

CONTRACT ROUTING FORM

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: Finance Office
Department contract file name (use effective date): Eubanks_Finance_022024
Project Code: [Click here to enter text.](#)
Contract type: Contract
Contracted Services/Goods: Property
Contract Component: Master
Change Order Number/Addendum Number: [Click here to enter text.](#)
Vendor Name: Charles K. Eubanks & Elizabeth A. Eubanks
Effective Date: 022024
Approved by: Commissioners
Date approved by the BOC: 12/18/23
Ending Date: [Click here to enter a date.](#)
Total Amount: 2700

Please Return Contract to:
Name: Michele Peluso
Email: Michele.Peluso@chathamco
untync.gov
Special Instructions for Clerks
Office:

2. Department Head or his/her designee has read the contract in its entirety.
By: Ray Lynch (Department Head signature required)
3. County Attorney has reviewed and approved the contract Approved by Bob 2/7/24
County Attorney has reviewed and rejects the contract Reason: _____

This is an automatic renewal and does not require approval from the County Attorney: Yes No

If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes No
5. Vendor has signed the contract. Yes No
6. A budget amendment is necessary before approval. Yes No
If budget amendment is necessary, please attach to this form.

7. Approval
- Requires approval by the BOC - contracts over \$100,000.00. Follow Board submission guidelines.
- Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

Clerk's Office Only

Finance Officer has signed the contract
 The Finance Officer is not required to sign the contract

**COUNTY OF CHATHAM
OFFER TO PURCHASE AND CONTRACT**

(OFFER SUBJECT TO UPSET BID PROCEDURE)

CHARLES K. EUBANKS AND WIFE, ELIZABETH A. EUBANKS as "Buyer", hereby offers to purchase, and the County of Chatham, a body politic and corporate of the State of North Carolina, as "Seller", upon the execution hereof as authorized by action of the County of Chatham Board of Commissioners, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with improvements, if any, located thereon (the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the County of Chatham, State of North Carolina, being known as and more particularly described as:

Street Address: US 64 East
Parcel No.: 73184

Legal Description: See Attached Exhibit A.

2. OFFER/PURCHASE PRICE: The purchase price offered is \$2,700.00 and shall be paid as follows:

(a) \$135.00, representing a 5% deposit paid by (CASH or CASHIER'S CHECK) with the delivery of this contract, to be held in escrow by the County of Chatham, until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated and it is disbursed to Seller.

(b) \$2,565.00, the balance of the purchase price in cash at closing. At closing buyer agrees to pay for all advertising costs incurred by the County of Chatham during the upset bid process in addition to the purchase price offered in section 2 above and the costs in Standard Provision 7.

3. CONDITIONS: All the Standard Provisions on the REVERSE SIDE HEREOF shall apply to this Offer and Contract, unless expressly modified by Addendum to this instrument.

4. DURATION OF OFFER: This offer to purchase shall be effective for thirty (30) days from the date hereof. Following acceptance of this offer and execution by the Seller of the Purchase Contract, the parties shall remain bound hereby for an additional forty-five (45) days and closing shall occur before the expiration of such period.


5. CLOSING: All parties agree to execute any and all documents and papers necessary in connection with closing and transfer of title at a place designated by the Seller. The deed is to be made to CHARLES K. EUBANKS AND WIFE, ELIZABETH A. EUBANKS and will be a NON-WARRANTY DEED.

6. **POSSESSION:** Possession shall be delivered immediately upon closing.

This offer shall become a binding contract when signed by both Buyer and Seller.

Date of Offer 10-19-2023

Buyer: CHARLES K. EUBANKS

Buyer's Signature 

Buyer: ELIZABETH A. EUBANKS

Buyer's Signature 

Address: PO Box 294, 1905 US 64 Business East Pittsboro, NC 27312

Phone: 919-548-2016

Email: libby-eubanks@galco.com

Date of Acceptance: 12/18/2023
(Board Resolution Date)

Seller: COUNTY OF CHATHAM

By: 

Title: County Manager Dan LaMontagne

Receipt of Bid Deposit

I hereby acknowledge receipt of the bid deposit herein set forth and agree to hold and disburse the same in accordance with the terms hereof.

