Heather C. Baker
Jackson County Attorney
401 Grindstaff Cove Rd., Suite A207
Sylva, NC 28779

Donald C Lawrimore, Jr.
PO Box 572
Newberry, SC 29108

Ms. Baker,
Included with this letter of explanation is the Offer to Purchase for surplus property owned by Jackson County, NC. You will also find a certified check for the bid amount. I was unsure if all pages of the Offer to Purchase needed to be included. The signature pages at the end seemed unnecessary. Please let me know if additional information is required. I understand the property is offered "as is" and "where is". The specific property is described as Lot 43 Black Rock Rd, PIN# 7655-61-9670. I am unable to attend the Commissioner's meeting due to the constraints of both time and distance. However, I do want to explain my bid offer of $4,000.00.

First, when the county took possession of these properties in 2013, they paid a total of $10,022.00 for both properties, lots 40 & 43, (Deed Book 2017, Page 225). I am only interested in one of those two lots, Lot 43.

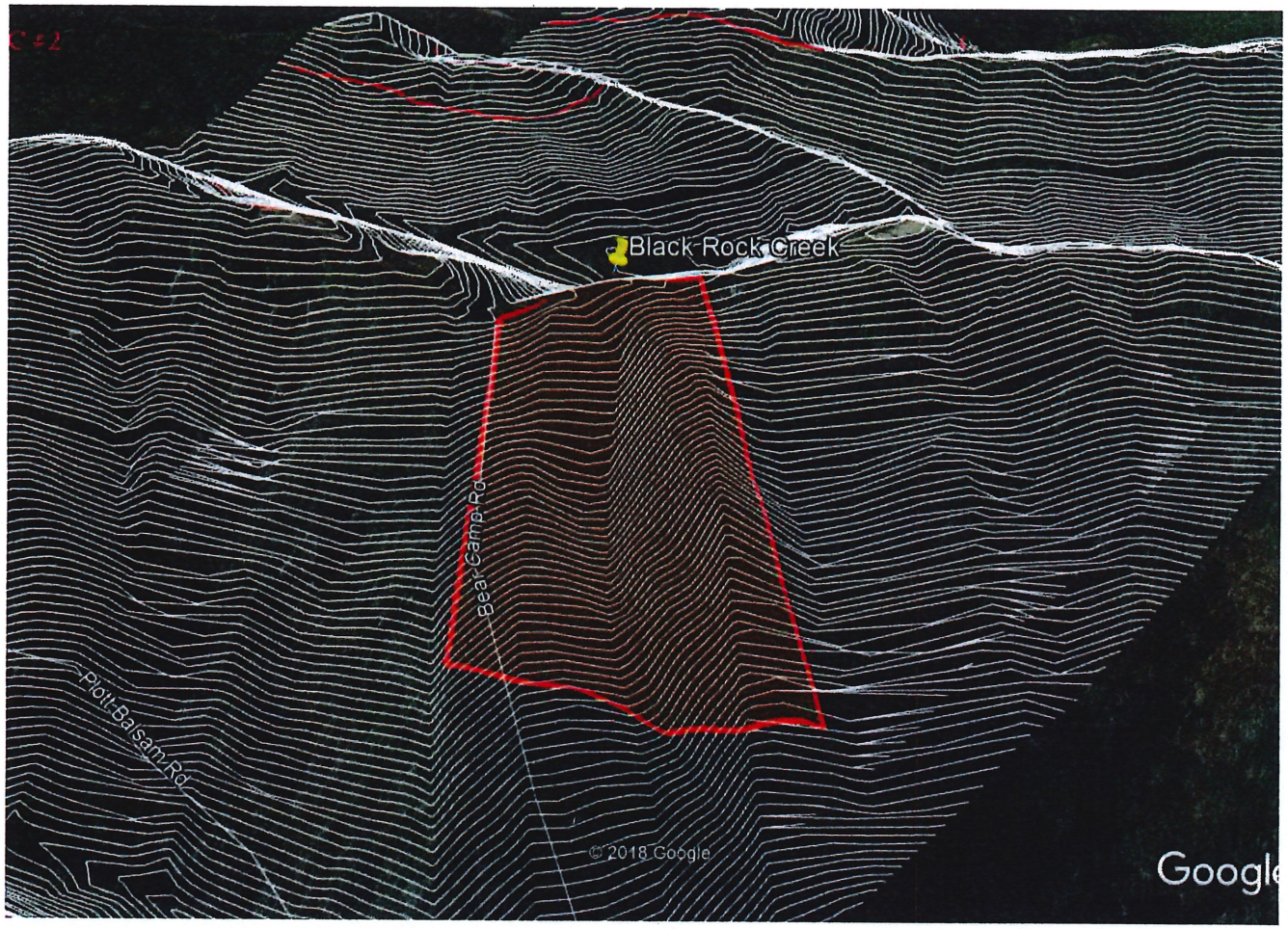
Next, the two lots have a combined land value of $76,630.00. This value is based on the 2019 Jackson County tax records. The land value for Lot 43 is $30,800, which is 40% of the total land value. If we apply that back to the original foreclosure amount, 40% of $10,022 is approximately $4000.00.

