

**COUNTY OF JACKSON  
OFFER TO PURCHASE AND CONTRACT**

May 11, 2021  
Douglas E and Julie L Mathis  
7752 Caney Fork Road  
Cullowhee, NC 28723  
828.293.5647 (h)  
828.506.0236 (c)

Subject: Offer to Purchase Jackson County Real Property Parcel No. 7589-83-3834

To whom it may concern:

Douglas E. and Julie L. Mathis as Buyers, hereby offer to purchase the following real property from the Jackson County government: Jackson County Parcel No. 7589-83-3834 , located in the Caney Fork Community, and more specifically described in the Commissioner's Deed filed with the Jackson County Register of Deeds at Book 2185, Page 1816-1817.

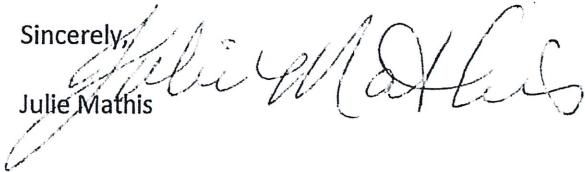
We are the current owners of the surrounding properties, having street addresses of 7475 Caney Fork Road and 7752 Caney Fork Road. Our parcels touch and adjoin the subject parcel. We feel it is in our best interest to purchase this parcel from Jackson County. We are long-term residents of the Caney Fork township and would like to keep this parcel connected to the parcels we currently own.

We would like to offer a bid of \$10,000.00 and understand that we will pay a 5% deposit in the amount of \$500.00, by check to be held in escrow by Jackson County, until the sale is closed, at which time it will be credited to the buyers, Doug and Julie Mathis, or until the bid is terminated and the deposit is disbursed back to us.

We are very hopeful that Jackson County will accept our bid and that no one will upset the bid and we can become owners of this beautiful piece of property. I plan to attend the County Commissioner's meeting on May 18, 2021, at 6:00 pm, in the event that there are any questions or concerns you may have for me.

