

**Offer to Purchase Real Estate**

**THIS OFFER TO PURCHASE REAL ESTATE (the "Offer")**

**IS MADE BY:**

James N. Hall Jr. of 44 Pacific Drive  
(the "Buyer")

**OF THE FIRST PART**

**- TO -**

Jackson County, NC of 401 Grindstaff Cove Road, Sylva, NC 28779  
(the "Seller")

**OF THE SECOND PART**

**Background**

The Buyer wishes to submit an offer to purchase a certain parcel of land from the Seller under the terms stated below.

**IN CONSIDERATION OF** and as a condition of the Seller selling the Property and the Buyer purchasing the Property (collectively the "Parties") and other valuable consideration the receipt of which is hereby acknowledged, the Parties to this Offer to Purchase Real Estate agree as follows:

**Real Property**

1. The legal description of the Property is as follows: Lot 42 Waterdance Drive, Cullowhee, NC 28723  
PIN # 7566-45-4328, which includes the fixtures and improvements located on the Property that are listed within this Offer. All property included within this Offer is referred to as the "Property".

**Sales Price**

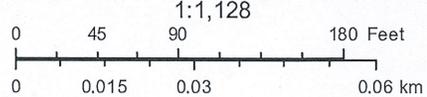
2. The total purchase price of \$1,000.00 (the "Purchase Price") that is to be paid for the Property by the Buyer is payable as follows:
  - a. The initial earnest money deposit (the "Deposit") accompanying this offer is \$50.00. The Deposit will be paid by personal check on or before May 29, 2018. The Deposit will be held in escrow by \_\_\_\_\_ until the sale is closed, at which

