

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (Form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract--New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

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 County
- (b) "Buyer": Daniel H. Hawkinson and or assigns
- (c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

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 11 Trillium Ridge Road
City: Cullowhee 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 11, Block/Section 2, Subdivision/Condominium Trillium Links & Lake Club, as shown on Plat Book/Slide 13 at Page(s) 430
The PIN/PID or other identification number of the Property is: 7563-00-5887
Other description: _____
Some or all of the Property may be described in Deed Book 2278 at Page 510

- (d) "Purchase Price":
\$ 15,000.00
\$ _____
\$ 5,000.00
\$ _____
\$ _____
\$ _____
\$ _____
\$ 10,000.00

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).
BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

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



STANDARD FORM 12-T
Revised 7/2020
© 7/2020

Buyer initials DHAW Seller initials _____

**ADDENDUM TO OFFER TO PURCHASE AND CONTRACT-VACANT
LOT/LAND BETWEEN THE COUNTY OF JACKSON, SELLER, AND DANIEL
H. HAWKINSON AND OR ASSIGNS, BUYER**

The Offer to Purchase and Contract-Vacant Lot/Land between the County of Jackson, Seller, and Daniel H. Hawkinson and or Assigns, Buyer, for the purchase of Lot 11, Section 2 Trillium Links & Lake Club hereinafter called the "Agreement" is hereby amended by this Addendum as follows:

1. In addition to the earnest money deposit referenced in paragraph 1.(d) of the Agreement, North Carolina General Statute 160A-269, requires a deposit of 5%, or \$750 on this \$15,000 purchase price to be paid to the County of Jackson with the signed Offer. This deposit can be deducted from the purchase price at settlement or returned to the Buyer after closing.
2. Paragraph 1.(l) Settlement Date is amended to read 10 days following completion of the Upset Bid Process.
3. Paragraph 6.(g) Good Title, Legal Access is amended to read that Seller shall execute and deliver a SPECIAL Warranty Deed instead of a General Warranty Deed.
4. The following terms shall be incorporated into Paragraph 11 of the Agreement as if fully set forth herein: This purchase is subject to the Upset Bid Process set forth in North Carolina General Statute 160A-269. The property is being sold "as is" and Seller will pay no past due Association Dues, Taxes or Liens.
5. In the event of any conflict or inconsistency between the provisions of this Addendum and the Agreement, this Addendum shall control and govern. This Addendum shall be construed and governed by the laws of the State of North Carolina.
6. The Parties agree that emailed, faxed or electronic signatures shall be treated as original signatures for purposes of validity, enforceability and admissibility.
7. All other terms and conditions of the Agreement shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, individually or by and through their duly authorized officers, have caused these presents to be executed in their names, and by Order of the Jackson County Board of Commissioners.

THE COUNTY OF JACKSON

By: _____
Brian T. McMachan

Its: Chairman, Board of Commissioners

Date: _____

ATTEST:

Angela M. Winchester, Clerk to the Board of Commissioners

DANIEL H. HAWKINSON

By: _____
DocuSigned by:
Daniel H. Hawkinson
4201DC3C6CCB4F2...

Date: _____ 2/19/2021 | 1:47 PM EST

This instrument has been pre-audited in the Manner required by the Local Government Budget and Fiscal Control Act.

This the _____ day of _____ 2021

Finance Officer
Jackson County, North Carolina

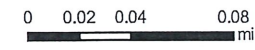
County Properties Acquired Through Foreclosure