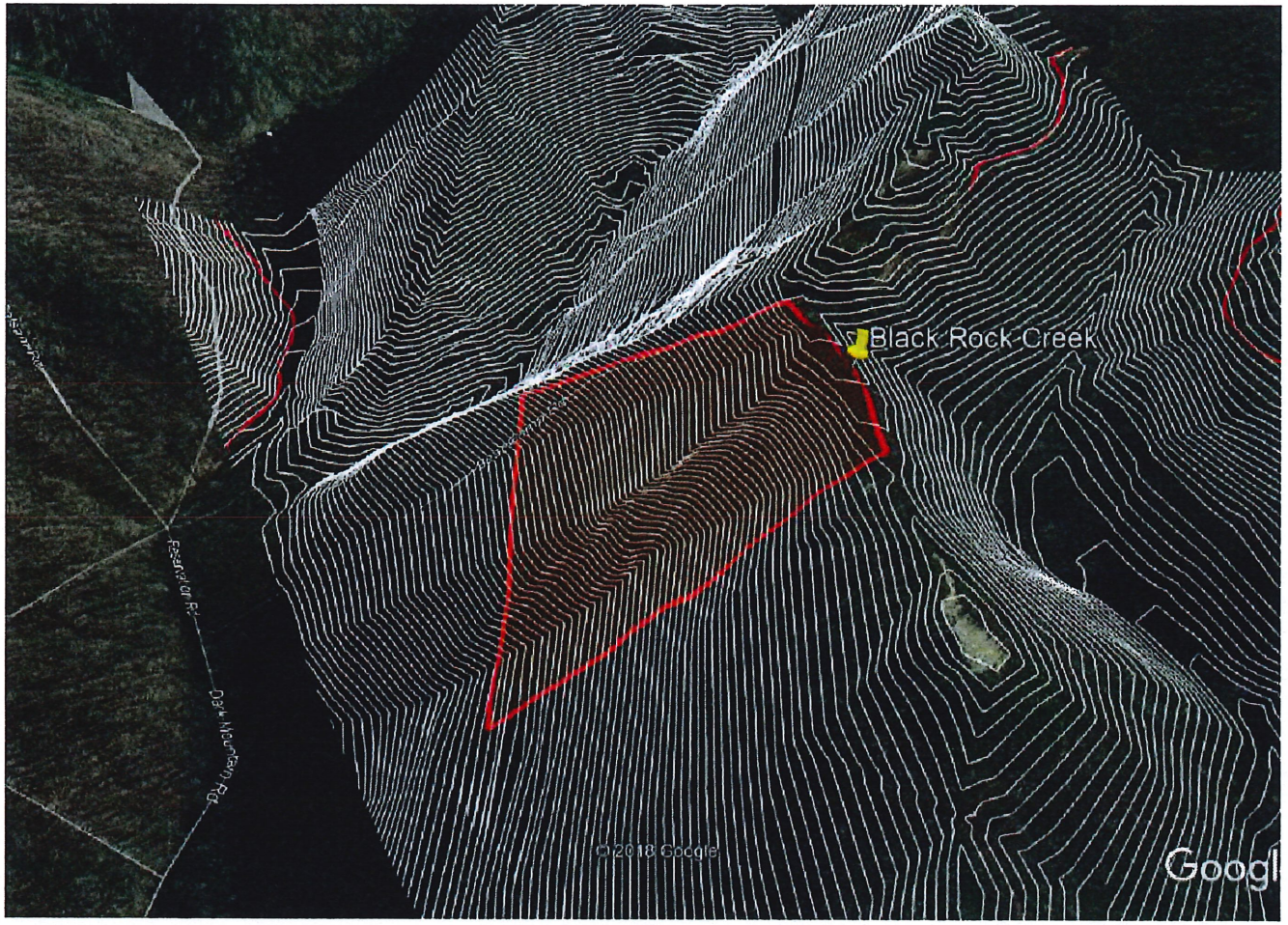
Lastly, you will see from the GIS contour photos that lot 43 is incredibly steep and would require significant grading to create a pad large enough for a house, septic drain field, and well. The section that appears to be flat is actually about 10-20 feet wide and is the crest of the mountain. The road takes up a good bit of that width. I am simply looking for a place to camp and have no intentions of building a home. The CCRs for this neighborhood only prohibit mobile homes and junk yards.