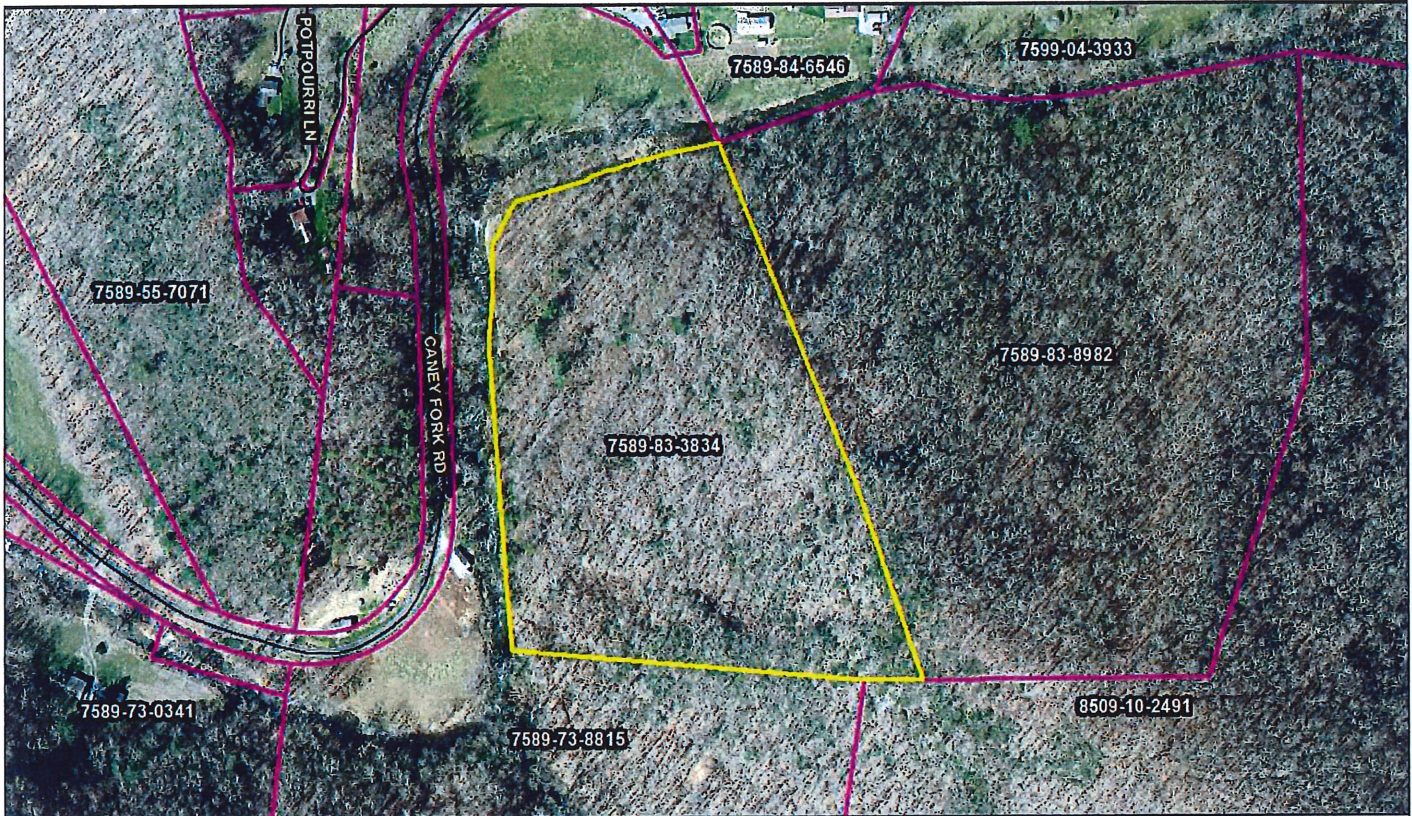
Sincerely,

Julie Mathis

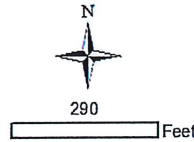


Property Report for 7589-83-3834

5/11/2021



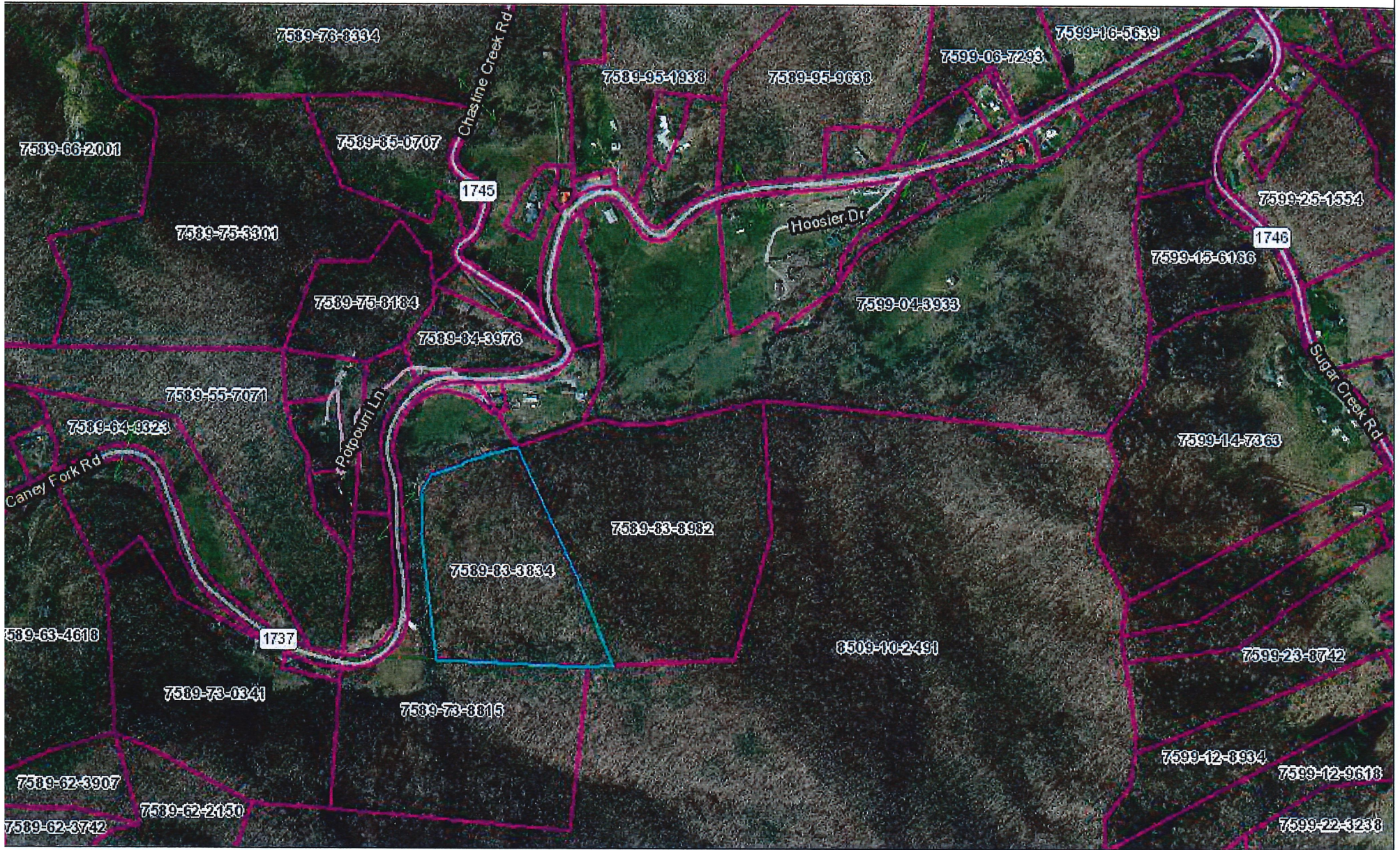
Centerlines  
 Parcels



**\*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.

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| <p><b>Parcel Information</b></p> <p>Parcel ID: 7589-83-3834<br/>                 Parcel Address: CANEY FORK RD<br/>                 Neighborhood Name: CANEY FORK<br/>                 Property Description: CANEY FORK<br/>                 Sale Date: 2017-03-29<br/>                 Sale Price: \$9,000<br/>                 Plat Reference: None<br/>                 Transferring Reference: 2185/1816<br/>                 Township: CANEY FORK<br/>                 Assessed Acres: 12.1</p> | <p><b>Ownership Information</b></p> <p>Owner Name #1: COUNTY OF JACKSON<br/>                 Owner Name #2: None<br/>                 Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105<br/>                 Mailing Address 2: None<br/>                 City/State/Zip: SYLVA NC 28779<br/>                 Owner Account: 76990</p> | <p><b>Tax/Value Information</b></p> <p>Fire District: CULLOWHEE 5 MI<br/>                 Building Value: \$0<br/>                 Land Value: \$108,860<br/>                 Assessed Total Value: \$108,860</p> <p><b>Zoning Information</b></p> <p>Zoning District: None<br/>                 Zoning Area: None<br/>                 Jurisdiction: None</p> |
|--|--|--|

# Custom Jackson County, NC Property Map



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



0 0.0425 0.085 0.17 mi



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## 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          | 7547-81-3345 | 37,350            | Bradbury, Robert               | Lot 13, Triple C Investments | \$ 6,150.51  | \$ 175.52    | 7/2014          |      |
| 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          | 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          | SOLD |
| RG          | 7545-76-3385 | 12,000            | Gayer, Anna                    | Lt 1A Ph 1 Bear Pen          | \$ 6,600.00  | \$ 47.20     | 6/2016          | SOLD |
| 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          |      |
| RG          | 7556-84-0417 | 5,000             | McKinney, James                | Lt 52 Ph 2 River Rock        | \$ 9,900.00  | \$ 19.67     | 7/2017          |      |
| RG          | 7527-87-7364 | 150,000           | Means, Judy                    | Lt 44 Garnet Ridge           | \$ 11,161.00 | \$ -         | 9/2020          |      |
| RG          | 7566-22-5457 | 5,000             | Munroe, William                | Lt 10 Lowland Glade Dr       | \$ 12,169.00 | \$ 19.00     | 2/2019          |      |

