

Initial Application Date: 8/21/02

Revision

Application # 191-5-3516

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: MIKE + LISA BEASLEY Mailing Address: 1827 SKEET RANGE RD
City: COATS State: NC Zip: _____ Phone #: _____

APPLICANT: FOUR OAKS DEVELOPMENT CO. INC Mailing Address: P.O. Box 82
City: FOUR OAKS State: NC Zip: 27524 Phone #: 919-963-3116

PROPERTY LOCATION: SR #: 1827 SR Name: Skeet Range Rd
Parcel: 07-1601-0006 PIN: 1610-02-6651
Zoning: _____ Subdivision: _____ Lot #: _____ Lot Size: 1.54 AC
Flood Plain: X Panel: 110 Watershed: NA Deed Book/Page: OTF Plat Book/Page: 2601-1302

Specific
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 55 TO Coats Left on Hwy 27
RT ON SKEET RANGE RD. PROB ON LEFT.

PROPOSED USE:

- ☐ Sg. Family Dwelling (Size x) # of Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage _____ Deck _____
☐ Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
☐ Manufactured Home (Size 28 x 72) # of Bedrooms 3 Garage NA Deck _____

Comments: _____

- ☐ Number of persons per household _____
☐ Business Sq. Ft. Retail Space _____ Type _____
☐ Industry Sq. Ft. _____ Type _____
☐ Home Occupation (Size x) # Rooms _____ Use _____
☐ Accessory Building (Size x) Use _____
☐ Addition to Existing Building (Size x) Use _____
☐ Other _____

Water Supply: ☒ County ☐ Well (No. dwellings _____) ☐ OtherSewage Supply: ☒ New Septic Tank ☐ Existing Septic Tank ☐ County Sewer ☐ Other

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings _____ Manufactured homes 1 Other (specify) _____Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual	
Front	<u>35</u>	<u>42</u>	Rear	<u>25</u>	<u>385</u>
Side	<u>10</u>	<u>32</u>	Corner	<u>10</u>	<u>✓</u>
Nearest Building	<u>10</u>	<u>✓</u>			

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Signature of Applicant

Date

This application expires 6 months from the date issued if no permits have been issued

#1739 9/3

N

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

SECTION THREE ROAD
n, NC 27504
(919) 894-9908

TO PUBLIC OR PRIVATE USE AS NEEDED, AND ALL THE LAND SHOWN HEREON IS WITHIN
THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

SUBDIVISION REGULATIONS OF
HARNETT COUNTY NC: AND THAT
THIS PLAT HAS BEEN APPROVED
FOR RECORDING IN THE REGISTE
OF DEEDS IN HARNETT COUNTY
N-15-01 *Map 1-4*
DATE *11-15-01* PLANNING DIRECTOR

NOV 27, 2001

(OWNER) *Philip C. Bunk*
(OWNER)

TONY RAY WEST
Deed Book 1506, Page 117

Charge of Deeds From 11-15-01

LOT SIZE:
sq.ft.

LOT WIDTH:

