



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

April 11, 2022

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: New Business

4. Review of offer to purchase 3315 North Virginia Dare Trail (Attached NB-4)

The Town received a written offer on March 21, 2022, to purchase a parcel located at 3315 North Virginia Dare Trail, Pin #988509056311, depicted on the individual tax map, along with the individual deed, attached to this memorandum. Sand Life, LLC, is offering \$5,400.00 for the property, which was deeded to the Town as a gift in 2001. The property is an unbuildable vacant lot. The offeror's residence is located across from the property at 3316 North Virginia Dare Trail.

If the BOC proposes to accept the offer, Staff recommends the BOC:

- Authorize and direct the Town Manager and Town Attorney to investigate the proposal for compliance with North Carolina law; and,
- To negotiate the terms of the offer with Sand Life, LLC, as may be necessary; and,
- That upon completion of negotiations and receipt of a valid bid, this matter is to return to the BOC for further consideration, along with a *Resolution Authorizing the Upset Bid Process for Sale of 3315 North Virginia Dare Trail*, including acceptance of the offer and authorizing the upset bid process.

A motion will be in order.

Sand Life, LLC
3316 North Virginia Dare Trail
Kill Devil Hills, NC 27948

March 21st, 2022

Town of Kill Devil Hills
102 Town Hall Drive
P.O. Box 1719
Kill Devil Hills, NC 27948

Dear Sir or Madam,

This letter is an offer to purchase the unbuildable vacant land due east from our current residence located at 3316 North Virginia Dare Trail, Kill Devil Hills, NC 27948.

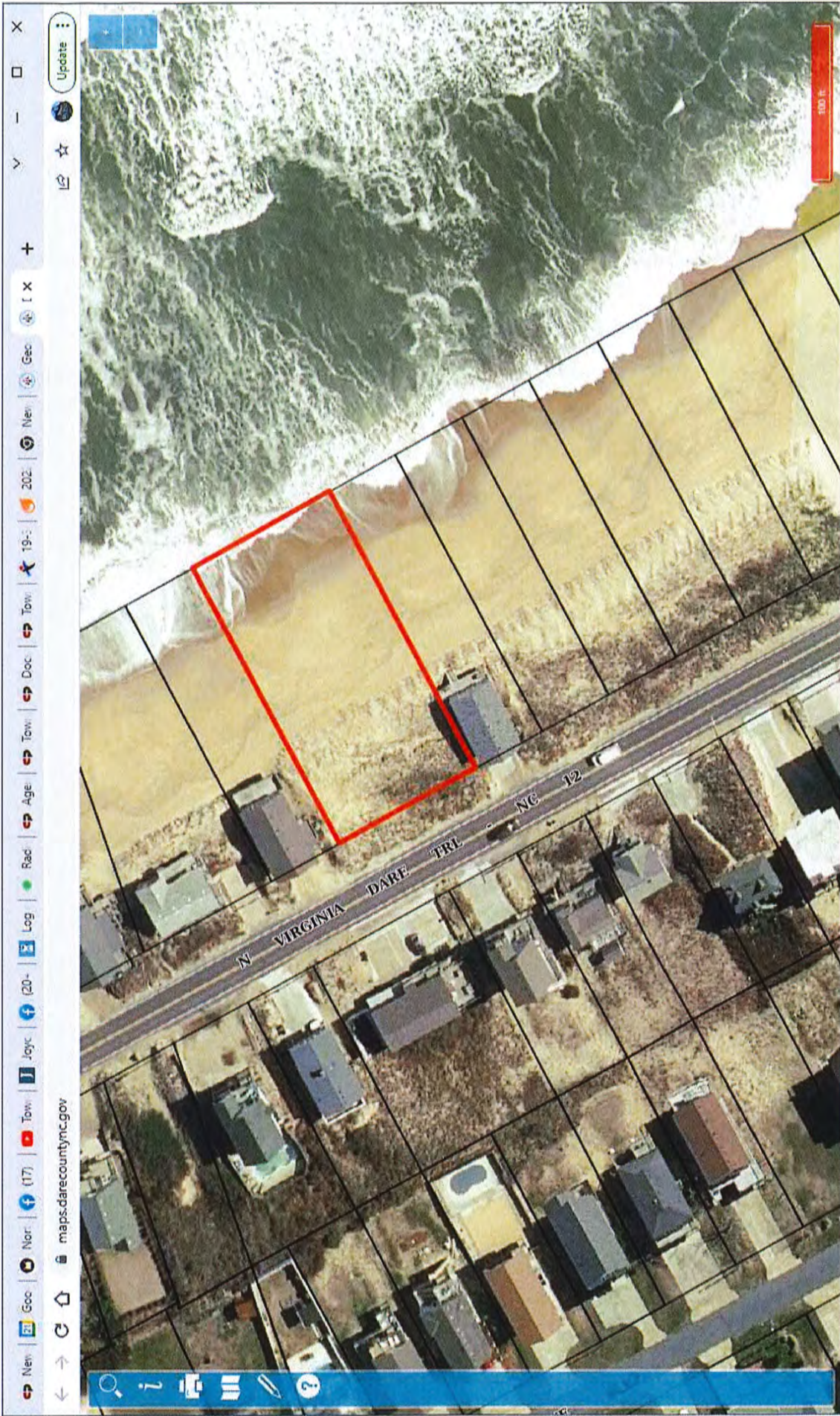
The property to purchase is named as Parcel #: 000054000 and PIN #: 988509056311.

