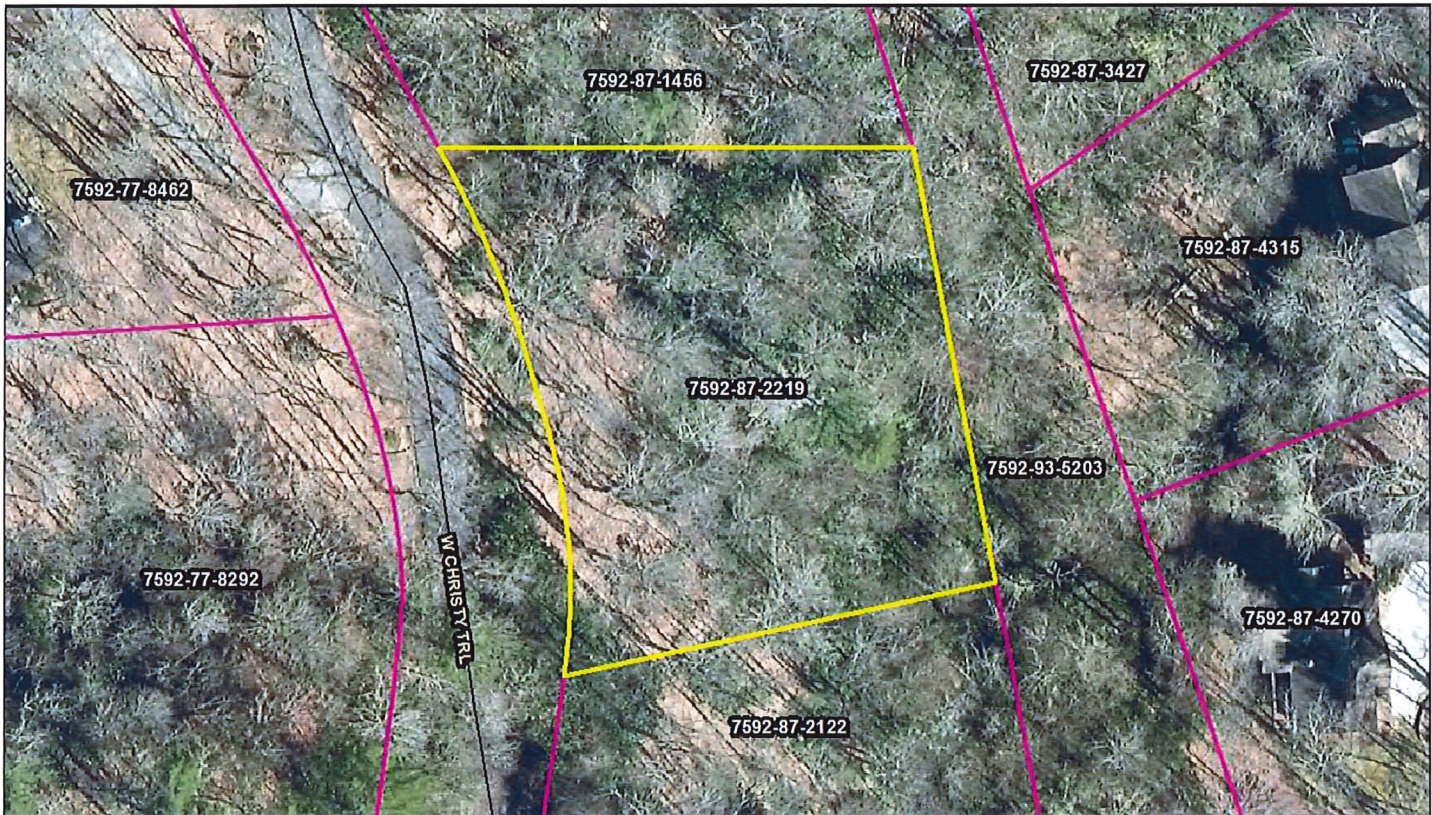
simba.nyika@cublands.com

<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
7566-22-4416	45,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015
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
7556-52-6484	45,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019
7556-62-5384	45,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017
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
7556-75-7053	45,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017
7566-12-8643	45,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015
7556-74-8860	45,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017
7556-53-7351	45,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017
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
7556-54-7333	45,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017
7556-83-2395	45,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017
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
7566-13-7520	45,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016
7566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016
7566-45-4328	30,000	Legasus of NC	Lot 42, WaterDance	\$ 10,000.00	\$ 18.50	6/2016
7556-55-5241	45,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017
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
7527-87-7364	72,330	Means, Judy	Lt 44 Garnet Ridge	\$ 11,161.00	\$ -	9/2020
7566-22-5457	45,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019
7566-22-4773	45,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015
7556-75-9085	45,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017
