

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 Body Politic

(b) **"Buyer":** Chris Manning Developers, LLC 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: River Rock Subdivision - 26 Lots - see attached Exhibit "A"
 City: _____ Zip: _____
 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 _____, Block/Section _____, Subdivision/Condominium River Rock
 _____, as shown on Plat Book/Slide _____ at Page(s) _____
 The PIN/PID or other identification number of the Property is: see attached Exhibit "A"
 Other description: _____
 Some or all of the Property may be described in Deed Book _____ at Page _____

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

\$ 50,000.00
 \$ 0.00
 \$ 2,500.00
 \$ N/A
 \$ N/A
 \$ N/A
 \$ 47,500.00

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 _____, **TIME BEING OF THE ESSENCE** with regard to said date.
 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)

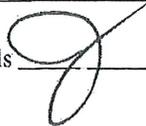
Buyer Initials  Seller Initials _____

EXHIBIT "A" TO THE OFFER TO PURCHASE AND CONTRACT –
VACNANT LOT/LAND BETWEEN
COUNTY OF JACKSON, A BODY POLITIC, SELLER AND CHRIS MANNING
DEVELOPERS, LLC AND/OR ASSIGNS, BUYER

PROPERTY:

7556-84-2919	Lot 46, Phase 2, River Rock
7556-84-0417	Lot 52, Phase 2, River Rock
7556-75-9085	Lot 57, Phase 2, River Rock
7556-75-7053	Lot 58, Phase 2, River Rock
7556-74-5882	Lot 61, Phase 2, River Rock
7556-74-8860	Lot 63, Phase 2, River Rock
7556-74-6668	Lot 65, Phase 2, River Rock
7556-74-4722	Lot 70, Phase 2, River Rock
7556-83-2395	Lot 41, Phase 3, River Rock
7556-54-7333	Lot 77, Phase 4, River Rock
7556-55-5241	Lot 86, Phase 4, River Rock
7556-62-5384	Lot 92, Phase 5, River Rock
7556-52-6484	Lot 109, Phase 5, River Rock
7556-64-5589	Lot 125, Phase 8, River Rock
7556-53-7351	Lot 155, Phase 8, River Rock
7566-01-9393	Lot 3, The Glade
7566-22-5457	Lot 10, The Glade
7566-22-4416	Lot 11, The Glade
7566-22-2420	Lot 14, The Glade
7566-12-9411	Lot 15, The Glade
7566-12-8643	Lot 16, The Glade
7566-22-4773	Lot 18B, The Glade
7566-01-8971	Lot 31, Upper Glade
7566-02-8201	Lot 38, Upper Glade
7566-02-3374	Lot 41, Upper Glade
7566-13-7520	Lot 192, The Boulders

County Properties Acquired Through Foreclosure

<u>Atty</u>	<u>PIN#</u>	<u>Assessment</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Total Costs</u>	<u>Add. Taxes</u>	<u>Deed 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	7566-01-8971	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	Lawrence, 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

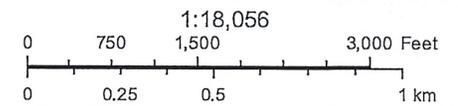
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RG	7545-38-1254	12,000	Wasilewski, Peter	Lt 84 Ph 2 Bear Pen	\$ 10,700.00	\$ -	4/2016
RG	7545-69-1348	12,000	Wells Fargo	Lt 42 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017
RG	7545-69-1577	12,000	Wells Fargo	Lt 43 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017
RG	7566-22-2420	5,000	Williams, D. Robert	Lt 14 The Glade	\$ 12,397.80	\$ -	10/2015
RG	7545-76-1352	12,000	Wright, William	Lt 1B Ph 1 Bear Pen	\$ 7,665.00	\$ 47.20	4/2017
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
KL	7545-84-7035	44,860	GMR Properties, Inc.	Lot 10, 11 Mountain Vista	\$ 6,268.63	\$ 202.88	5/2015



