



RESOLUTION TRANSFERRING PROPERTY

WHEREAS, the County of Jackson owns property described in Deed Book 2197, Page 1503, containing 1.2 acres, more or less, off Highway 116, Webster, NC; and

WHEREAS, the property is currently used to store equipment for Southwestern Community College; and

WHEREAS, the County has agreed to deed the property to the Trustees of Southwestern Community College as the property is adjacent to Southwestern Community College and the property shall continue to be used for a public use and purpose and will benefit the citizens of Jackson County; and

WHEREAS, in consideration of deeding the county's property to the Trustees of Southwestern Community College, the Community College has agreed and promised to put the property to public use; and

WHEREAS, North Carolina General Statute §160A-274 authorizes a governmental unit in this state to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration; and

WHEREAS, the County of Jackson has determined that it is in the best interest of the County to convey the 1.2 acres off Highway 116 in Webster, NC to the Trustees of Southwestern Community College and deems it wise to do so for the consideration of keeping the property for a public use and purpose; and

WHEREAS, the required notice has been published and the County Board of Commissioners is convened in a regular meeting.

THEREFORE, JACKSON COUNTY BOARD OF COMMISSIONERS RESOLVES THAT: The Board of Commissioners hereby conveys to the Trustees of Southwestern Community College fee simple title to the property described as the 1.2 acres more or less located off Highway 116 in Webster, NC and identified by Parcel Identification Number: 7640-57-1743 for the consideration of keeping the property for a public use and purpose and directs the Chairman of the Jackson County Board of Commissioners to execute all documents necessary to convey the property in the manner authorized by this Resolution.

Adopted the 16th day of July, 2018.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board

NORTH CAROLINA NON-WARRANTY DEED

Revenue: Exempt (G.S. §105-228.28)
Jackson County PIN#: 7640-57-1743

Prepared By:
Heather C. Baker
Jackson County Attorney
401 Grindstaff Cove Rd Suite A212
Sylva, NC 28779

The preparer of this document has not performed any examination of title to the property described herein.

Return to: Jackson County, Office of the County Manager

THIS NON-WARRANTY DEED, made and entered into this the 18th day of June, 2018, by JACKSON COUNTY, a body politic and subdivision of the State of North Carolina, having its principal office located at 401 Grindstaff Cove Road, Suite A207, Sylva, NC 28779, (“Grantor”); and THE TRUSTEES OF SOUTHWESTERN COMMUNITY COLLEGE, a Body Corporate with a mailing address of 447 College Drive, Sylva, NC 28779, (“Grantee”);

WITNESSETH:

WHEREAS, the Grantor is the owner of that property described hereinbelow, which is currently used to store equipment for Southwestern Community College (the “Property”); and

WHEREAS, Southwestern Community College is an educational institution dedicated primarily to the educational needs of the local community and serves Jackson County and is not a for-profit corporation; and

WHEREAS, at its regular meeting of December 18, 2017, the Jackson County Board of Commissioners duly considered and unanimously approved a conveyance of the tract described below to the Grantee for use as part of the Southwestern Community College campus and that this will benefit the citizens of Jackson County and finding that the Grantee's use of the Property would fulfill a necessary and desirable public purpose, and therefore approving conveyance of the Property to the Grantee pursuant to N.C.G.S. §§ 160A-279; and

WHEREAS, pursuant to N.C.G.S. §160A-267, a notice summarizing the contents of the said resolution was published, and ten days have passed after the date of publication; and

WHEREAS, the State Board of Community Colleges at a meeting held in the City of Raleigh, North Carolina on the 18th day of May 2018, approved this conveyance and acquisition by Grantee.

WITNESSETH that the Grantor, in consideration of the public purposes expressed herein to be carried out by the Grantee, hereby grants, bargains, sells, transfers and conveys and by these presents does transfer and convey to the Grantee, its successors and assigns, in fee simple, all that certain tract or parcel of land in Webster Township, Jackson County, State of North Carolina, being more particularly described as follows:

BEING AND COMPREHENDING the lands described in and conveyed by the Quitclaim Deed from the State of North Carolina to the County of Jackson recorded in Book 2197, Page 1503 Jackson County Public Registry and more particularly described as follows:

“BEGINNING on a concrete post on the Southeast side of State Road #116, said post being South 10 degrees 20 minutes West 9.95 feet from a Nantahala Power and Light Company pole and runs with the line of the Jackson County Home property South 39 degrees 50 minutes East 551.13 feet to a concrete post; thence North 50 degrees 10 minutes East 100 feet to a concrete post; thence North 39 degrees 50 minutes West 563 feet to a concrete post on the Southeast side of said Highway #116; same running with the National Guard Armory boundary line; thence South 43 degrees 15 minutes West 100.9 feet with the south side of said road to the BEGINNING, containing 1.2 acres, more or less. Being the same property conveyed to Grantor by deed dated April 29, 1968 and recorded in Book 325, Page 400, Jackson County Registry.”

“Subject to prior conveyances and to easements and right of ways of record or existing on the ground.”

The above-referenced parcel of property is not the primary residence of the Grantor.

This conveyance is further made upon the express condition that the Property shall be kept in public use.

TO HAVE AND TO HOLD the parcel of property described herein and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns, in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Chairman, and attested to by its Clerk to the Board, and its official seal to be affixed, the day and year first above written.

County of Jackson, a body politic and subdivision of the State of North Carolina

By: _____(SEAL)
Brian T. McMahan, Chairman
Board of County Commissioners

Attest:

Angela M. Winchester,
Clerk to the Board of County Commissioners

(OFFICIAL SEAL)

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, _____, a Notary Public of the aforesaid County and State, hereby certify that Angela M. Winchester personally came before me this day and acknowledged that she is the duly appointed Clerk of the Board of Commissioners of the County of Jackson, and that by authority duly given and as the act of the body politic the foregoing instrument was signed in its name by its said Board Chairman, sealed with its corporate seal and attested by herself as the Clerk.

Witness my hand and NOTARIAL SEAL, this the _____ day of _____, 2018.

Notary Public
My Commission Expires: _____

(NOTARIAL SEAL)