



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

November 30, 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: Bill Daughtride, Jr. *Bill Daughtride Jr.*
Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

BD/

Cc: Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

November 30, 2015

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

1. Wade B. Caldwell (DEQ-WILDLIFE) Haywood County
2. The Nature Conservancy (DEQ-WILDLIFE) Scotland County
3. Frederick E. Fullwood (NCCU) Durham County

**DISPOSITION BY DEED: The following items are reported pursuant to
NCGS 146-27**

4. TLC FRANCIS LLC (ADMINISTRATION) Wake County
5. Matthew M. Brown (ADMINISTRATION) Wake County
6. Thomas J. Porter & Judith A. L. Porter (ADMINISTRATION) Wake County
7. Kimberly A. Wagner & Robert F. Wagner (ADMINISTRATION) Wake County
8. Darcia Black (ADMINISTRATION) Wake County
9. Christopher D. Thomas & Katie K. Thomas (AGRICULTURE) Onslow County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Wade B. Caldwell, Donald R. Caldwell, Rebecca Lynn Surret, Jeanette Shelton, and JoAnn C. Penland

GRANTEE: State of NC, Department of Environmental Quality, Wildlife Resources Commission

LOCATION: Schoolhouse Branch Road, Cecil Township, Haywood County

AREA: ±60 acres

UNIT COST: \$6,000/acre

CONSIDERATION: \$360,000

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to Cold Mountain Game Land. Acquisition of this tract will provide additional wildlife recreational opportunities for the public. Funding for this acquisition is provided by Pittman Robertson Land Acquisition Grant (\$270,000) and Southern Appalachian Highlands Conservancy (\$90,000).

ITEM 2

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environmental Quality, Wildlife Resources Commission

LOCATION: Hoffman Road, Marston, Sandhills Game Land, Scotland County

AREA: ±47.36 acres

CONSIDERATION: \$55,831

UNIT COST: \$1,179/acre

COMMENTS: Game Land Addition. The proposed acquisition is a bargain sale. The property is an inholding at the Sandhills Game Land. Acquisition of this property will enhance management of the game land and also provide additional wildlife recreational opportunities. Funding for this acquisition will be provided by the Wildlife Endowment Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Frederick Eugene Fullwood

GRANTEE: State of NC, North Carolina Central University

LOCATION: 609 E. Lawson Street, Durham, Durham County

AREA: ±7,405 sq. ft. or 0.17 acre improved with a single family dwelling containing
2,307 sq. ft. constructed in 1925

UNIT COST: \$2.03/sq. ft. – land
\$45.51/sq. ft. – improvements

CONSIDERATION: \$120,000

COMMENTS: NCCU Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the campus master plan. Funding for the acquisition will be provided by Title III Education Funds.

DISPOSITION BY DEED

ITEM 4

GRANTOR: State of NC, Department of Administration

GRANTEE: Matthew M. Brown

LOCATION: The Lamar House, 401 North Person Street, Raleigh, Wake County

AREA: $\pm 9,057$ sq. ft. or ± 0.208 acres improved with a $\pm 3,352$ sq. ft. two-story frame house, built circa 1900

CONSIDERATION: \$536,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed "as is, where is, with all faults" subject to preservation covenants. The above consideration is based upon a negotiated sale.

ITEM 5

GRANTOR: State of NC, Department of Administration

GRANTEE: TLC FRANCIS LLC
Charles T. Francis, Managing Member

LOCATION: The Ashley House, 219 East North Street, Raleigh, Wake County

AREA: $\pm 9,883$ sq. ft. or ± 0.227 acres improved with a $\pm 3,563$ sq. ft. two-story frame house, built circa 1904

CONSIDERATION: \$500,500

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed "as is, where is, with all faults" subject to preservation covenants and a shared driveway access on the eastern lot line. The above consideration is based upon a negotiated sale.

DISPOSITION BY DEED

ITEM 6

GRANTOR: State of NC, Department of Administration

GRANTEE: Thomas Jefferson Porter and Judith A. L. Porter

LOCATION: The Watson House, 411 North Person Street, Raleigh, Wake County

AREA: $\pm 6,427$ sq. ft. or ± 0.148 acre improved with a $\pm 2,464$ sq. ft. two-story frame house, built circa 1902

CONSIDERATION: \$291,600

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed subject to preservation covenants. The offer is contingent upon a clear title and a 30 day due diligence period. The above consideration is based upon a negotiated sale.

ITEM 7

GRANTOR: State of NC, Department of Administration

GRANTEE: Kimberly A. Wagner and Robert Frank Wagner

LOCATION: The Gay House, 419 North Person Street, Raleigh, Wake County

AREA: $\pm 6,440$ sq. ft. or ± 0.148 acre improved with a $\pm 2,513$ sq. ft. two-story frame house, built circa 1904

CONSIDERATION: \$275,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed "as, is, where is, with all faults" and subject to preservation covenants. The above consideration is based upon a negotiated sale.

DISPOSITION BY DEED

ITEM 8

GRANTOR: State of NC, Department of Administration

GRANTEE: Darcia Black

LOCATION: The Worth House, 415 North Person Street, Raleigh, Wake County

AREA: $\pm 6,434$ sq. ft. or ± 0.148 acre improved with
a $\pm 2,230$ sq. ft. two-story frame house, built circa 1904

CONSIDERATION: \$245,100

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed subject to preservation covenants. The offer is contingent upon receiving access to the back of the lot and closing after March 30, 2016. The above consideration is based upon a negotiated sale.

ITEM 9

GRANTOR: State of NC, Department of Agriculture and Consumer Services,
North Carolina Forest Service

GRANTEE: Christopher David Thomas and wife, Katie K. Thomas

LOCATION: Comfort Highway (SR-1003), Richlands Township, Onslow County

AREA: ± 1.91 acres

UNIT COST: $\pm \$13,089/\text{acre}$

CONSIDERATION: \$25,000

COMMENTS: Property proposed for disposition has been declared surplus by the North Carolina Forest Service. The site was originally acquired in 1966 to be used as a lookout tower. However, the site is no longer needed to support current programs. Three sides of the subject property are contiguous to a 22-acre tract owned by the grantees. The property will be conveyed by a quitclaim deed.