

2014-46

# LEE COUNTY

*Committed Today for a Better Tomorrow*

## **RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED ON SAN-LEE DRIVE, BORDERING PROPERTY OWNED BY WILMA CHESNEY IN LEE COUNTY, NORTH CAROLINA**

WHEREAS, the County of Lee owns certain property located on San-Lee Drive at parcel number 9653-51-4243-00, bordering property owned by Wilma Chesney, in Lee County, North Carolina, as shown on a deed recorded in Deed Book 326, Page 119, on a plat located in Plat Cabinet 1, Slide 360, in the office of the Register of Deeds for Lee County, to which the record thereof, reference is hereby made for more complete description; and,

WHEREAS, such property was former road right-of-way for Poplar Springs Road, which road was subsequently moved and renamed San-Lee Drive; and,

WHEREAS, North Carolina General Statutes §§ 153A-176 and 160A-269 permit the county to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the County has received an offer submitted by the Estate of Wilma Chesney ("Offeror"), to purchase the property described above in the amount of \$100, a copy of which with revised legal description is attached hereto; and,

WHEREAS, Offeror has paid to the County Clerk the required 5 percent (5%) deposit on its offer; and,

WHEREAS, the Lee County Board of Commissioners accepts the offer of \$100 or any higher, upsetting offer, subject to the upset bid procedure.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

1. The Lee 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 County Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the County Attorney's Office within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the County Attorney shall open the

bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.

5. A qualifying higher bid is one that raises the existing offer by not less than 10 percent (10%) of the first \$1,000 of that offer and 5 percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5 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. The County will return the deposit of the final high bidder at closing.

7. The terms of the final sale are as follows:

a. The buyer must pay with cash, cashier's check or certified check at the time of closing.

8. 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.

9. 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.

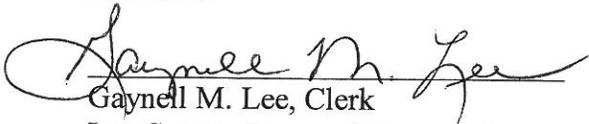
Dated this the 1<sup>st</sup> day of December 2014.



Chairman

Lee County Board of Commissioners

ATTEST:



Gaynell M. Lee, Clerk

Lee County Board of Commissioners