Offer Amount: \$5,400.00

Purchaser: Sand Life, LLC

Sincerely,

Sand Life, LLC



3315 North Virginia Dare Trail

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on March 18 2022

Primary (100%) Owner Information:

TOWN OF KILL DEVIL HILLS
P O BOX 1719
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 000054000 PIN: 988509056311
District: 07- KILL DEVIL HILLS
Subdivision: ORVILLE BEACH BLK 1
LotBlkSect: LOT: 3,4 BLK: 1 SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 138A Units: 0
Deed Date: 05/29/2001
BkPg: [1375/0029](#)

Parcel Status: EXEMPT



Property Use: VACANT LAND (KILL DEVIL HILLS)

3315 N VA DARE TRL

BUILDING USE & FEATURES

Tax Year Bldg Value: \$0

Next Year Bldg Value: \$0

Building Use:

Exterior Walls:

Full Baths:

Half Baths:

Bedrooms:

Heat-Fuel:

Heat-Type:

Air Conditioning:

Actual Year Built:

Finished sqft for building 1:

Total Finished SqFt for all bldgs: 0

MISCELLANEOUS USE

Tax Year Misc Value: \$0

Next Year Misc Value: \$0

LAND USE

Tax Year Land Value: \$5,400

Next Year Land Value: \$5,400

Land Description : 07-Ocean front

TOTAL LAND AREA: 3500.00 square feet

Tax Year Total Value: \$5,400

Next Year Total Value: \$5,400

*Values shown are on file as of March 18 2022



Unofficial Document

LT# 02651-01 EXP Tax \$-0-

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to SHARP MICHAEL OUTTEN & GRAHAM, Kitty Hawk, NC 27949
This instrument was prepared by Robert L. Outten, Attorney at Law

Brief Description for the index Lots 3 and 4, Block 1, Orville Beach S/D NO TITLE WORK PERFORMED rlo

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 1, 2001, by and between

GRANTOR	GRANTEE
Roberta D. Parrish, unmarried 10620 West 61st Street Shawnee, KS 66203	Town of Kill Devil Hills PO Box 1719 Kill Devil Hills, NC 27948

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that 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 the Town of Kill Devil Hills, Atlantic Township, Dare County, North Carolina and more particularly described as follows:

All those certain lots of land lying and being on the Ocean Beach near Kill Devil Hills, Dare County, NC, and being Lot No. 3 and 4 in Block 1 of the subdivision known as Orville Beach, map or plat of said subdivision made by J. L. Foy, Registered Surveyor, August 1947, and duly recorded in Map Book 1 Page 138, in the office of the Register of Deeds of Dare County, NC, reference to which is hereby made for a more particular description of the lands above described.

THIS IS A DEED OF GIFT.

Unofficial Document



The property hereinabove described was acquired by Grantor by instrument recorded in Book 100, Page 317, Dare County Public Registry.

A map showing the above described property is recorded in Plat Book 1 Page 138.

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any, in the Dare County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Town of Kill Devil Hills
(Corporate Name)

By: Sherylne G. Rollason
Sherylne G. Rollason Mayor

ATTEST:
Mary E. Quidley
Mary E. Quidley Secretary (Corporate Seal)

Roberta D. Parrish (SEAL)
Roberta D. Parrish

____ (SEAL)

____ (SEAL)

____ (SEAL)

USE BLACK INK ONLY

SEAL-STAMP

USE BLACK INK ONLY

Kansas
~~North Carolina~~, Johnson County.
I, a Notary Public of the County and State aforesaid, certify that **Roberta D. Parrish** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7 day of May, 192001

My commission expires: 6/19/02 Mary Jo Bergman Notary Public



SEAL-STAMP



NORTH CAROLINA, County. MARY E. QUIDLEY
I, a Notary Public of the County and state aforesaid, certify that Mary E. Quidley personally appeared before me this day and acknowledged that he/she is the Secretary of, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by Roberta D. Parrish, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this 15 day of May, 192001

My commission expires: 7/14/05 Patricia Beck Notary Public

The foregoing Certificate(s) of Mary Jo Bergman of State of Kansas & Debora Peele Diaz of Dare Co., NC both Notaries Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

BARBARA M. GRAY REGISTER OF DEEDS FOR Dare COUNTY

By Vanzella McMullan Deputy/Assistant-Register of Deeds.