## County Properties Acquired Through Foreclosure

| <u>Atty</u> | <u>PIN#</u>  | <u>Assessment</u> | <u>Previous Owner</u>        | <u>Property Description</u>  | <u>County's Bid</u> | <u>Total Costs</u> | <u>Add. Taxes</u> | <u>Deed Recorded</u> |
|-------------|--------------|-------------------|------------------------------|------------------------------|---------------------|--------------------|-------------------|----------------------|
| RG          | 7566-22-4416 | 5,000             | American Equity Funding Inc. | Lot 11 The Glade             | \$ 5,665.26         | \$ 6,214.12        | \$ 915.43         | 3/2015               |
| RG          | 7566-01-8971 | 5,000             | Babinski, David              | Lt 31 Upper Glade            | \$ 10,791.25        | \$ 12,084.29       | \$ -              | 10/2015              |
| RG          | 7623-77-5190 | 42,930            | Bayan, Nicole                | Lt 27 Black Bear Falls       | \$ 8,000.00         | \$ 8,355.48        | \$ 915.43         | 6/2015               |
| RG          | 7547-81-3345 | 37,350            | Bradbury, Robert             | Lot 13, Triple C Investments | \$ 6,000.00         | \$ 6,150.51        | \$ 175.52         | 7/2014               |
| RG          | 7662-48-8003 | 47,220            | Bradley, April, et al.       | 2.5 acres, Scotts Creek      | \$ 6,500.00         | \$ 7,313.24        | \$ 286.53         | 3/2015               |
| RG          | 7545-47-0700 | 12,000            | Carolina Land Trust          | Lt 64 Ph 2 Bear Pen          | \$ 8,657.00         | \$ 8,700.00        | \$ 47.20          | 3/2017               |
| RG          | 7556-62-5384 | 5,000             | Corning, Ron                 | Lt 92 Ph 5 River Rock        | \$ 13,846.00        | \$ 13,900.00       | \$ 19.67          | 7/2017               |
| RG          | 7545-48-4058 | 12,000            | DelVecchio, Robert           | Lt 61 Ph 2 Bear Pen          | \$ 10,400.00        | \$ 10,400.00       | \$ -              | 4/2016               |
| RG          | 7566-02-3374 | 5,000             | Dickey, David L., et. al.    | Lt 41 Upper Glade            | \$ 7,195.30         | \$ 8,876.32        | \$ 797.83         | 3/2015               |
| RG          | 7566-02-8201 | 5,000             | Dickey, David L., et. al.    | Lt 38 Upper Glade            | \$ 7,216.49         | \$ 8,081.49        | \$ 871.33         | 3/2015               |
| RG          | 7556-74-5882 | 5,000             | Dooley, Mark                 | Lt 61 River Rock Ph 2        | \$ 9,700.00         | \$ 9,700.00        | \$ -              | 10/17                |
| RG          | 7556-75-7053 | 5,000             | Dorman, Christine            | Lt 58 River Rock Ph 2        | \$ 9,455.00         | \$ 9,500.00        | \$ 19.67          | 3/2017               |
| RG          | 7566-12-8643 | 5,000             | Fernandez, Fredric           | Lt 16 The Glade              | \$ 9,768.81         | \$ 10,442.17       | \$ 944.83         | 3/2015               |
| RG          | 7545-38-5265 | 12,000            | Frederickson, Kris           | Lt 78 Ph 2 Bear Pen          | \$ 5,437.00         | \$ 5,437.00        | \$ -              | 4/2016               |
| RG          | 7545-76-3385 | 12,000            | Gayer, Anna                  | Lt 1A Ph 1 Bear Pen          | \$ 6,600.00         | \$ 6,600.00        | \$ 47.20          | 6/2016               |
| RG          | 7545-67-4553 | 12,000            | Grusser, Joseph              | Lt 17 Ph 1 Bear Pen          | \$ 9,600.00         | \$ 9,600.00        | \$ -              | 4/2016               |
| RG          | 7556-74-8860 | 5,000             | Haller, Nina                 | Lt 63 River Rock Ph 2        | \$ 10,453.00        | \$ 10,500.00       | \$ 19.67          | 3/2017               |
| RG          | 7556-53-7351 | 5,000             | Hill, Donald                 | Lt 155 River Rock Ph 8       | \$ 11,500.00        | \$ 11,500.00       | \$ -              | 10/2017              |
| RG          | 7592-87-2219 | 12,500            | Johnson, W. Hal              | Lt 216 Un 1 Holly Forest     | \$ 4,106.33         | \$ 4,717.36        | \$ 129.19         | 3/2015               |
| RG          | 7556-54-7333 | 5,000             | Jurgens, Danny               | Lt 77 Ph 4 River Rock        | \$ 8,656.00         | \$ 8,700.00        | \$ 19.67          | 7/2017               |
| RG          | 7556-83-2395 | 5,000             | KTH Properties               | Lt 41 River Rock Ph 3        | \$ 7,159.00         | \$ 7,200.00        | \$ 19.67          | 3/2017               |
| RG          | 7545-59-8661 | 12,000            | Lawrence, Eric               | Lt 45 Ph 2 Bear Pen          | \$ 11,351.00        | \$ 11,400.00       | \$ 44.40          | 7/2017               |
| RG          | 7545-68-0717 | 12,000            | Laws, Jeffrey                | Lt 39 Ph 2 Bear Pen          | \$ 11,400.00        | \$ 11,400.00       | \$ 44.40          | 6/2016               |
| RG          | 7545-59-4338 | 12,000            | Laws, Jeffrey                | Lt 48 Ph 2 Bear Pen          | \$ 11,400.00        | \$ 11,400.00       | \$ 44.40          | 6/2016               |
| RG          | 7545-58-4733 | 500               | Legasus of NC                | Bear Pen                     | \$ 43,000.00        | \$ 43,000.00       | \$ -              | 6/2016               |
| RG          | 7556-56-0249 | 62,940            | Legasus of NC                | Tr C Cullowhee Falls         | \$ 4,700.00         | \$ 4,700.00        | \$ 247.55         | 6/2016               |
| RG          | 7566-12-9411 | 5,000             | Legasus of NC                | Lot 15 The Glade             | \$ 3,700.00         | \$ 3,700.00        | \$ 18.50          | 6/2016               |
| RG          | 7566-13-7520 | 5,000             | Legasus of NC                | Lot 192, The Boulders        | \$ 7,600.00         | \$ 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         | \$ 2,600.00        | \$ 72.48          | 6/2016               |
| RG          | 7566-45-4328 | 5,000             | Legasus of NC                | Lot 42, WaterDance           | \$ 10,000.00        | \$ 10,000.00       | \$ 18.50          | 6/2016               |
| RG          | 7566-53-0505 | 37,610            | Legasus of NC                | WaterDance                   | \$ 3,300.00         | \$ 3,300.00        | \$ 147.92         | 6/2016               |



June 1, 2018



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 misuse of this map.

|                         |                                |
|-------------------------|--------------------------------|
| Owner 1:                | JACKSON COUNTY                 |
| Owner 2:                |                                |
| Physical Address:       | LT 42 WATERDANCE DR            |
| Property Description:   | LT 42 WATERDANCE               |
| Account Number:         | 18295                          |
| PIN:                    | 7566-45-4328                   |
| Mailing Address1:       | 401 GRINDSTAFF COVE RD STE 105 |
| Mailing Address2:       |                                |
| City State:             | SYLVA NC                       |
| Zip Code:               | 28779                          |
| Deed Reference:         | 2142/105                       |
| Deed Date:              | 2016-06-20 00:00:00.0          |
| Sales Price:            | \$0.00                         |
| Assessed Acreage:       | 2.09                           |
| Map Sheet:              | 7566.01                        |
| Plat Reference:         | 13/121                         |
| Fire District:          | CULLOWHEE 5 MI                 |
| Appraisal Neighborhood: | WATER DANCE                    |
| Neighborhood Code:      | 17014                          |
| Township:               | MOUNTAIN                       |
| Township Code:          | 17                             |
| Total Building Value:   | \$0.00                         |
| Land Value:             | \$5,000.00                     |
| Total Value:            | \$5,000.00                     |