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

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	
7556-84-2919	45,000	Swenson, Joan	Lt 46 River Rock Ph 2	\$ 10,500.00	\$ -	10/2017	
7556-83-1939	45,000	Tracey, Kevin	Lt 11 River Rock	\$ 12,033.88	\$ -	10/2019	
7556-84-2476	45,000	Tracy, Patricia	Lt 9 River Rock	\$ 11,925.00	\$ -	12/2020	
7556-74-4722	45,000	Tran, Man	Lt 70 Ph 2 River Rock	\$ 9,100.00	\$ 19.67	7/2017	
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	
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
7545-84-7035	47,660	GMR Properties, Inc.	Lot 10, 11 Mountain Vista	\$ 6,268.63	\$ 202.88	5/2015	
7592-90-3989	12,500	Myers, Mary	Lot 6 W Christy Trail	\$ 5,500.00	\$ -	10/2013	
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
7660-31-8916	118,460		Wayehutta Rd. SR 1731			03/03/1998	
7622-74-1152	13,990		Barker's Creek - Former Dump				BID PROCESS
7559-94-6474	23,050	Kevlin, John	Lt 15 Bel-Aire Estates				
7559-94-6269	24,270	Kevlin, John	Lt 11 Bel-Aire Estates				
7559-94-4268	25,490	Kevlin, John	Lt 10 Bel-Aire Estates				

Property Report for 7592-87-2219

12/9/2021



***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 contents of this map.

Parcel Information

Parcel ID: 7592-87-2219
 Parcel Address: LT 216 W CHRISTY TRL
 Neighborhood Name: HOLLY FOREST
 Property Description: LT 216 UN 1 HOLLY FOREST
 Sale Date: 2015-03-20
 Sale Price: \$4,000
 Plat Reference: 2/306
 Transferring Reference: 2071/318
 Township: CASHIERS
 Assessed Acres: 0.63

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: CASHIERS 5 MI
 Building Value: \$0
 Land Value: \$12,500
 Assessed Total Value: \$12,500