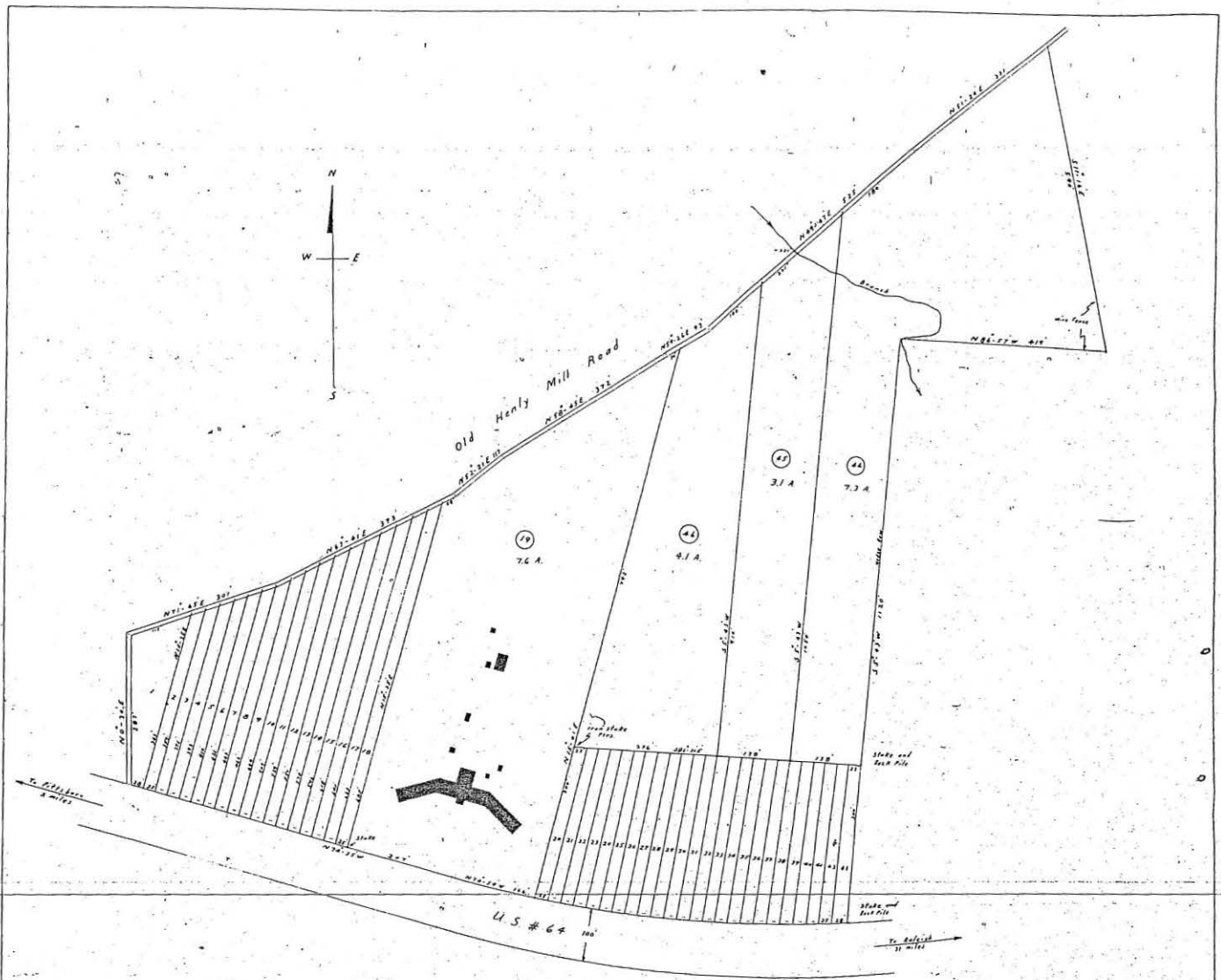
COUNTY OF CHATHAM

By: 

Date: County Manager Dan LaMontagne

EXHIBIT A

All of Lot 32 according to the plat entitled "Chatham County Home Property" dated April 1, 1947, recorded in Plat Book 2, Page 38, Chatham County Registry, and reference to which is hereby made for a more particular description.