May 29, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

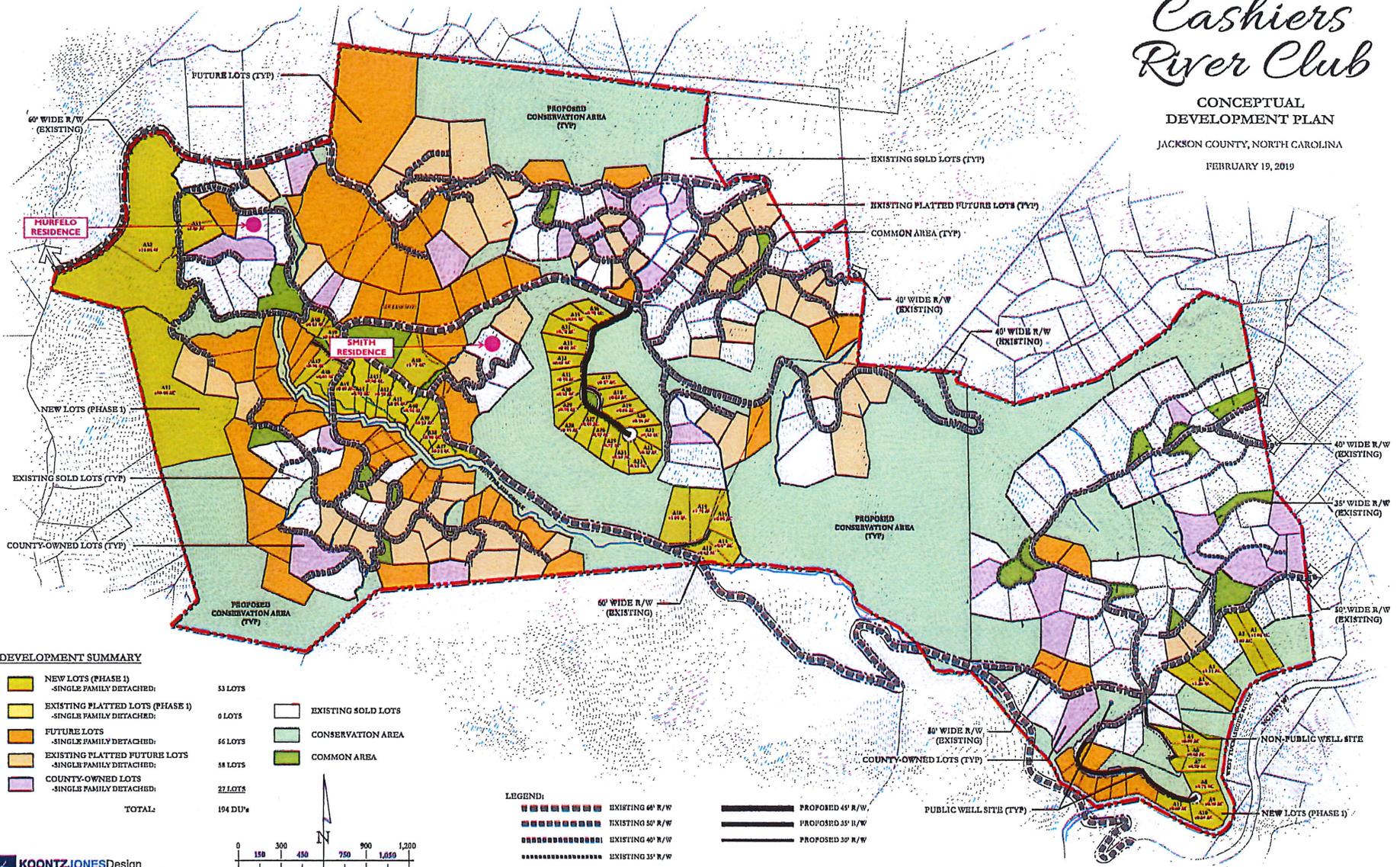
Information depicted hereon is for reference purposes only and is compiled from the best available sources. The County of Jackson assumes no responsibility for errors arising from use or misuse of this map.

Cashiers River Club

CONCEPTUAL DEVELOPMENT PLAN

JACKSON COUNTY, NORTH CAROLINA

FEBRUARY 19, 2019

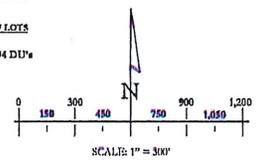


DEVELOPMENT SUMMARY

NEW LOTS (PHASE 1) - SINGLE FAMILY DETACHED:	53 LOTS	EXISTING SOLD LOTS	0 LOTS
EXISTING PLATTED LOTS (PHASE 1) - SINGLE FAMILY DETACHED:	56 LOTS	CONSERVATION AREA	58 LOTS
FUTURE LOTS - SINGLE FAMILY DETACHED:	27 LOTS	COMMON AREA	
EXISTING PLATTED FUTURE LOTS - SINGLE FAMILY DETACHED:			
COUNTY-OWNED LOTS - SINGLE FAMILY DETACHED:			
TOTAL:	194 DU's		

LEGEND:

	EXISTING 60' R/W		PROPOSED 45' R/W
	EXISTING 50' R/W		PROPOSED 35' R/W
	EXISTING 40' R/W		PROPOSED 30' R/W
	EXISTING 35' R/W		





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

WHEREAS, the County of Jackson, hereafter County, owns certain property (26 Lots) described on Exhibit A attached hereto; 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 \$50,000.00, submitted by Chris Manning Developers LLC and/or assigns; and

WHEREAS, Chris Manning Developers LLC 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 Chris Manning Developers LLC and/or assigns.

Adopted June 04, 2019.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board

EXHIBIT "A" TO THE OFFER TO PURCHASE AND CONTRACT –
VACNANT LOT/LAND BETWEEN
COUNTY OF JACKSON, A BODY POLITIC, SELLER AND CHRIS MANNING
DEVELOPERS, LLC AND/OR ASSIGNS, BUYER

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