



Pat McCrory  
Governor

Kathryn Johnston  
Secretary

March 31, 2016

**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: Kathryn Johnston   
Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

KJ/

Cc: Fiscal Research Division



State of North Carolina | Administration  
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**GOVERNMENTAL OPERATIONS AGENDA  
INDEX**

March 31, 2016

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

1. Conservation Trust for North Carolina (DEQ-WILDLIFE) Alleghany and Surry Counties
2. North Carolina Coastal Land Trust (DEQ-WRC) Gates County
3. The Nature Conservancy (DEQ-WILDLIFE) Richmond County
4. The Nature Conservancy (DEQ-WILDLIFE) Scotland County
5. James T. Sherrill (DNCR-PARKS) Iredell County
6. James E. Johnson, Jr. , Anette M. Johnson & Mill Bay, LLC (DNCR-PARKS) Robeson County
7. Claude Nelon, Jr. & Lillian Nelon (DNCR-PARKS) Rutherford County
8. First Baptist Church of Rutherfordton (DNCR-PARKS) Rutherford County
9. Lago Vista, LLC (DNCR-PARKS) Rutherford County
10. Charles M. Martin, Kimberly M. Johnston & Nathaniel A. Martin, IV (DNCR-PARKS) Stokes County
11. Green Town Properties, Inc. (ECU) Pitt County

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

12. Duane R. Hall II (ADMINISTRATION) Wake County
13. David L. Goco & Lisa M. Roberson (ADMINISTRATION) Wake County
14. Double Fault, LLC (ADMINISTRATION) Wake County

**DISPOSITION BY LEASE: The following item is reported pursuant to  
NCGS 146-29.1**

15. Christ Centered Recovery Program Ministries, Inc. (DHHS) Burke County

**ACQUISITION BY DEED**

ITEM 1

GRANTOR: Conservation Trust for North Carolina

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

LOCATION: Bottomley Road, Glade Creek Township, Alleghany and Surry  
Counties

AREA: ±75.072 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Mitchell River Game Land. Acquisition of this property will provide additional hunting and other wildlife recreational opportunities while also preserving scenic vistas and natural areas along the Blue Ridge Parkway.

## ACQUISITION BY DEED

### ITEM 2

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: Joe Beary Lane, Reynoldson Township, Gates County

AREA: ±960 acres

UNIT COST: \$104/acre

CONSIDERATION: \$100,000

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Chowan Swamp Game Land. Acquisition of this property will protect important wildlife habitat and provide additional hunting and other wildlife recreational opportunities. The proposed transaction is a bargain sale. Funding for this acquisition is provided by Wildlife Resources Commission Endowment Fund.

### ITEM 3

GRANTOR: The Nature Conservancy

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

LOCATION: 1130 Marks Creek Church Road, Marks Creek Township,  
Richmond County

AREA: ±142.993 acres

UNIT COST: \$1,847.08/acre

CONSIDERATION: \$264,120

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Sandhills Game Land. Acquisition of this site will provide protection for wildlife habitat including the endangered red-cockaded woodpecker. The proposed transaction is a bargain sale. Funding for this acquisition is provided by Clean Water Management Trust Fund (\$132,076) and U.S Fish and Wildlife Service Section 6 Grant Program (\$132,044).

## **ACQUISITION BY DEED**

### ITEM 4

GRANTOR: The Nature Conservancy

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

LOCATION: Cliff Gibson Road and Hoffman Road, Laurel Hill Township,  
Scotland County

AREA: ±379.17 acres

UNIT COST: \$683.07/acre

CONSIDERATION: \$259,000

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Sandhills Game Land. Acquisition of this site will provide protection of priority species such as the red-cockaded woodpecker, southern hognose snake and Bachman's sparrow. The proposed transaction is a bargain sale. Funding for this acquisition is provided by Clean Water Management Trust Fund (\$131,500) and U.S Fish and Wildlife Service Section 6 Grant Program (\$127,500).

### ITEM 5

GRANTOR: James T. Sherrill

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

LOCATION: 149 Clark Cove Road, Fallstown Township, Iredell County

AREA: ±3.4 acres, improved with a single-family dwelling totaling 1,295 sq. ft.  
constructed in 1910

CONSIDERATION: \$88,500

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lake Norman State Park. Acquisition of this property eliminates an inholding within the park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 6

GRANTOR: James E. Johnson, Jr. and wife, Anette M. Johnson; and  
Mill Bay, LLC,  
Prentice R. Barker, Jr., Managing Member

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

LOCATION: Old Whiteville Road, Wisharts Township, Robeson County

AREA: ±976.5 acres

UNIT COST: \$1,394.65/acre

CONSIDERATION: ±\$1,361,876

COMMENTS: Conservation Land Acquisition. Property proposed for acquisition is a portion of a ±1,325-acre tract. It is being acquired for the establishment of a future unit of the State Park System. This property is a significant habitat for colonial water birds. Mill Bay, LLC will retain limited water rights to perform dam maintenance and to fill ponds located on the remainder of the parent tract. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$680,938), Federal Land and Water Conservation Funds (\$223,438), NC Environmental Enhancement Grant to Audubon North Carolina (\$50,000) and private donations (\$407,500).