I hope my arguments have made sense and will carry some weight as you consider my offer. Thank you in advance for your time.

Regards,

Don Lawrimore


Black Rock Creek
Bear Camp Rd
Plott Balsam Rd
© 2018 Google
Google


Black Rock Creek
Reservoir Rd
Old Mountain Rd
© 2018 Google
Googl

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**": **Jackson County, NC**

(b) "**Buyer**": **Donald C. Lawrimore, Jr**

(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: _____
City: _____ Zip: _____
County: _____, 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 **43**, Block/Section _____, Subdivision/Condominium **Black Rock Creek**
_____, as shown on Plat Book/Slide **5** at Page(s) **157**
The PIN/PID or other identification number of the Property is: **7655-61-9670**
Other description: _____
Some or all of the Property may be described in Deed Book **2017** at Page **225**

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

$ **4000.00** paid in U.S. Dollars upon the following terms:

$ _____ BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date

$ **4000.00** 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).

$ **0.00** 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 DLL Seller initials _____ _____

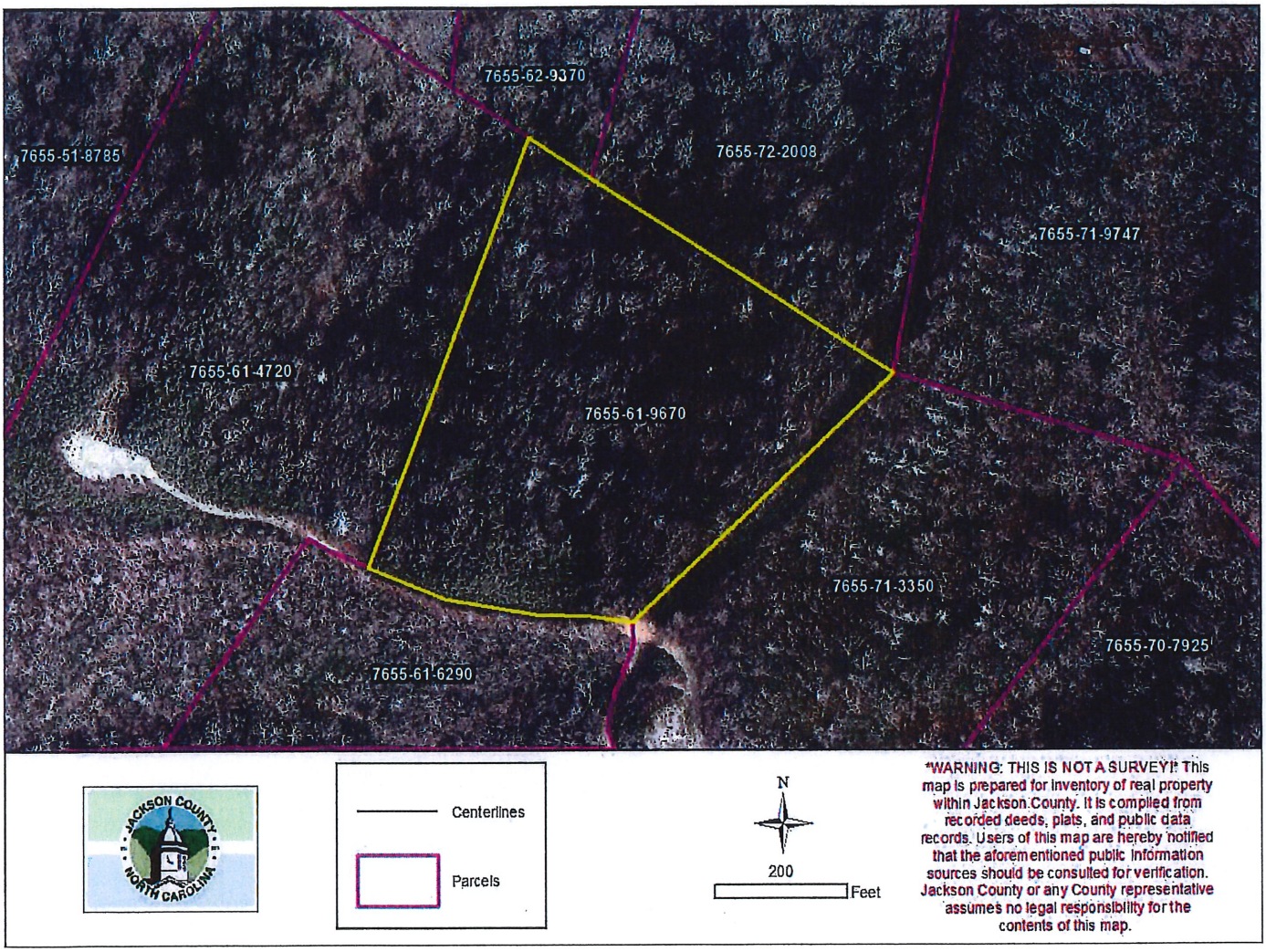
County Properties Acquired Through Foreclosure