Chatham County Home Property
 Located 2 miles East of Pittsboro, N. Car.
 Surveyed and Plotted 1 April 1947, By
 F. M. Carlisle, C.E. - Chapel Hill, N. C.
 Scale: 1 in = 100 ft.

621100
 [Handwritten notes and scribbles]

May 6 3 P
 # 38
 [Handwritten signature]

North Carolina: _____ County:
 F. M. Carlisle. First being duly sworn, deposes and says that the attached map was prepared by him from an actual survey of the premises made by him in April 1947 and that the same is true and correct to the best of his knowledge as a belief.
 Sworn to and subscribed before me this the 22 day of April 1947.
 Notary Public.

STANDARD PROVISIONS

1. DEPOSIT WITH OFFER: This offer, and the deposit sum paid by Buyer, is expressly conditioned upon the provisions for upset bidding set forth in N.C. General Statute 160A-269. In the event this offer is not accepted as a result of a qualifying upset bid being received, the Seller's rejection of any or all offers, the failure to satisfy any of the conditions hereof, or in the event of any breach of this contract by the Seller, then the deposit shall be returned to Buyer.

In the event this offer is accepted by Seller and the Buyer fails to close or otherwise breaches this contract, then the deposit shall be forfeited, but such forfeiture shall not affect any other remedies available to the Seller for such breach.

2. PRORATIONS AND ADJUSTMENTS: Unless otherwise provided, the following items shall be the responsibility of the Buyer:

- (a) Ad valorem taxes on real property are the responsibility of the Buyer when closing is held between January 1 and June 30 (reference N.C.G.S 105-285(d)). With closings held between July 1 and December 31 the property will remain in tax exempt status until the next calendar year.
- (b) Ad valorem taxes on personal property, if any, for the entire year shall be paid by Seller.
- (c) Rents, if any, for the Property shall be prorated to the date of closing.

3. FIRE AND OTHER CASUALTY: The risk of loss or damage by fire or other casualty prior to closing shall be upon Seller.

4. SOILS AND ENVIRONMENTAL CONDITIONS: Buyer and Seller acknowledge that the property is to be sold in "as is" condition; that no assurances or warranties are given by Seller as to the condition of the site, including any adverse conditions discoverable by soils studies or other subsurface investigations of the property. Seller and Buyer expressly agree that no environmental studies or investigations have been performed by the Seller incidental to the sale of the property; and that any such studies or investigations to be performed by the Buyer are the sole responsibility of the Buyer; and that the Buyer expressly releases and discharges the Seller from any and all responsibility and liability resulting from surface, soils, ground water or other contamination or adverse environmental condition of the site, whatsoever.

5. CONDITIONS:

- (a) The Property must be in substantially the same condition at closing as on the date of this offer, reasonable wear and tear excepted.

(b) Title will be delivered at closing by **NON-WARRANTY DEED**.

(c) The Property is being sold as-is, buyer beware, and it is the duty of Buyer to research the Property on its own. The information posted on the Chatham County Tax Office website (notice, property characteristics, structures, pictures, etc.) is for assistance only in the Buyer's research and due diligence process and cannot and should not be relied upon solely by Buyer.

6. NEW LOAN: Buyer shall be responsible for all costs with respect to any new loan obtained by Buyer. Seller shall have no obligation to pay any charge in connection therewith unless specifically set forth in this contract.

7. CLOSING EXPENSES: Buyer agrees to prepare the proper deed. Buyer shall pay for the cost of preparing this contract and the deed and recording the deed and for preparation and recording of all other instruments, if any, incidental to closing. **The winning bidder will be responsible for all advertising costs incurred by the County of Chatham during the upset bid process.**

8. EVIDENCE OF TITLE: Seller agrees to use its best efforts to deliver to Buyer as soon as reasonably possible after the acceptance of this offer, copies of all title information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust and easements relating to the Property.