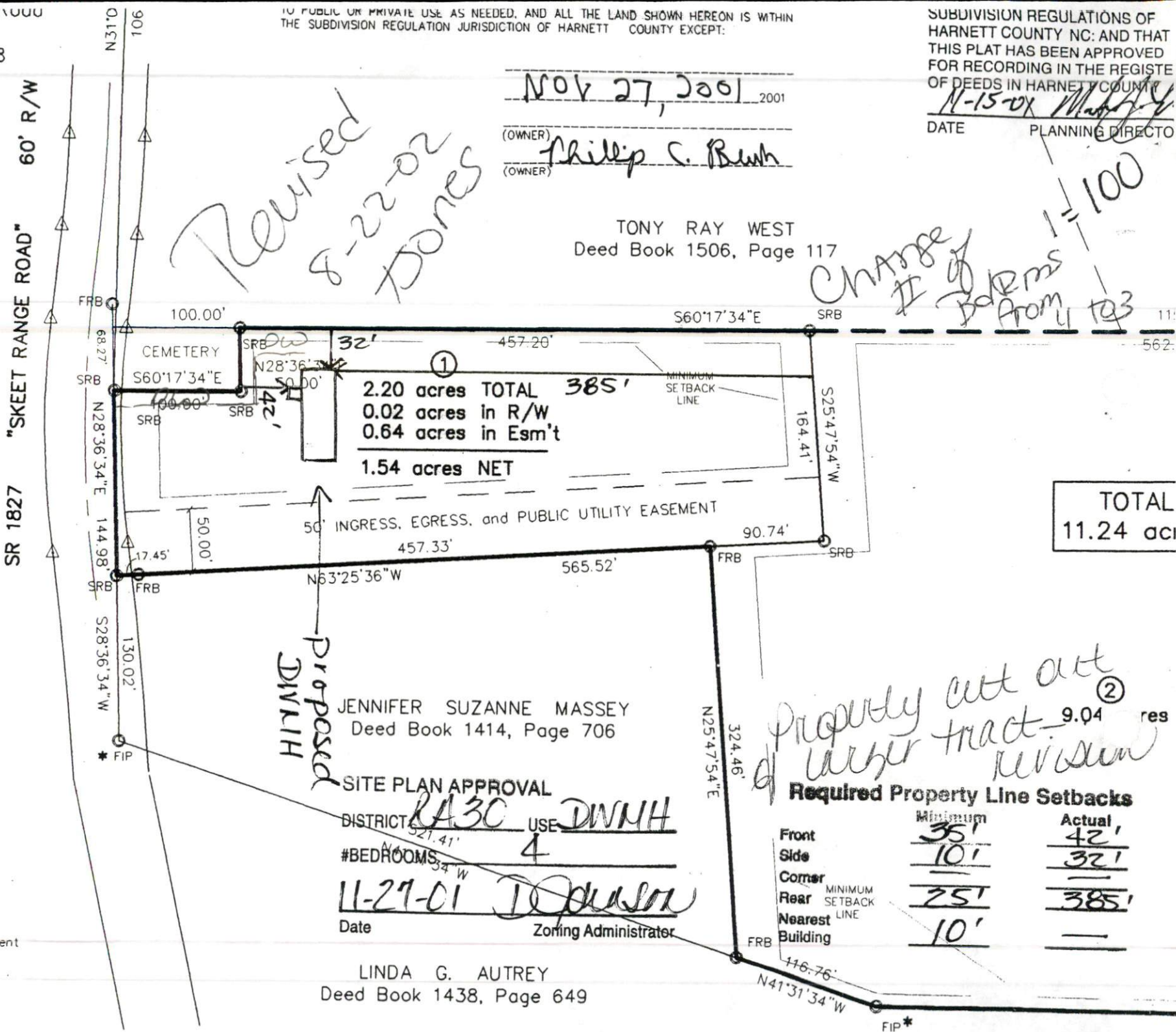
BACK REQUIREMENT

--35'
--10'
--25'

REFERENCE:

1262, Page 199

... Found Iron Pipe
... Set Iron Pipe
... Found Concrete Monument
... Found P.K. Nail
... Set P.K. Nail
... Found Rebar
... Set Rebar
... Right of Way
... Centerline
... Point Not Established



Jul. 25. 2002 11:16AM

(O D HOMES

No. 0945

P. 2/5

07/24/2002 21:55

910897

CRAIG MATTHEWS REALTY

PAGE 01/04

PO Box 389

186 S. McKinley St.

Coats, NC 27521

Phone: 910-897-5670, Fax: 910-897-8886

OFFER TO PURCHASE AND CONTRACT

Oakwood Mobile Homes
DBA Freedom Homes

Lisa Beasley

as Buyer, hereby offers to purchase and

Phillip Rowden

as Seller, upon acceptance of said offer, agree to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such fixtures and personal property as are listed below (collectively referred to as the "Property"), upon the following terms and conditions:

1. **REAL PROPERTY:** Located in the City of Coats, County of Harnett, State of North Carolina, being known as and more particularly described as: Street Address
Forest Home Rd.

Zip 27521 Legal Description

Out of 13.7 acres- Harnett County Registry

SEE ATTACHMENT A

(☐ All ☒ A portion of the property in Deed Reference Book 1262, Page No. 199, Harnett County.)

NOTE: Prior to signing this Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

2. **FIXTURES:** The following items, if any, are included in the purchase price free of lien: any built-in appliances, light fixtures, ceiling fans, attached floor coverings, blinds, shades, drapery rods and curtain rods, brackets and all related hardware, window and door screens, storm windows, combination doors, awnings, antennas, satellite dishes and receivers, burglar/fire/smoke alarms, pool and spa equipment, solar energy systems, attached fireplace screens, gas logs, fireplace inserts, electric garage door opener with controls, outdoor plants and trees (other than in surviving containers), basketball goals, storage sheds, mailboxes, wall and/or door mirrors, and any other items attached or affixed to the Property, EXCEPT

n/a

3. **PERSONAL PROPERTY:** The following personal property is included in the purchase price:

n/a

4. **PURCHASE PRICE:** The purchase price is \$ 22,250.00 and shall be paid as follows:

(a) \$ 00, **EARNEST MONEY DEPOSIT** with this offer by ☐ cash ☐ personal check ☐ bank check ☐ certified check
☐ other: n/a to be deposited and held in escrow by JAMES LITTLE REAL ESTATE

("Escrow Agent") until the sale is closed, at which time it will be credited to Buyer, or with this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest money shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest money shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest money shall be forfeited upon Seller's request, but receipt of such forfeited earnest money shall not affect any other remedies available to Seller for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction.

(b) \$ n/a, **ADDITIONAL EARNEST MONEY DEPOSIT** to be paid to Escrow Agent no later than

n/a

(c) \$ n/a, **TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.**

(d) \$ n/a, **BY ASSUMPTION** of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum.