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Claude Nelon, Jr., and wife, Lillian Nelon

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

LOCATION: off Nelons Road, Chimney Rock Township, Rutherford County

AREA: ±30 acres

UNIT COST: \$5,000/acre

CONSIDERATION: ±\$150,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources along Cane Creek Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

### ITEM 8

GRANTOR: First Baptist Church of Rutherfordton

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

LOCATION: off Boys Camp Road, Chimney Rock Township, Rutherford County

AREA: ±31.89 acres

UNIT COST: ±\$6,020.70/acre

CONSIDERATION: \$192,000

COMMENTS: State Park Addition. Property for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources along Rumbling Bald Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: Lago Vista, LLC  
John J. Scelfo, Managing Member

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

LOCATION: Proctor Road, Lake Lure, Rutherford County

AREA: ±16.69 acres improved with a 60' wide paved road, electrical service and  
infrastructure for municipal water and sewer connectivity

UNIT COST: ±\$31,455.96/acre

CONSIDERATION: \$525,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. In addition to protecting natural and scenic resources, acquisition of this property will also reduce construction costs to provide municipal water and sewer connections to serve the Park facilities and will provide paved access to Highway 64 on the east side of the Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

### ITEM 10

GRANTOR: Charles M. Martin, Kimberly M. Johnston, and Nathaniel A. Martin, IV

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

LOCATION: off Sheep Rock Road, Danbury Township, Stokes County

AREA: Two (2) contiguous tracts totaling ±41.1 acres

UNIT COST: ±\$3,374.70/acre

CONSIDERATION: \$138,700

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Hanging Rock State Park. Acquisition of this property provides protection of natural resources and land for a future trail connection to the town of Danbury. Funding for this acquisition will be provided by the Parks and Recreation Trust Fund.



## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Green Town Properties, Inc., (A Non-Profit Corporation)  
Christian E. Porter, Registered Agent

GRANTEE: State of NC, East Carolina University

LOCATION: 209 E. Fifth Street, Greenville, Pitt County

AREA: ±0.16 acre improved with a ±13,500 sq. ft. office building

CONSIDERATION: \$1,040,000

COMMENTS: Campus Expansion. Property proposed for acquisition is located within the campus master plan and will be renovated and used for university office space. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by auxiliary overhead receipt funds.

## **DISPOSITION BY DEED**

### ITEM 12

GRANTOR: State of NC, Department of Administration

GRANTEE: Duane R. Hall II

LOCATION: The Bailey-Tucker House, 213 East Lane Street, Raleigh, Wake County

AREA: ±0.25 acre (subject to survey) improved with a ±1,874 sq. ft. two-story frame house, built circa 1917

CONSIDERATION: \$900,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The State will provide a curb cut from East Lane Street to accommodate a driveway to be constructed by the grantee on the common boundary line of the subject property and an adjacent State-owned parcel (Handy House - 215 East Lane Street). The grantee will assume all costs associated with construction of the driveway. Upon approval, the State and grantee will enter into a reciprocal access easement and maintenance agreement giving the grantee non-exclusive access from East Lane Street on the common boundary line of the subject property and the adjacent State-owned parcel. 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.

### ITEM 13

GRANTOR: State of NC, Department of Administration

GRANTEE: David L. Goco, and wife, Lisa M. Roberson

LOCATION: Andrews Duncan House, 407 North Blount Street, Raleigh, Wake County

AREA: ±0.25 acre (subject to survey) improved with a ±7,410 sq. ft. 2½ story frame house, built circa 1873

CONSIDERATION: \$860,500

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" and subject to preservation covenants.

**DISPOSITION BY DEED**

ITEM 14

GRANTOR: State of NC, Department of Administration

GRANTEE: Double Fault, LLC  
J. Blount Williams, Managing Partner

LOCATION: Coble-Helms House, 417 North Blount Street, and the McGee House, 411 North Blount Street, Raleigh, Wake County

AREA: Coble-Helms House: ±0.25 acre (subject to survey) improved with a ±3,931 sq. ft. two-story frame house, built late 1870's.  
McGee House: ±0.25 acre (subject to survey) improved with a ±3,563 sq. ft. 1½ story brick house, built circa 1948.

CONSIDERATION: \$710,000

COMMENTS: Properties proposed for disposition were offered for sale in accordance with Session Law 2003-404. The offer is contingent upon approval of the grantee acquiring both properties. The properties will be conveyed "as, is, where is, with all faults" and subject to preservation covenants.

**DISPOSITION BY LEASE**

ITEM 15

LESSOR: State of NC, Department of Health and Human Services, Division of  
Mental Health, Development Disabilities and Substance Abuse

LESSEE: Christ Centered Recovery Program Ministries, Inc., a 501 (c) (3) non-  
profit corporation,  
Pastor Steve Smith, Director

LOCATION: 1201 Sterling Street, Broughton Hospital, Morganton, Burke County

TERM: Three years effective May 1, 2016 or possession

AREA: ±2,710 sq. ft. residential dwelling

UNIT COST: \$1.00 for the term

COMMENTS: Renewal Lease. This Ministry uses the residence for their drug and alcohol addiction recovery program. Lessee pays utilities, telephone service, and routine maintenance. Lessor provides non-routine maintenance.