9. ASSIGNMENTS: This contract may not be assigned without the written agreement of all parties, but if assigned after the written agreement of all parties hereto, then this contract shall be binding on the assignee and its heirs and successors.

10. PARTIES: This contract shall be binding upon and shall inure to the benefit of the parties and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

11. SURVIVAL: If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, it shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

12. ENTIRE AGREEMENT: Buyer acknowledges that it has inspected the Property. This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein in writing.

RESOLUTION AUTHORIZING SALE

OF US 64 PROPERTY

AND UPSET BID PROCESS

WHEREAS, the County of Chatham ("County") owns certain real property located at the north side of US 64 in Pittsboro, NC which is more particularly described as Tax Parcel 73184 (the "Property");

WHEREAS, said property is surplus to the needs of the County of Chatham; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer to purchase property; and

WHEREAS, the County received an offer from Charles and Elizabeth Eubanks ("Eubanks") to purchase the Property from the County for the amount of \$2,700.00; and

WHEREAS, Eubanks has provided a five percent (5%) deposit on the offer in the amount of \$135.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF CHATHAM as follows:

1. Said property is hereby declared to be surplus to the needs of the County of Chatham; and
2. The County Board authorizes sale of the Property in accordance with the attached offer made by Eubanks subject to the upset bid procedure provided in North Carolina General Statute §160A-269.
3. The County Manager, through the Clerk to the Board shall cause notice of the proposed sale to be published. The notice shall describe the Property and the amount of the offer and shall state the terms under which the offer may be upset.

4. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the Clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Clerk 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.

5. Eubanks shall provide the Clerk with a deposit in the amount of \$135.00, which may be made in cash or cashier's check.

6. If a qualifying higher upset bid is received, the 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. At that time, the amount of the final high bid shall be reported to the County Board.

7. To be a qualifying higher bid, an upset bid must raise the existing offer (or subsequent higher upset bid) by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

8. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made in cash or cashier's 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 credit the deposit of the final high bidder at closing.

9. The terms of the final sale are that:

a. The County Board must approve the final high bidder offer before the sale is closed, which it will do at the next regular meeting after the final upset bid period has passed; and

b. The buyer must pay with cash at the time of closing.

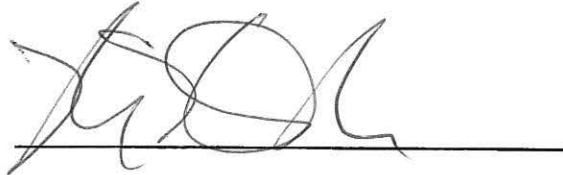
10. The County reserves the right to withdraw the Property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

11. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted and the County Manager is authorized to execute the instruments necessary to convey the Property to Eubanks.

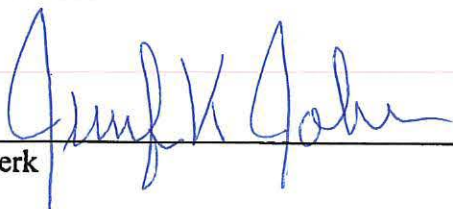
Adopted this 18th day of December, 2023.

COUNTY OF CHATHAM

By:



ATTEST:


Clerk



STATE OF NORTH CAROLINA

COUNTY OF CHATHAM

I, a Notary Public of the County and State aforesaid, certify that Mike Dasher personally appeared before me this day and acknowledged that he is Chairperson of the Chatham County Board of Commissioners, and that by authority duly given and as the act of the Board of Commissioners, the foregoing instrument was signed in its name by the Chairperson of its Board, and attested by Jenifer K Johnson as Clerk to the Board of Commissioners, and its official seal hereunto affixed.

Witness my hand and official stamp or seal, this 4 day of March, 2024.