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	Offer to Purch
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	Offer to Purch
RG	7566-02-8201	5,000	Dickey, David L., et. al.	Lt 38 Upper Glade	$ 8,081.49	$ 871.33	3/2015	Offer to Purch
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			11/2013	
RG	7655-61-9670	30,800	Financial Technologies Mgt Ltd	Lt 43 Black Rock Rd			11/2013	
RG	7545-76-3385	12,000	Gayer, Anna	Lt 1A Ph 1 Bear Pen	$ 6,600.00	$ 47.20	6/2016	
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	7545-59-4338	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	7556-54-4716	5,000	Mattarollo, Christopher	Lot 80 Twin Branch Way	$ 13,610.00	$ 20.17	6/2019	
RG	7556-84-0417	5,000	McKinney, James	Lt 52 Ph 2 River Rock	$ 9,900.00	$ 19.67	7/2017	
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	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	7622-06-2823	25,730	Taylor, Ann	184 Dewdrop Lane	$ 3,340.00	$ -	2/2019	Offer to Purch
RG	7622-06-1924	31,440	Taylor, Ann	107 Sunflower Ridge	$ 3,340.00	$ -	2/2019	Offer to Purch
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	Offer to Purch
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	Offer to Purch
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	
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	SYLVA TAXES
KL	7642-40-0931	2,520	Norman, Crystal	Chipper Curve Rd	$ 8,230.02	$ 135.05	1/2019	SYLVA TAXES

Property Report for 7655-61-9670

10/8/2019



Parcel Information

Parcel ID: 7655-61-9670
Parcel Address: LT 43 BLACK ROCK RD
Neighborhood Name: BLACK ROCK
Property Description: LT 43 BLACK ROCK CK
Sale Date: 2013-12-04
Sale Price: $10,500
Plat Reference: 5/157
Transferring Reference: 2017/225
Township: QUALLA
Assessed Acres: 6.9

Ownership Information

Owner Name #1: COUNTY OF JACKSON
Owner Name #2: None
Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105
Mailing Address 2: None
City/State/Zip: SYLVA NC 28779
Owner Account: 76990