Zoning Information

Zoning District: None
 Zoning Area: None
 Jurisdiction: None

Custom Jackson County, NC Property Map

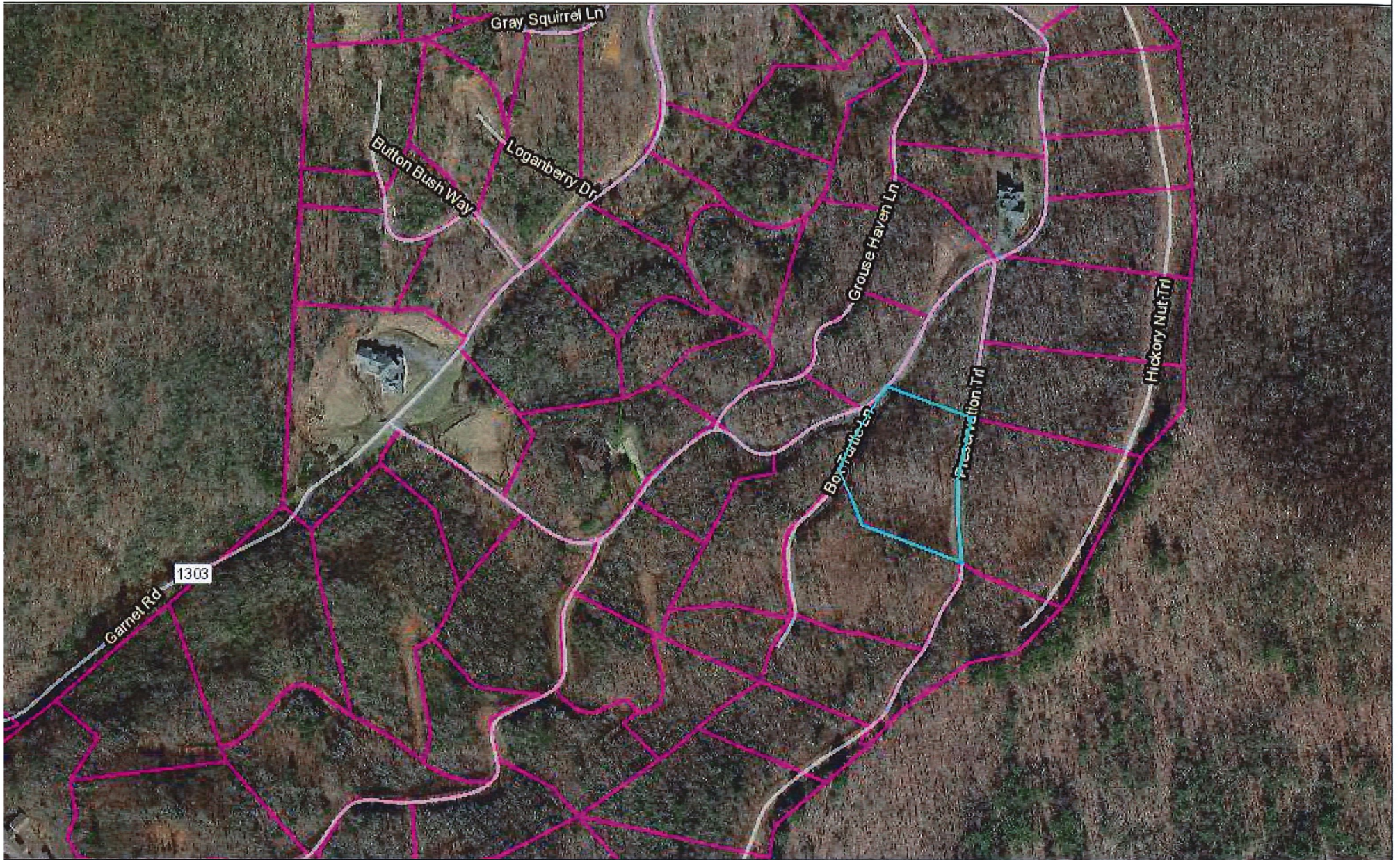


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| — Centerlines | — Leader Line |
| Parcel Lines | — Lot Line |
| — Easement | — Subdivision ROW |
| — Hooks | □ Parcels |