(e) \$ 22,250.00, **BY SELLER FINANCING** in accordance with the attached Seller Financing Addendum.

(f) \$ 22,250.00, **BALANCE** of the purchase price in cash at Closing.

5. **CONDITIONS:** (State N/A in each blank that is not a condition to this contract.)

(a) Buyer must be able to obtain a ☐ FHA ☐ VA (attach FHA/VA Financing Addendum) ☒ Conventional ☐ Other: n/a

loan at a ☒ Fixed Rate ☐ Adjustable Rate in the principal amount of n/a (plus any financed VA Funding Fee or FHA MIP)

for a term of n/a year(s), at an initial interest rate not to exceed n/a % per annum, with mortgage loan discount points not to exceed n/a % of the loan amount. Buyer shall apply for said loan within n/a days of the Effective Date of this contract. Buyer shall use



This form has been jointly approved by the North Carolina Bar Association, North Carolina Association of REALTORS
PREPARED BY AGENT: Craig Matthews, Broker

Standard Form 2, Offer to Purchase and Contract, North Carolina Association of REALTORS

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Buyer(s)

PH

Page 1 of 4
Seller(s)



including no indication of visible damage. The report must be obtained in sufficient time so as to permit treatment, if any, and repairs, if any, to be completed prior to Closing. All treatment required shall be paid for by Seller and completed prior to Closing, unless otherwise agreed upon in writing by the parties. The Buyer is advised that the inspection report described in this paragraph may not always reveal other structural damage or damage caused by insects or other animals that would otherwise be visible. It is the responsibility of the Buyer to obtain a standard warranty of termite and termite treatment.

(d) Repairs: Pursuant to any inspections in (b) and/or (c) above, if any repairs are necessary, Seller shall have the option of completing them or not completing them. Repairs to any inspections in (b) and/or (c) above, if any repairs are necessary, Seller shall have the option of completing them or not completing them. Repairs to any inspections in (b) and/or (c) above, if any repairs are necessary, Seller shall have the option of completing them or not completing them.

(e) Access: Seller shall provide reasonable access to the property (including working, existing utilities, through the middle of the lot, or through the middle of the lot) for the purpose of appraisal, inspection, and/or evaluation. Buyer may conduct a walk-through inspection of the property prior to Closing.

14. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title on or before August 18, 2002, at a place designated by Buyer. The date is to be made to Oakwood Mobile Homes, 9188978, Oakwood Homes.

15. POSSESSION: Unless otherwise provided herein, possession shall be delivered to Buyer in the event possession is NOT to be delivered at Closing. A Buyer Possession After Closing Agreement is attached.

16. OTHER PROVISIONS AND CONDITIONS: (ATTACH ALL ADDENDUMS TO THIS CONTRACT AND ATTACH HEREIN.)

17. Risk of Loss: The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller. If the improvements on the property are destroyed or substantially damaged prior to Closing, Buyer may terminate this contract by written notice delivered to Seller or Buyer's agent and all deposits shall be returned to Buyer. In this event Buyer does NOT elect to terminate this contract, Buyer shall be entitled to receive, in addition to the property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the property being purchased.

18. ASSIGNMENT: This contract may not be assigned without the written consent of all parties, but it may be assigned by agreement, then this contract shall be binding on the assignee and his heirs and successors.

19. PARTIES: This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. No word herein, words in the singular include the plural and vice versa. The parties and their heirs, successors, assigns, as appropriate.

20. GUARANTEE: If any provision herein occupied 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.

21. ENTIRE AGREEMENT: This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency agreement between the parties.

22. NOTICE AND EXECUTION: Any notice or communication to be given by a party hereto must be given to the party or to each party's agent. This offer shall become a binding contract (the "Binding Contract") when signed by both Buyer and Seller and such signing is accompanied by the closing party. This contract is intended to be a binding contract under seal to signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party and each REALTOR® or broker hereto, and the parties adopt the word "REAL" beside their signatures below.

IF YOU DO NOT UNDERSTAND THIS OFFER TO PURCHASE AND CONTRACT OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer acknowledges having made an on-site personal examination of the property prior to the making of this offer.

OAKWOOD Mobile Homes
Buyer: Oakwood Mobile Homes
By: *Christy Avery - agent*
Date: 7/25/02
(SEAL)
Buyer: *John Avery*
By: *John Avery*
Date: 7/25/02
(SEAL)

Initial Application Date: 8/21/02

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Zip: _____

Phone #: _____

APPLICANT: FOUR OAKS DEVELOPMENT CO. INCMailing Address: P.O. Box 87City: FOUR OAKSState: NCZip: 27524Phone #: 919-963-3116PROPERTY LOCATION: SR #: 1827SR Name: SKEET RANGE RDParcel: 07-1601-0006PIN: 1610-02-6651

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Lot #: _____

Lot Size: 1.54 ACFlood Plain: XPanel: 110Watershed: NADeed Book/Page: OTPPlat Book/Page: 2601-1302

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Date

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A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

TOTAL
11.24 ac