



North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary

Tim Walton
Director

Roy Cooper, Governor

May 31, 2018

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: Tim Walton *Tim Walton*
Director

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

TW/tm

Cc: Machelle Sanders, Secretary
Mark Edwards, Deputy Secretary
Fiscal Research Division

GOVERNMENTAL OPERATIONS AGENDA INDEX

May 31, 2018

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

1. The Nature Conservancy (AGRICULTURE) Scotland County
2. Melissa Byrd & Kevin Byrd (DNCR-PARKS) Burke County
3. Sibyl Byrd & Bruce Byrd (DNCR-PARKS) Burke County
4. Wallace Jackson & Carmen A. Jackson (DNCR-PARKS) Burke County
5. Howard E. Davis (DNCR-PARKS) Henderson County
6. Wells Fargo Bank, NA (PUBLIC SAFETY) Rockingham County

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

7. Jeffrey D. Turpin & Konstantina N. Konidaris (ADMINISTRATION) Wake County

DISPOSITION BY LEASE: The following items are reported pursuant to NCGS §146-29.1

8. County of Duplin (PUBLIC SAFETY) Duplin County

ACQUISTION BY DEED

ITEM 1

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Plant Conservation Program

LOCATION: Two contiguous tracts located at U.S. Highway 401 and Seals
Road, Spring Hill Township, Scotland County

AREA: Tract 1 - ±130 acres
Tract 2 - ±87.99 acres

UNIT COST: Tract 1 - \$2,523/acre
Tract 2 - Gift

CONSIDERATION: Tract 1 - \$328,000
Tract 2 - Gift

COMMENTS: Plant Preserve Addition. Property proposed for acquisition is for the establishment of a new plant conservation preserve in McIntosh Bay. Acquisition of this property is critical to protect and enhance populations of imperiled and rare plant species and rare species of amphibians. Funding for this acquisition is provided by a grant from the Clean Water Management Trust Fund (\$236,356), a US Fish & Wildlife grant (\$37,379) and private donations totaling \$54,265.

ACQUISITION BY DEED

ITEM 2

GRANTOR: Melissa Byrd, and husband, Kevin Byrd

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

LOCATION: Hemlock Springs Road, Linville Township, Burke County

AREA: 13.856 acres

UNIT COST: \$10,000/acre

CONSIDERATION: \$138,560

COMMENTS: State Trail Addition. Property proposed for acquisition is for inclusion in the Fonta Flora State Trail. Acquisition of this property will provide protection of natural and scenic resources along the Lake James section of the trail. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act (\$111,000) and by Burke County (\$27,560).

ITEM 3

GRANTOR: Sibyl Byrd, and husband, Bruce Byrd

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

LOCATION: Hemlock Springs Road, Linville Township, Burke County

AREA: 11.877 acres

UNIT COST: \$10,000/acre

CONSIDERATION: \$118,770

COMMENTS: State Trail Addition. Property proposed for acquisition is for inclusion in the Fonta Flora State Trail. Acquisition of this property will provide protection of natural and scenic resources along the Lake James section of the trail. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act (\$95,000) and by Burke County (\$23,770).

ACQUISITION BY DEED

ITEM 4

GRANTOR: Wallace Jackson, and wife, Carmen Annette Jackson

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

LOCATION: Hemlock Springs Road, Linville Township, Burke County

AREA: ± 61.38 acres

UNIT COST: \$7,992/acre

CONSIDERATION: $\pm \$490,549$

COMMENTS: State Trail Addition. Property proposed for acquisition is for inclusion in the Fonta Flora State Trail. Acquisition of this property will provide protection of natural and scenic resources along the Lake James section of the trail. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act.

ITEM 5

GRANTOR: Howard E. Davis

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

LOCATION: off Little Creek Drive, Chimney Rock Township, Rutherford County
and Edneyville Township, Henderson County

AREA: ± 56.57 acres

UNIT COST: \$7,800/acre

CONSIDERATION: $\pm \$441,246$

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property will protect natural and scenic resources, including the summit of Rich Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 6

GRANTOR: Wells Fargo Bank, North America,
Trustee for the Estate and Wills of the Wellman,
Mitchell, and Watlington families
Kenneth E. Blackburn, Senior Vice President

GRANTEE: State of NC, Department of Public Safety,
Juvenile Justice and Delinquency Prevention

LOCATION: 100 Elliot Road, Reidsville, Rockingham County

AREA: ±48 acres

UNIT COST: \$8,645/acre

CONSIDERATION: \$415,000

COMMENTS: New Youth Development Center. Property proposed for acquisition is needed for the construction of a new ±45,000 gross sq. ft., 60-bed youth development center in Rockingham County. Funding for this acquisition was authorized in SL 2017-57, Section 36.2(a). Authorization is also requested without further approval by the Council of State to grant all utility easements (water, sewer, electrical, etc.) necessary for the construction of the new building and access easements, if needed.

DISPOSITION BY DEED

ITEM 7

GRANTOR: State of NC, Department of Administration

GRANTEE: Jeffrey David Turpin and Konstantina N. Konidaris

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

AREA: ± 0.30 acres (subject to survey) improved with a $\pm 7,410$ sq. ft.
2½ story frame house, built circa 1873

CONSIDERATION: \$725,000

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.

DISPOSITION BY LEASE

ITEM 8

LESSOR: State of NC, Department of Public Safety,
Division of Adult Correction and Juvenile Justice

LESSEE: County of Duplin

LOCATION: Highway 11, Kenansville, Duplin County

TERM: One year effective July 1, 2018 or possession with two 1-year renewal options

AREA: ±14.29 acres, improved with twenty-one buildings containing ±56,163 sq. ft. (gross)

RENTAL: \$1.00 for the term

COMMENTS: Renewal Lease. Renewal of an existing lease to allow the County of Duplin to utilize the former Duplin Correctional Center for additional jail capacity pursuant to Session Law 2013-360, Section 16A.3.