Ann Hammack

Notary Public

Printed Name: Ann Hammack

My Commission Expires: September 26, 2024



The following items were approved at the 12.18.23 BOC Meeting:

| | | | |
|----------------|---|-------------|---|
| <u>23-5060</u> | 1 | Agenda Item | Vote on a Request to Approve competitive bid exemption for sole source purchase with Superior Handling Equipment for a Mobile Dock Lift. |
| <u>23-5044</u> | 1 | Agenda Item | Vote on a Request to Approve the new Internal Purchasing Guidelines: Food Purchases. |
| <u>23-5033</u> | 1 | Agenda Item | Vote on a request to 1.) Accept the offer to purchase in the amount of \$2,700.00 for real property in ownership of Chatham County located on US 64 E, Parcel #73184; 2.) require the offeror to deposit five percent (5%) of the bid with the Clerk to the County Board of Commissioners; 3.) publish a notice of the offer, which 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; and 4.) otherwise initiate and follow the "negotiated offer, advertisement, and upset bids" process in NC General Statute 160A-269. |

Excise Tax: \$6.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Gunn & Messick, PLLC, P.O. Box 880, Pittsboro, NC 27312

The property herein conveyed _____ includes or X does not include the primary residence of a Grantor (NCGS §105-317.2)

Tax Parcel No. 0073184

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED, made this _____ day of _____, 2024 between COUNTY OF CHATHAM, a body politic and corporate of the State of North Carolina, P.O. Box 1809, Pittsboro, NC 27312; hereinafter referred to as GRANTOR; and CHARLES K. EUBANKS and wife, ELIZABETH A. EUBANKS, P.O. Box 294, Pittsboro, NC 27312; hereinafter referred to as GRANTEE. The designation Grantor and Grantee as used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Center Township, County, North Carolina and more particularly described as follows:

All of Lot 32 according to the plat entitled "Chatham County Home Property" dated April 1, 1947, recorded in Plat Book 2, Page 38, Chatham County Registry, and reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page of the Chatham County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

COUNTY OF CHATHAM

By: _____

Name: _____

Title: _____

ATTEST:

Janifer K Johnson
Janifer K Johnson, Clerk



| | | | | | |
|--|---------------------------------|----------------------------------|--|--------------------------------|--|
| A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT | B. TYPE OF LOAN: | | | | |
| | 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> CONV. UNINS. | 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> CONV. INS. |
| | 6. FILE NUMBER: 18607 | | | 7. LOAN NUMBER: | |
| | 8. MORTGAGE INS CASE NUMBER: | | | | |

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
1.0 3/98 (EUBANKS, CHARLES & LIBBY; PFD/18607/8)

| | | |
|--|---|---------------------------------------|
| D. NAME AND ADDRESS OF BUYER: Chales K. Eubanks Elizabeth A. Eubanks P.O. Box 294 Pittsboro, NC 27312 | E. NAME AND ADDRESS OF SELLER: County of Chatham P.O. Box 608 Pittsboro, NC 27312 | F. NAME AND ADDRESS OF LENDER: |
|--|---|---------------------------------------|

| | | |
|---|--|---|
| G. PROPERTY LOCATION: 0.192 acre, US 64 East Pittsboro, NC 27312 Chatham County, North Carolina Tax Parcel No. 0073184 | H. SETTLEMENT AGENT: 86-1303209 GUNN & MESSICK, PLLC PLACE OF SETTLEMENT 90 West Salisbury Street - P.O. Box 880 Pittsboro, NC 27312 | I. SETTLEMENT DATE: March 4, 2024 |
|---|--|---|

