



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

January 5, 2015

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Tim Moore, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission on Governmental Operations

FROM: Speros J. Fleggas 
Deputy Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

SJF/tm

Cc: Bill Daughtride, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

January 5, 2015

**ACQUISITION BY DEED: The following items are reported pursuant to
NCGS 146-22**

1. Wade E. Vannoy, Sr. Heirs (DENR-PARKS) Ashe County
2. Joan Blake Stubbs & Clarence Stubbs (DENR-PARKS) Orange County
3. Barbara B. Davis (WCU) Jackson County
4. GBL Holdings, LLC (WCU) Jackson County

**DISPOSITION BY DEED: The following item is for consultation pursuant to
NCGS 146-27**

5. County of Stanly (PUBLIC SAFETY) Stanly County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Wade E. Vannoy, Sr. Heirs

GRANTEE: State of NC, Department of Environment and Natural Resources,
Division of Parks and Recreation

LOCATION: NC Hwy 88, Jefferson Township, Ashe County

AREA: ±110.809 acres

UNIT COST: \$17,850/acre

CONSIDERATION: ±\$1,977,940

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Mount Jefferson State Natural Area. Acquisition of this property provides protection of natural and scenic resources, water quality, and also provides an additional access point to the State Natural Area. The acquisition of this property will be subject to a Contract and Agreement for Joint Venture (Contract) dated October 1, 2007 between the grantors and Sexton Farms and a Contract dated April 4, 2008 between the grantors and River Ridge Farms, for the harvesting of existing Christmas trees. The Contracts will expire on December 31, 2015, and December 31, 2017, respectively. Funding for this acquisition is provided by the Federal Land and Water Conservation Fund (\$900,613), Parks and Recreation Trust Fund (\$677,327) and private funds (\$400,000).

ITEM 2

GRANTOR: Joan Blake Stubbs, and husband, Clarence Stubbs

GRANTEE: State of NC, Department of Environment and Natural Resources,
Division of Parks and Recreation

LOCATION: off St. Mary's Road, Eno Township, Orange County

AREA: ±87.5 acres

UNIT COST: ±\$5,600/acre

CONSIDERATION: \$490,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Eno River State Park. Acquisition of this property provides protection of natural resources and water quality in Eno River State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$311,860) and the Parks and Recreation Trust Fund (\$178,140).

ACQUISITION BY DEED

ITEM 3

GRANTOR: Barbara B. Davis, et al

GRANTEE: State of NC, Western Carolina University

LOCATION: Tapestry & Central Drives, Cullowhee, Jackson County

AREA: $\pm 81,022$ sq. ft. or ± 1.86 acres improved with a house containing ± 840 sq. ft. constructed in 1946, a duplex containing $\pm 1,296$ sq. ft. constructed in 1958, a house containing 572 sq. ft. constructed in 1940, a house containing 1,182 sq. ft. constructed in 1946 and a house containing 1,361 sq. ft. constructed in 1960

UNIT COST: $\pm \$3.02$ sq. ft. – land
 ± 45.80 sq. ft. – improvements

CONSIDERATION: \$485,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to Western Carolina University and is needed for future expansion in accordance with the campus master plan. Funding for this acquisition is provided by Housing and Parking Revenue.

ITEM 4

GRANTOR: GBL Holdings, LLC

GRANTEE: State of NC, Western Carolina University

LOCATION: 184 Norton Road, Cullowhee, Jackson County

AREA: $\pm 107,375$ sq. ft. or ± 2.465 acres

UNIT COST: $\pm \$5.59$ sq. ft.

CONSIDERATION: \$600,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to Western Carolina University and is needed for future expansion in accordance with the campus master plan. Funding for this acquisition is provided by Housing and Parking Revenue.

DISPOSITION BY DEED

ITEM 5

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: County of Stanly

LOCATION: Guard Road, Badin, Stanly County

AREA: ±21.05 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for disposition was acquired from the grantor by deed of gift for use by the North Carolina National Guard subject to a reversionary interest in the event the property is no longer needed for military purposes. The National Guard has notified this office that it no longer utilizes the property and requests the property revert back to Stanly County.