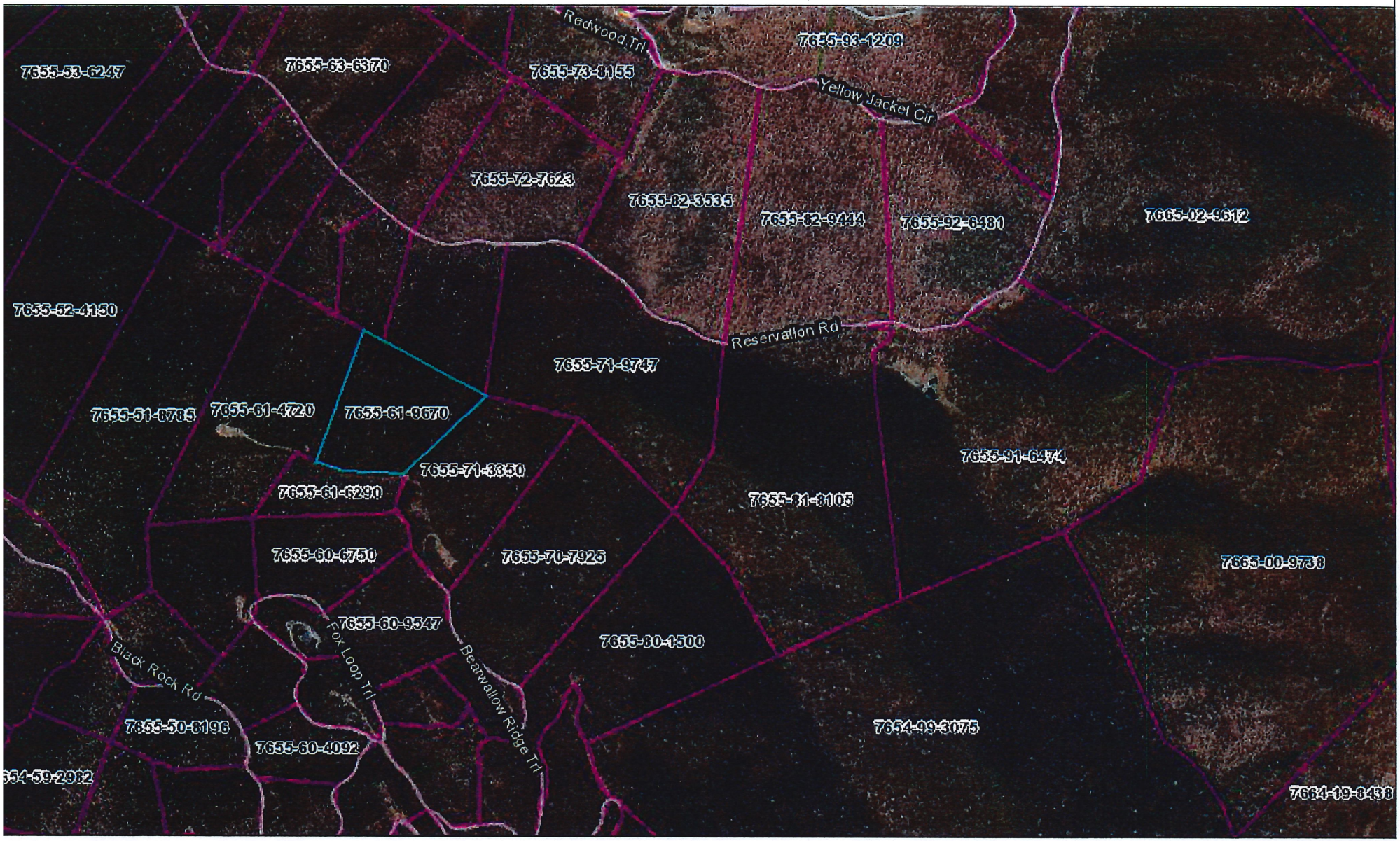
Tax/Value Information

Fire District: QUALLA PC 10
Building Value: $0
Land Value: $30,800
Assessed Total Value: $30,800

Zoning Information

Zoning District: None
Zoning Area: None
Jurisdiction: None

Web AppBuilder for ArcGIS



Centerlines
Leader Line
Parcels
arcel Lines
Lot Line
Jackson Boundary
Easement
Subdivision ROW
Hooks
Parcels

N
W
E
S

0 0.0425 0.085 0.17 mi

WARNING: THIS IS NOT A SURVEY!. This map is prepared for inventory of real property within Jackson County. It is compile from recorded deeds, plats, and public data records. Users of this map are hereby notifiec that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the content

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

R19-34

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 #7655-61-9670 containing approximately 6.90 acres, Lot 43, Black Rock Creek. Being located in Qualla Township as further described in Deed Book 2017, Page 225 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 $4,000.00 as submitted by Donald C. Lawrimore, Jr.; and

WHEREAS, Donald C. Lawrimore, Jr., 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 Donald C. Lawrimore, Jr.