| J. SUMMARY OF BUYER'S TRANSACTION | |
|--|-----------------|
| 100. GROSS AMOUNT DUE FROM BUYER: | |
| 101. Contract Sales Price | 2,700.00 |
| 102. Personal Property | |
| 103. Settlement Charges to Buyer (Line 1400) | 1,067.00 |
| 104. Payoff Loan No. | |
| 105. | |
| <i>Adjustments For Items Paid By Seller in advance</i> | |
| 106. City/Town Taxes to | |
| 107. County Taxes to | |
| 108. Assessments to | |
| 109. Reimb-public ad in newspaper | 105.00 |
| 110. | |
| 111. | |
| 112. | |
| 120. GROSS AMOUNT DUE FROM BUYER | 3,872.00 |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BUYER: | |
| 201. Deposit or earnest money | 135.00 |
| 202. Principal Amount of New Loan(s) | |
| 203. Existing loan(s) taken subject to | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. Due Diligence Fee | |
| 209. Seller Credit | |
| <i>Adjustments For Items Unpaid By Seller</i> | |
| 210. City/Town Taxes to | |
| 211. County Taxes to | |
| 212. Assessments to | |
| 213. | |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. TOTAL PAID BY/FOR BUYER | 135.00 |
| 300. CASH AT SETTLEMENT FROM/TO BUYER: | |
| 301. Gross Amount Due From Buyer (Line 120) | 3,872.00 |
| 302. Less Amount Paid By/For Buyer (Line 220) | (135.00) |
| 303. CASH (X FROM) (TO) BUYER | 3,737.00 |

| K. SUMMARY OF SELLER'S TRANSACTION | |
|--|-----------------|
| 400. GROSS AMOUNT DUE TO SELLER: | |
| 401. Contract Sales Price | 2,700.00 |
| 402. Personal Property | |
| 403. | |
| 404. | |
| 405. | |
| <i>Adjustments For Items Paid By Seller in advance</i> | |
| 406. City/Town Taxes to | |
| 407. County Taxes to | |
| 408. Assessments to | |
| 409. Reimb-public ad in newspaper | 105.00 |
| 410. | |
| 411. | |
| 412. | |
| 420. GROSS AMOUNT DUE TO SELLER | 2,805.00 |
| 500. REDUCTIONS IN AMOUNT DUE TO SELLER: | |
| 501. Excess Deposit (See Instructions) | |
| 502. Settlement Charges to Seller (Line 1400) | |
| 503. Existing loan(s) taken subject to | |
| 504. Payoff First Mortgage | |
| 505. Payoff Second Mortgage | |
| 506. Deposit retained by seller | 135.00 |
| 507. | |
| 508. Due Diligence Fee | |
| 509. Seller Credit | |
| <i>Adjustments For Items Unpaid By Seller</i> | |
| 510. City/Town Taxes to | |
| 511. County Taxes to | |
| 512. Assessments to | |
| 513. | |
| 514. | |
| 515. | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |
| 520. TOTAL REDUCTION AMOUNT DUE SELLER | 135.00 |
| 600. CASH AT SETTLEMENT TO/FROM SELLER: | |
| 601. Gross Amount Due To Seller (Line 420) | 2,805.00 |
| 602. Less Reductions Due Seller (Line 520) | (135.00) |
| 603. CASH (X TO) (FROM) SELLER | 2,670.00 |

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer

Chales K. Eubanks

Elizabeth A. Eubanks

Seller

County of Chatham

BY: 