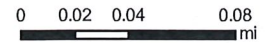


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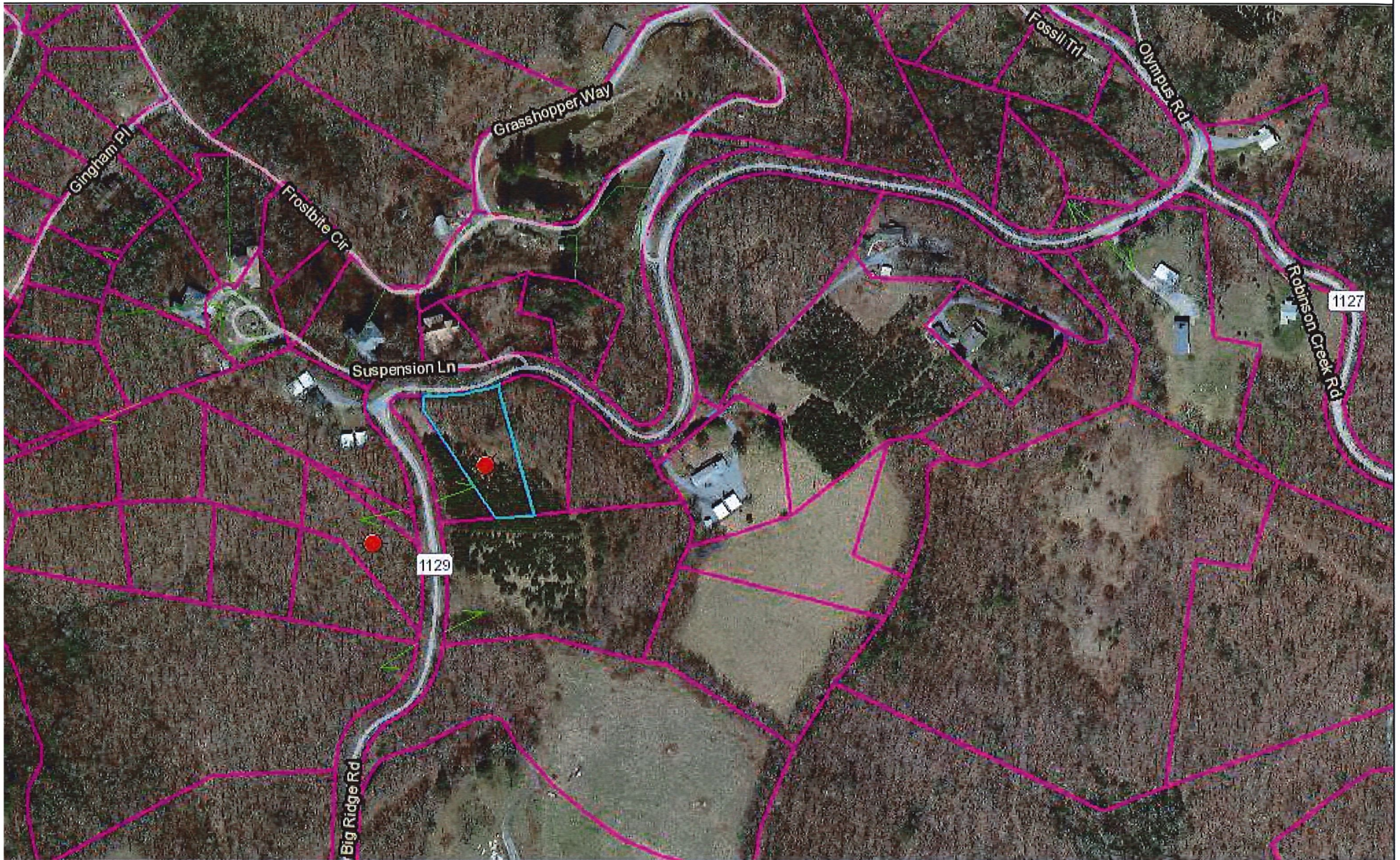


- Centerlines
- Parcel Lines
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Custom Jackson County, NC Property Map



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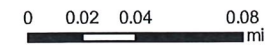


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Custom Jackson County, NC Property Map



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Custom Jackson County, NC Property Map