Adopted October 15, 2019.

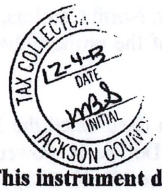
JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

_____
ANGELA M. WINCHESTER, Clerk to the Board

Doc ID: 004709110002 Type: CRP
Recorded: 12/04/2013 at 04:58:37 PM
Fee Amt: $47.00 Page 1 of 2
Revenue Tax: $21.00
Jackson County, NC
Joe Hamilton Register of Deeds
BK 2017 PG 225-226



This instrument drafted by Kimberly C. Lay, Attorney at Law, Sylva, NC 28779
After recording, mail to: Kimberly C. Lay, Post Office Box 1011, Sylva, NC 28779

This instrument prepared without the Benefit of a title examination

Revenue $21.00
PIN #7655-60-6750 & 7655-61-9670

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

COMMISSIONER'S DEED

This deed, made this 28th day of October, 2013, by **Kimberly C. Lay, Commissioner,** to **County of Jackson, a body politic and political subdivision of the State of North Carolina,** whose address is 401 Grindstaff Cove Road, Sylva, North Carolina, 28779.

WITNESSETH

That whereas, Kimberly C. Lay was appointed commissioner under an order of the Honorable Richlyn D. Holt, District Court Judge, in the tax foreclosure proceeding entitled "County of Jackson, a body politic, Plaintiff v. Financial Technologies, Ltd, a corporation organized and existing under the laws of the Republic of Ireland", File No. 12-CVD-458; and Kimberly C. Lay was directed by the order as Commissioner to sell the property hereinafter described at public sale after due advertisement according to law; and

Whereas Kimberly C. Lay, Commissioner, did on April 5, 2013, offer the land hereinafter - described at a public sale at the Jackson County Courthouse door, in Sylva, North Carolina and the County of Jackson became the last and highest bidder for said land for the sum of $10,021.17; and the sale having been confirmed, and Kimberly C. Lay, Commissioner, having been ordered to execute a deed to the purchaser the County of Jackson upon payment of the purchase money.

Now, in consideration of the premises and the sum of $10,021.17, receipt of which is hereby acknowledged, Kimberly C. Lay, Commissioner, does, by these presents, hereby bargain, sell, grant, and convey to the County of Jackson and its successors, heirs and assigns, that property situated in Jackson County, North Carolina, and described as follows:

> Being Tracts 40 and 43 of the property known as Black Rock Creek according to a plat by McMahan and Reese, P.A., North Carolina Surveyors #2642, dated December 20, 1989, a copy of which is recorded in Plat Cabinet 5, Slides 156 & 157, in the office of the Register of Deeds of Jackson County, North Carolina, and reference is made thereto for a more specific description of the property herein conveyed.
>
> Being a portion of the lands and premises as described in a deed dated the 17th day of April, 1995 from Nicholas D. Powers, III and wife, Debbie H. Powers to Financial Technologies Management, LTD., recorded in Deed Book 888, Page 240, Jackson County Public Registry.

This conveyance is made subject to Jackson County property taxes, the payment of which shall be assumed by the purchaser. To have and to hold the aforesaid tract of land, to County of Jackson and its successors, heirs and assigns forever, in as full and ample manner as Kimberly C. Lay, Commissioner, is authorized and empowered to convey the same.

In witness whereof, Kimberly C. Lay, Commissioner, has hereunto set her hand and seal.

Kimberly C. Lay, Commissioner

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, Lisa R. Buchanan, a Notary Public of Jackson County do hereby certify that Kimberly C. Lay, Commissioner, grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this 28th day of October, 2013.

Lisa R. Buchanan
Notary Public

My commission expires: December 5, 2014

LISA R. BUCHANAN NOTARY PUBLIC JACKSON COUNTY, NC