					<u>Total</u>	<u>Add.</u>	<u>Deed</u>	
<u>Atty</u>	<u>PIN#</u>	<u>Assessment</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Costs</u>	<u>Taxes</u>	<u>Recorded</u>	
RG	7556-74-6668	5000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	
RG	7566-22-4416	5,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	
RG	7566-90-6362	25,000	Bailey, David	Lt 2 Ph 1 Trout Creek	\$ 6,820.00	\$ -	2/2019	
RG	RG	RG	RG	RG	RG	RG	RG	Offer to Purch??
RG	7662-48-8003	47,220	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	
RG	7556-52-6484	5,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	
RG	7545-47-0700	12,000	Carolina Land Trust	Lt 64 Ph 2 Bear Pen	\$ 8,700.00	\$ 47.20	3/2017	
RG	7545-47-0985	12,000	Carroll, Diane	LT 65 Wolf Knob Rd	\$ 12,417.17	\$ -	12/2018	
RG	7545-48-1117	12,000	Carroll, Diane	Lt 66 Wolf Knob Rd	\$ 13,144.83	\$ -	12/2018	
RG	7556-62-5384	5,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	
RG	7545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
RG	7556-74-5882	5,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	
RG	7556-75-7053	5,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	
RG	7566-12-8643	5,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	
RG	7655-60-6750	45,830	Financial Technologies Mgt Ltd	Lt 40 Black Rock Rd	\$ 5,010.58	\$ -	11/2013	
RG	7563-00-5887	200,000	Flynn Investments	Lt 11 Ph 2 Signal Ridge	\$ 11,870.00	\$ -	9/2020	
RG	7545-76-3385	12,000	Gayer, Anna	Lt 1A Ph 1 Bear Pen	\$ 6,600.00	\$ 47.20	6/2016	
RG	7556-74-8860	5,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	
RG	7556-53-7351	5,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	
RG	7592-87-2219	12,500	Johnson, W. Hal	Lt 216 Un 1 Holly Forest	\$ 4,717.36	\$ 129.19	3/2015	
RG	7556-54-7333	5,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	
RG	7556-83-2395	5,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	
RG	7545-59-8661	12,000	Lawerence, Eric	Lt 45 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	7/2017	
RG	7545-59-4338	12,000	Laws, Jeffrey	Lt 48 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	
RG	7566-12-9411	5,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	
RG	7566-13-7520	5,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016	
RG	7566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016	
RG	7566-45-4328	5,000	Legasus of NC	Lot 42, WaterDance	\$ 10,000.00	\$ 18.50	6/2016	
RG	7566-53-0505	37,610	Legasus of NC	WaterDance	\$ 3,300.00	\$ 147.92	6/2016	
RG	7556-55-5241	5,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	
RG	7575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	

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 contents of this map.

Trillium Links & Village Property Owners
 Association
 One Trillium Center
 Cashiers, NC 28717

Invoice

Date	Invoice #
5/15/2020	8392

Bill To
Jackson County Finance Department 401 Grindstaff Road Sylva NC 28779

Ship To
Jackson County Finance Department 401 Grindstaff Road Sylva NC 28779

Due Date
5/15/2020

Description	Rate	Amount
General Assessment Pro Rata amount for number of days owned	1,663.93	1,663.93
Lot w/ Water Availability Pro Rata amount for number of days owned	118.85	118.85
See Proration sheet enclosed Foreclosure date 3/6/2020 upset date 3/16/2020		

	Current Invoice	\$1,782.78
	Customer Balance	\$1,782.78

Phone #
828-743-6161 EXT...

E-mail
fboan@trilliumnc.com

SEND PAYMENT TO

Trillium POA
2 Trillium Center
Cashiers, NC 28717
(828) 743-6161

<http://www.trilliumnc.com/>

Please address billing disputes and written inquiries to Trillium POA, 2 Trillium Center, Cashiers, NC 28717. For other questions, call (828) 743-6161

INVOICE DATE

September 25, 2020

INVOICE FOR

Jackson County Finance Department
401 Grindstaff Road
Sylva, NC 28779

UNIT ADDRESS

XXXXXX
Cullowhee, NC 28723

TOTAL AMOUNT DUE

\$3,982.78

PAY THIS BILL ONLINE AT

<https://trilliumnc.appfolio.com/connect>

DATE	DESCRIPTION	TIME PERIOD	AMOUNT	BALANCE
PAST DUE CHARGES				
15 MAY	GENERAL ASSESSMENT	PRO-RATED GENERAL ASSESSMENT 2020	\$1,663.93	\$1,663.93
15 MAY	WATER ANNUAL ASSESSMENT	PRO-RATED WATER ASSESSMENT 2020	\$118.85	\$1,782.78
03 AUG	CABLE ASSESSMENT	BALSAM WEST INTERNET SPECIAL ASSESSMENT - BALSAM WEST INTERNET SPECIAL ASSESSMENT	\$2,200.00	\$3,982.78



**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 #7563-00-5887 containing approximately 0.84 acre, Lot 11, Trillium Ridge. Being located in Hamburg Township as further described in Deed Book 2278, Page 510 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 \$15,000.00 as submitted by Daniel H. Hawkinson and/or assigns; and

WHEREAS, Daniel H. Hawkinson and/or assigns, 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 Daniel H. Hawkinson and/or assigns.

Adopted March 02, 2021.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board