- Contours 20ft
- Centerlines
- Parcel Lines**
- Easement
- Hooks
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- ROW
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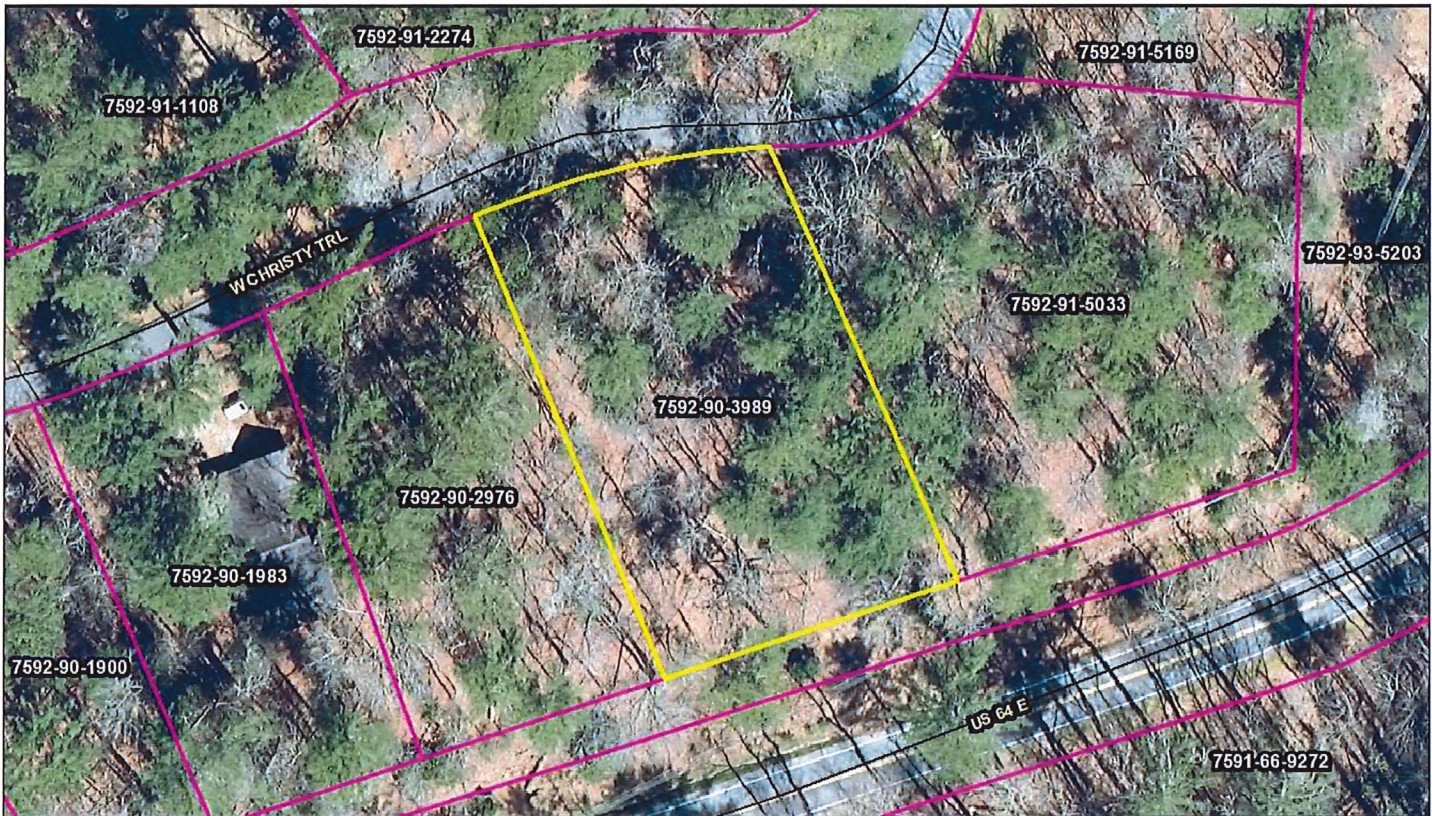
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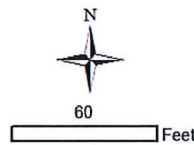
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Property Report for 7592-90-3989

12/9/2021



— Centerlines
 [Pink Box] Parcels



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Parcel Information

Parcel ID: 7592-90-3989
 Parcel Address: LT 6 W CHRISTY TRL
 Neighborhood Name: HOGBACK CK
 Property Description: LT 6 UN A HOGBACK CK
 Sale Date: 2013-12-06
 Sale Price: \$5,500
 Plat Reference: 3/796
 Transferring Reference: 2017/362
 Township: CASHIERS
 Assessed Acres: 0.61

