

NOTICE OF SALE

BY SEAL BID

Pursuant to a resolution adopted by the Board of Commissioners of the Town of Broadway, North Carolina, and the provisions of Chapter 160A, Article 12 of the General Statutes of North Carolina, The Town of Broadway will offer for sale by sealed bid, certain real property and improvements, located in the Town of Broadway, Lee County, North Carolina, more particularly described as follows:

Containing 0.172 acres, more or less, lying and being in the Town of Broadway, Cape Fear Township, Lee County, North Carolina, upon which the Broadway Town Hall and Police Station were formerly located, and described as follows:

Beginning at an existing nail in the southern line of Main Street in the Town of Broadway, a corner with Claude Hawes property, all of which is shown on the map hereinafter referred to, and running thence South 73 degrees, 44 minutes, 49 seconds West 150 feet to a set solid iron in the eastern line of Steed Street; thence with said eastern line of Steed Street, North 16 degrees, 12 minutes, 33 seconds West 50.11 feet to a set solid iron; thence a new line North 73 degrees, 47 minutes, 27 seconds East 149.62 feet to a set nail in the southern line of Main Street; and running thence South 16 degrees, 38 minutes, 23 seconds East 50 feet to the point of beginning, and being shown on a map entitled "Survey For Owner: Town of Broadway" dated February 22, 2019 by Mike Cain, RLS, a copy of which is on file with the Broadway Town Clerk.

Conditions of Sale

1. The Town will accept sealed bids for the described real property until 10 o'clock a.m., Friday, April 12, 2019. All bids shall be delivered to the office of the Town Manager located at the Broadway Town Hall, 103 N. Main Street, Broadway, North Carolina, and immediately thereafter publicly open and read for the purchase of the above described real property.
2. To be responsible, a bid must be accompanied by a bid deposit of five (5) per cent of the bid amount in the form of cash, cashier's check, certified bank check, or surety bond. The deposit of the successful bidder will be held until the sale of the property is closed; if the successful bidder neglects or refuses to close the sale, the deposit will be forfeited to the Town of Broadway. The deposits of other bidders will be returned promptly after the Board of Commissioners accepts the highest responsible bid.

Special Conditions of Sale

- a. The real property shall be offered "as is", and the Town of Broadway offers no guarantees or warranties with regard to the property nor will it accept any conditions on the sale of said real property.
- b. The instrument of conveyance from the Town of Broadway to the successful purchaser will contain the following provision:
"Grantee by acceptance and recording of the Deed, hereby waves, releases and discharges forever Grantor from all present and future claims, demands, suits, legal and administrative proceedings and from all liability for damages, losses, costs, liabilities, fees and expenses, present and future, arising out of or in any way connected with Grantor's use, maintenance, ownership or operation of the property, any conditions of environmental contamination on

the property, or the existence of hazardous substances in any state in the property, however they came to be emplaced there.”

- c. The Town of Broadway reserves the right to reject any and all bids.

Dustin Kornegay
Town Manager