L. SETTLEMENT CHARGES

| 700. TOTAL COMMISSION Based on Price | | | \$ | @ | % | PAID FROM BUYERS FUNDS AT SETTLEMENT | PAID FROM SELLERS FUNDS AT SETTLEMENT |
|--|-----|-----------------------------------|---------------|----|------|--------------------------------------|---------------------------------------|
| <i>Division of Commission (line 700) as Follows:</i> | | | | | | | |
| 701. \$ | to | | | | | | |
| 702. \$ | to | | | | | | |
| 703. Commission Paid at Settlement | | | | | | | |
| 704. | to | | | | | | |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN | | | | | | | |
| 801. Loan Origination Fee | % | to | | | | | |
| 802. Loan Discount | % | to | | | | | |
| 803. Appraisal Fee | | to | | | | | |
| 804. Credit Report | | to | | | | | |
| 805. Tax Service Fee | | to | | | | | |
| 806. Commitment Fee | | to | | | | | |
| 807. Flood Certification Fee | | to | | | | | |
| 808. Doc Proc Fee | | | | | | | |
| 809. | | | | | | | |
| 810. | | | | | | | |
| 811. | | | | | | | |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | | | | | | |
| 901. Interest From | to | @ \$ | /day | (| days |) | % |
| 902. Mortgage Insurance Premium | for | months | to | | | | |
| 903. Hazard Insurance Premium | for | 1.0 | years | to | | | |
| 904. | | | | | | | |
| 905. | | | | | | | |
| 1000. RESERVES DEPOSITED WITH LENDER | | | | | | | |
| 1001. Hazard Insurance | | @ \$ | per | | | | |
| 1002. Mortgage Insurance | | @ \$ | per | | | | |
| 1003. City/Town Taxes | | @ \$ | per | | | | |
| 1004. County Taxes | | @ \$ | per | | | | |
| 1005. Assessments | | @ \$ | per | | | | |
| 1006. | | @ \$ | per | | | | |
| 1007. | | @ \$ | per | | | | |
| 1008. Aggregate Adjustment | | @ \$ | per | | | | |
| 1100. TITLE CHARGES | | | | | | | |
| 1101. Settlement Fee | to | | | | | | |
| 1102. Attorney's Fee | to | GUNN & MESSICK, PLLC | | | | 1,000.00 | |
| 1103. Title Examination | to | | | | | | |
| 1104. Overnight Fees | to | GUNN & MESSICK, PLLC | | | | 35.00 | |
| 1105. E-Recording Fees | to | | | | | | |
| 1106. | to | | | | | | |
| 1107. | to | | | | | | |
| <i>(includes above item numbers:)</i> | | | | | | | |
| 1108. Title Insurance | to | Investors Title Insurance Company | | | | | |
| <i>(includes above item numbers:)</i> | | | | | | | |
| 1109. Lender's Coverage | \$ | | | | | | |
| 1110. Owner's Coverage | \$ | | | | | | |
| 1111. | | | | | | | |
| 1112. | | | | | | | |
| 1113. | | | | | | | |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES | | | | | | | |
| 1201. Recording Fees: Deed | \$ | 26.00 | ; Mortgage \$ | | | Releases \$ | 26.00 |
| 1202. City/County Tax/Stamps: Deed | | | ; Mortgage | | | | |
| 1203. State Tax/Stamps: Revenue Stamps | | 6.00 | ; Mortgage | | | | 6.00 |
| 1204. | | | | | | | |
| 1205. | | | | | | | |
| 1300. ADDITIONAL SETTLEMENT CHARGES | | | | | | | |
| 1301. Survey | to | | | | | | |
| 1302. Pest Inspection | to | | | | | | |
| 1303. | | | | | | | |
| 1304. | | | | | | | |
| 1305. | | | | | | | |
| 1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K) | | | | | | 1,067.00 | |

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Paul S. Messick, Jr.
Settlement Agent

FILE BALANCE SHEET

Buyer: Chales K. Eubanks Elizabeth A. Eubanks
Seller: County of Chatham
Settlement Agent: GUNN & MESSICK, PLLC
 (919)542-3253
Place of Settlement: 90 West Salisbury Street - P.O. Box 880
 Pittsboro, NC 27312
Settlement Date: March 4, 2024
Property Location: 0.192 acre, US 64 East
 Pittsboro, NC 27312
 Chatham County, North Carolina
 Tax Parcel No. 0073184

INCOMING FUNDS

| | | |
|--|-----------------------------|----------|
| Chales K. Eubanks Elizabeth A. Eubanks | | 3,737.00 |
| | Total Incoming Funds | 3,737.00 |

DISBURSEMENTS

| | | | |
|----------------------------------|----------------------------|----------|----------|
| County of Chatham | Closing Proceeds | | 2,670.00 |
| GUNN & MESSICK, PLLC | Settlement Agents Fees | | 1,035.00 |
| Attorney's Fee | | 1,000.00 | |
| Overnight Fees | | 35.00 | |
| Chatham County Register of Deeds | Government Charges | | 32.00 |
| Recording Fees | | 26.00 | |
| State Tax/Stamps | | 6.00 | |
| | | | |
| Number of checks - 3 | Total Disbursements | | 3,737.00 |