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

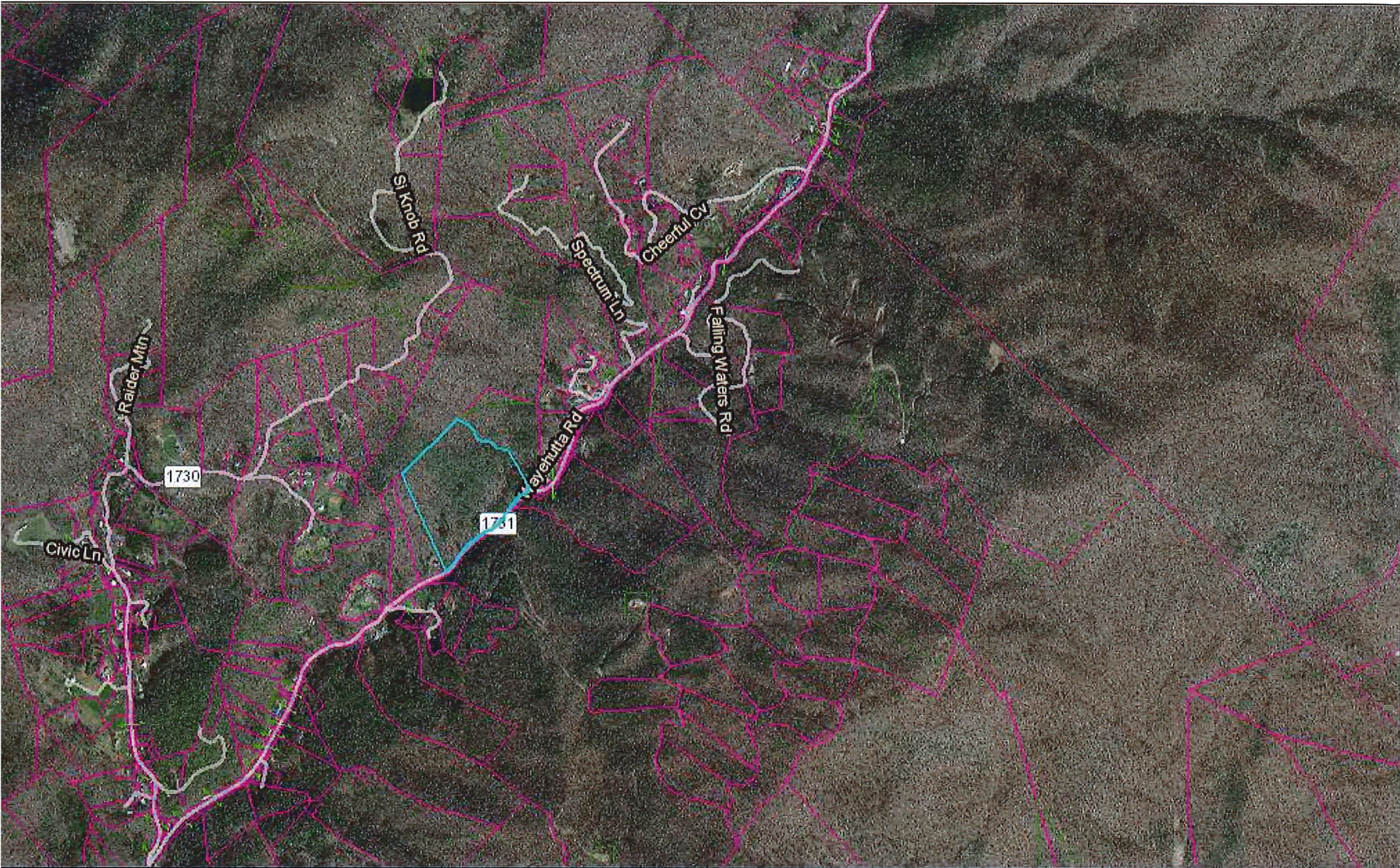
Tax/Value Information

Fire District: CASHIERS 5 MI
 Building Value: \$0
 Land Value: \$12,500
 Assessed Total Value: \$12,500

