**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, a North Carolina Body Politic

(b) "**Buyer**": Donna Robin Glisson

(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 21 Phase 1 Bear Pen
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 21, Block/Section _____, Subdivision/Condominium _____
_____, as shown on Plat Book/Slide 14 at Page(s) 576
The PIN/PID or other identification number of the Property is: 7545-77-0831
Other description: _____
Some or all of the Property may be described in Deed Book 2131 at Page 693

(d) "**Purchase Price**":

| | |
|---|---|
| $ 6,200.00 | paid in U.S. Dollars upon the following terms: |
| $ _____ | BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date |
| $ 350.00 | 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). |
| $ 5,850.00 | BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan) |



REALTOR®

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

EQUAL HOUSING OPPORTUNITY

**STANDARD FORM 12-T**
**Revised 7/2018**
**© 7/2018**

Buyer initials DRG _____ Seller initials _____ _____

# County Properties Acquired Through Foreclosure

| Atty | PIN# | Assessment | Previous Owner | Property Description | Total Costs | Add. Taxes | Deed Recorded |
|---|---|---|---|---|---|---|---|
| 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 | 7566-01-8971 | 5,000 | Babinski, David | Lt 31 Upper Glade | $ 12,084.29 | $ - | 10/2015 |
| RG | 7566-90-6362 | 25,000 | Bailey, David | Lt 2 Ph 1 Trout Creek | $ 6,820.00 | $ - | 2/2019 |
| RG | 7623-77-5190 | 42,930 | Bayan, Nicole | Lt 27 Black Bear Falls | $ 8,355.48 | $ 915.43 | 6/2015 |
| 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 | 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 | 7566-02-3374 | 5,000 | Dickey, David L., et. al. | Lt 41 Upper Glade | $ 8,876.32 | $ 797.83 | 3/2015 |
| RG | 7566-02-8201 | 5,000 | Dickey, David L., et. al. | Lt 38 Upper Glade | $ 8,081.49 | $ 871.33 | 3/2015 |
| 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 | 7545-38-5265 | 12,000 | Frederickson, Kris | Lt 78 Ph 2 Bear Pen | $ 5,437.00 | $ - | 4/2016 |
| RG | 7545-76-3385 | 12,000 | Gayer, Anna | Lt 1A Ph 1 Bear Pen | $ 6,600.00 | $ 47.20 | 6/2016 |
| RG | 7545-67-4553 | 12,000 | Grusser, Joseph | Lt 17 Ph 1 Bear Pen | $ 9,600.00 | $ - | 4/2016 |
| 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 | 7545-68-0717 | 12,000 | Laws, Jeffrey | Lt 39 Ph 2 Bear Pen | $ 11,400.00 | $ 44.40 | 6/2016 |
| RG | 7545-59-4338 | 12,000 | Laws, Jeffrey | Lt 48 Ph 2 Bear Pen | $ 11,400.00 | $ 44.40 | 6/2016 |
| RG | 7545-58-4733 | 500 | Legasus of NC | Bear Pen | $ 43,000.00 | $ - | 6/2016 |
| RG | 7556-56-0249 | 62,940 | Legasus of NC | Tr C Cullowhee Falls | $ 4,700.00 | $ 247.55 | 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 |
| KL | 7632-32-6502 | 44,520 | Mace, Donald | Tr 1 SR 1386 | $ 3,969.56 | $ - | 1/2019 |
| 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 | 7556-54-0730 | 5,000 | McClain, Michael | Lt 140 Ph 7 River Rock | $ 12,000.00 | $ 19.67 | 7/2017 |
| RG | 7556-84-0417 | 5,000 | McKinney, James | Lt 52 Ph 2 River Rock | $ 9,900.00 | $ 19.67 | 7/2017 |
| KL | 7592-90-3989 | | Myers, Mary | Lot 6 W Christy Trail | $ 5,500.00 | $ - | 10/2013 |
| RG | 7539-57-4217 | 29,860 | Mills, Charlie (Hornbuckle) | Frady Cove | $ 6,000.00 | $ 110.48 | 6/2016 |
| RG | 7566-22-5457 | 5,000 | Munroe, William | Lt 10 Lowland Glade Dr | $ 12,169.00 | $ - | 2/2019 |
| RG | 7589-83-3834 | 100,360 | Nicholson, Elizabeth | Caney Fork Rd | $ 8,933.21 | $ 371.33 | 3/2017 |
| KL | 7642-40-0949 | 27,400 | Norman, Crystal | 854 Allen Street | $ 3,965.04 | $ - | 1/2019 |
| KL | 7642-40-0931 | 2,520 | Norman, Crystal | Chipper Curve Rd | $ 6,487.41 | $ - | 1/2019 |
| RG | 7566-22-4773 | 5,000 | Panarello, Donna | Lt 18B The Glade | 12831.45 | $ 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 | $ - | 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 | 7558-13-7638 | 22,720 | Root, Brian | 404 Rustling Woods Trail | $ 5,925.00 | $ - | 2/2019 |
| RG | 7558-24-1229 | 18,780 | Root, Brian | Rustling Woods Trail | $ 5,925.00 | $ - | 2/2019 |
| RG | 7545-67-5942 | 12,000 | Royal Lots, LLC | Lt 23 Ph 1 Bear Pen | $ 8,933.21 | $ - | 4/2016 |
| RG | 7545-67-0957 | 12,000 | Scott, Robert | Lt 26 Wolf Knob Rd | $11,052.00 | $ - | 8/2018 |
| 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 | 7545-57-8653 | 12,000 | Smith, Sue | Lt 35 Ph 1 Bear Pen | $ 8,520.00 | $ 47.20 | 3/2017 |
| RG | 7545-77-0831 | 12,000 | Snyder, Jeffrey | Lt 21 Ph 1 Bear Pen | $ 6,200.00 | $ - | 4/2016 |
| RG | 7545-77-6744 | 12,000 | Sterling Trust Co. | Lt 11 Wolf Knob Rd | 8,357.00 | $ - | 12/2018 |
| 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 | 7622-06-2823 | 25,730 | Taylor, Ann | 184 Dewdrop Lane | $ 3,340.00 | $ - | 2/2019 |
| RG | 7622-06-1924 | 31,440 | Taylor, Ann | 107 Sunflower Ridge | $ 3,340.00 | $ - | 2/2019 |
| RG | 7556-74-4722 | 5,000 | Tran, Man | Lt 70 Ph 2 River Rock | $ 9,100.00 | $ 19.67 | 7/2017 |
| RG | 7566-01-9393 | 5,000 | Turner, Chris | Lt 3 The Glade | $ 5,882.00 | $ - | 2/2019 |

April 11, 2019

1:4,514

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Information depicted hereon is for reference purposes only and is compiled from the best available sources. The County of Jackson assumes no responsibility for errors arising from use or misu

April 11, 2019

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STATE OF NORTH CAROLINA
COUNTY OF JACKSON

**R19-12**

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

**WHEREAS**, the County of Jackson, hereafter County, owns certain property, being all of PIN #7545-77-0831containing approximately 2.30 acres, Lot 21, Bear Pen, Mountain Township as further described in Deed Book 2131, Page 693 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 $6,200.00, submitted by Donna Robin Glisson; and

**WHEREAS**, Donna Robin Glisson has 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 Donna Robin Glisson.

Adopted April 16, 2019.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

_____
ANGELA M. WINCHESTER, Clerk to the Board