|    |              |         |                             |                              |              |             |         |              |
|----|--------------|---------|-----------------------------|------------------------------|--------------|-------------|---------|--------------|
| RG | 7589-83-3834 | 100,360 | Nicholson, Elizabeth        | Caney Fork Rd                | \$ 8,933.21  | \$ 371.33   | 3/2017  |              |
| RG | 7566-22-4773 | 5,000   | Panarello, Donna            | Lt 18B The Glade             | \$ 12,831.45 | \$ 1,106.53 | 4/2015  |              |
| RG | 7556-75-9085 | 5,000   | Powell, Michael             | Lt 57 River Rock Ph 2        | \$ 7,000.00  | \$ 19.67    | 3/2017  |              |
| RG | 7575-38-7703 | 30,000  | Rabinovitch, Frank          | Lt 44 Trout Creek Rd         | \$ 10,492.00 | \$ 120.99   | 2/2019  |              |
| RG | 7575-81-4434 | 30,000  | Rabuffo, Mae                | Lot "C", 1.02 acres          | \$ 26,034.81 | \$ 1,915.03 | 8/2014  |              |
| RG | 7575-72-0410 | 20,000  | Rabuffo, Mae                | Lot 16A, Hampton Springs     | \$ -         | \$ 724.33   | 8/2014  |              |
| RG | 7575-81-1253 | 30,000  | Singleton, Richard          | Lt E Big Ridge Rd            | \$ 9,600.00  | \$ -        | 12/2020 |              |
| RG | 7565-20-7298 | 30,030  | Smith, F.T.                 | Lot 3, Creekwood             | \$ 7,556.62  | \$ -        | 9/2013  |              |
| RG | 7565-30-1049 | 17,860  | Smith, F.T.                 | Green Area No. 1, Creekwood  | \$ -         | \$ -        | 9/2013  |              |
| RG | 7565-40-0636 | 6,240   | Smith, F.T.                 | Green Area No. 2, Creekwood  | \$ -         | \$ -        | 9/2013  |              |
| RG | 7556-64-5589 | 5,000   | Swanson, John               | Lt 125 River Rock Ph 8       | \$ 15,900.00 | \$ -        | 2/2018  |              |
| RG | 7556-84-2919 | 5,000   | Swenson, Joan               | Lt 46 River Rock Ph 2        | \$ 10,500.00 | \$ -        | 10/2017 |              |
| RG | 7556-83-1939 | 5,000   | Tracey, Kevin               | Lt 11 River Rock             | \$ 12,033.88 | \$ -        | 10/2019 |              |
| RG | 7556-84-2476 | 5,000   | Tracy, Patricia             | Lt 9 River Rock              | \$ 11,925.00 | \$ -        | 12/2020 |              |
| RG | 7556-74-4722 | 5,000   | Tran, Man                   | Lt 70 Ph 2 River Rock        | \$ 9,100.00  | \$ 19.67    | 7/2017  |              |
| RG | 7545-69-1348 | 12,000  | Wells Fargo                 | Lt 42 Ph 2 Bear Pen          | \$ 5,095.36  | \$ 44.40    | 3/2017  |              |
| RG | 7545-69-1577 | 12,000  | Wells Fargo                 | Lt 43 Ph 2 Bear Pen          | \$ 5,095.36  | \$ 44.40    | 3/2017  |              |
| RG | 7566-22-2420 | 5,000   | Williams, D. Robert         | Lt 14 The Glade              | \$ 12,397.80 | \$ -        | 10/2015 |              |
|    |              |         |                             |                              |              |             |         |              |
|    |              |         |                             |                              |              |             |         |              |
| KL | 7563-07-0359 | 75,000  | Eagle's View over Moosehead | Lot BB Waterfall Cove        | \$ 5,597.96  | \$ -        | 2/2017  |              |
| KL | 7563-07-0074 | 35,000  | Eagle's View over Moosehead | Lot FF Waterfall Cove        | \$ 2,328.43  | \$ 224.53   | 2/2017  |              |
| KL | 7642-40-0913 | 19,360  | Estate of Ellen Lee Gibson  | 830 Allen Street             | \$ 3,777.71  | \$ 2,124.96 | 8/2014  | SOLD/WAITING |
| KL | 7545-84-7035 | 44,860  | GMR Properties, Inc.        | Lot 10, 11 Mountain Vista    | \$ 6,268.63  | \$ 202.88   | 5/2015  |              |
| KL | 7632-32-6502 | 44,520  | Mace, Donald                | Tr 1 SR 1386                 | \$ 4,532.67  | \$ -        | 1/2019  |              |
| KL | 7592-90-3989 |         | Myers, Mary                 | Lot 6 W Christy Trail        | \$ 5,500.00  | \$ -        | 10/2013 |              |
| KL | 7642-40-0949 | 27,400  | Norman, Crystal             | 854 Allen Street             | \$ 5,687.72  | \$ 806.24   | 1/2019  | SOLD/WAITING |
| KL | 7642-40-0931 | 2,520   | Norman, Crystal             | Chipper Curve Rd             | \$ 8,230.02  | \$ 135.05   | 1/2019  | SOLD/WAITING |
|    |              |         |                             |                              |              |             |         |              |
|    | 7660-31-8916 | 550,800 |                             | Wayehutta Rd. SR 1731        |              |             |         |              |
|    | 7622-74-1152 | 20,980  |                             | Barker's Creek - Former Dump |              |             |         |              |
|    | 7559-94-6474 | 30,730  | Kevlin, John                | Lt 15 Bel-Aire Estates       |              |             |         |              |
|    | 7559-94-6269 | 36,160  | Kevlin, John                | Lt 11 Bel-Aire Estates       |              |             |         |              |
|    | 7559-94-4268 | 37,980  | Kevlin, John                | Lt 10 Bel-Aire Estates       |              |             |         |              |



**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 #7589-83-3834 containing approximately 12.10 acres. Being located in Caney Fork Township as further described in Deed Book 2185, Page 1816 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 \$10,000.00 as submitted by Douglas E. Mathis and Julie L. Mathis; and

**WHEREAS**, Douglas E. Mathis and Julie L. Mathis, 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 Douglas E. Mathis and Julie L. Mathis.

Adopted May 18, 2021.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
BRIAN THOMAS MCMAHAN, Chairman

Attest:

\_\_\_\_\_  
ANGELA M. WINCHESTER, Clerk to the Board