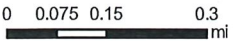
Zoning Information

Zoning District: None
 Zoning Area: None
 Jurisdiction: None

Custom Jackson County, NC Property Map

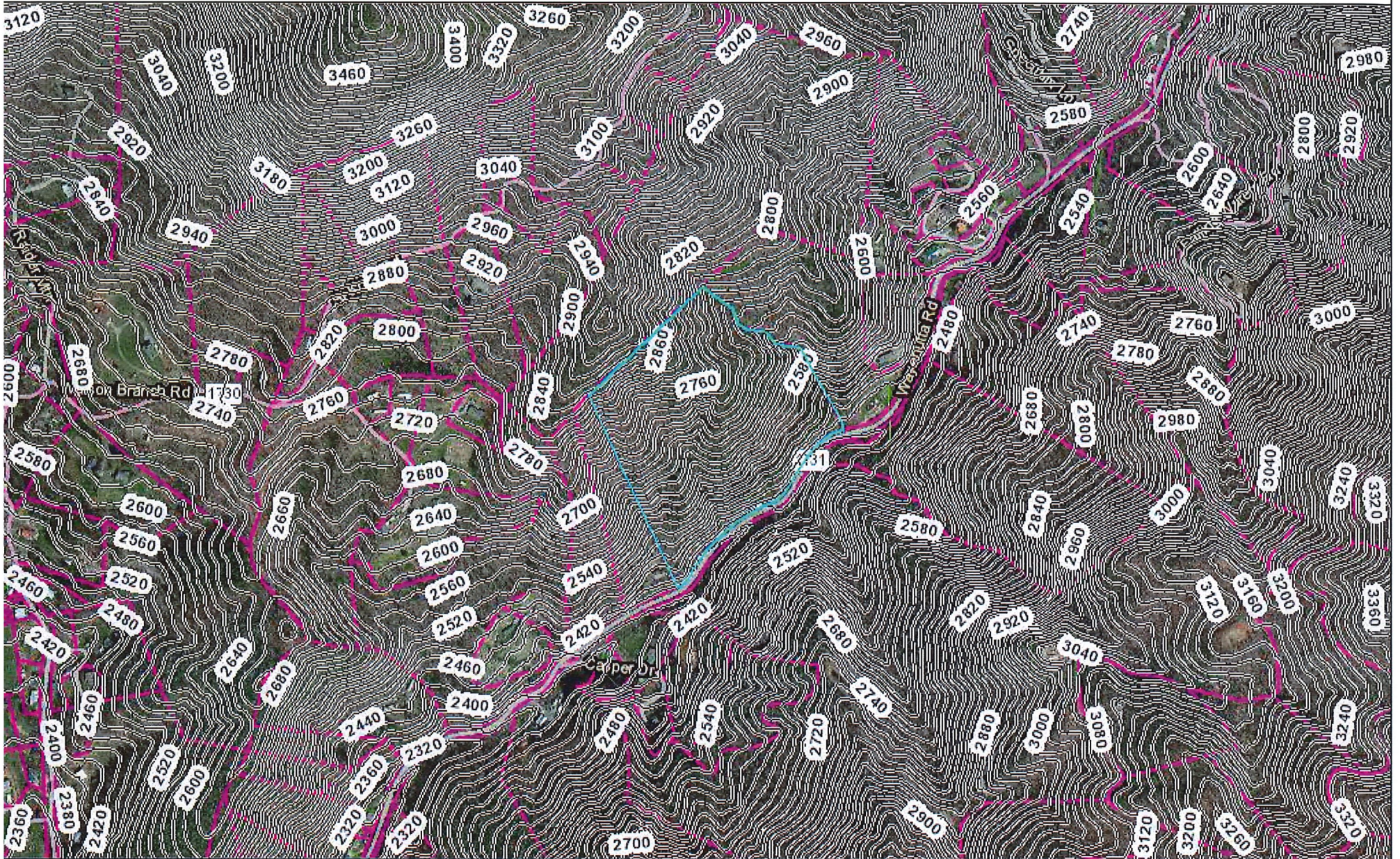


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Custom Jackson County, NC Property Map



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

WHEREAS, the County of Jackson, hereinafter County, owns eight Lots as described on Exhibit "A" attached hereto; 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 \$35,200.00 as submitted by Cub Lands, LLC; and

WHEREAS, Cub Lands, 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 Cub Lands, LLC.

Adopted December 14, 2021.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board