

WARRENSVILLE COMMUNITY BUILDING C/O RALPH DAVIS

169 WARRENSVILLE SCHOOL RD  
97317

Parcel ID: 02219085036

PLAT: 00000/00000 UNIQ ID 6340  
ID NO: 6340

SR=

AT-

EX-609

LAST ACTION 20250305

COUNTRY TAX (100), WARRENSVILLE FIRE (100), RESCUE (100), EMS (100)  
OFF 1506 (DIRT)  
Appraised By 3 on 11/20/2024 NB: 999902 CLIFTON (COMMERCIAL)

Reval Year: 2023 Tax Year: 2026

CONSTRUCTION DETAIL

|        |            |          |          |          |
|--------|------------|----------|----------|----------|
| FLR ID | TOTAL AREA | FIN AREA | APR. VAL | ADJ. VAL |
|        |            |          |          |          |

MARKET VALUE

|      |     |     |     |        |       |     |        |     |     |      |          |      |          |
|------|-----|-----|-----|--------|-------|-----|--------|-----|-----|------|----------|------|----------|
| BLDG | USE | MOD | GRD | G. FTR | N.RDE | RCN | B. ADJ | AYB | EVB | CD   | NORM DEP | % GD | A. VALUE |
| 1    | COM | 07  |     |        |       | 0   | 0      | 0   | 0   | 2015 | 8        | 92   | 0        |

DEPRECIATION

|                             |        |
|-----------------------------|--------|
| DEPR. BUILDING VALUE - CARD | 58,800 |
| DEPR. OB/XF VALUE - CARD    | 30,000 |
| MARKET LAND VALUE - CARD    | 30,000 |
| TOTAL MARKET VALUE - CARD   | 88,800 |

CORRELATION OF VALUE

|                             |        |
|-----------------------------|--------|
| CREDENCE TO                 | 0      |
| DEPR. BUILDING VALUE - CARD | 58,800 |
| DEPR. OB/XF VALUE - CARD    | 30,000 |
| MARKET LAND VALUE - CARD    | 30,000 |
| TOTAL MARKET VALUE - CARD   | 88,800 |

TYPE: COM  
STYLE:

Commercial

SALES DATA

|             |        |      |           |
|-------------|--------|------|-----------|
| OFF. RECORD | DATE   | DEED | INDICATE  |
| BOOK PAGE   | MO YR  | TYPE | Q/U I/V I |
| 00257 0855  | 2 2001 |      | Q V       |

NOTES

MAP: 2969.00 MAP: RP 08/29/07 MAP: RP 10/06/2010 OB01: 15  
FRAME  
PHOTO 441707 OB01: RP 03-20-2014.

HEATED AREA 0

20' EFP-S

12'

50'

1 S FR

40'

BLDG DIMENSIONS

|         |      |             |       |     |     |       |            |             |        |      |     |      |         |     |        |                   |
|---------|------|-------------|-------|-----|-----|-------|------------|-------------|--------|------|-----|------|---------|-----|--------|-------------------|
| SUBAREA | CODE | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | ---  | AYB | EVB  | DEP SCH | OVR | % COMP | OB/XF DEPR. VALUE |
| 0       | 3    | 1-S-FR      | 1,000 | 60  | 40  | 2,400 | 50.00      | 0.49        |        | 0.00 | 1   | 1990 | C       | X   | 100    | 58800             |

LAND INFORMATION

|                         |          |             |          |       |              |           |          |                  |           |                |            |                |            |
|-------------------------|----------|-------------|----------|-------|--------------|-----------|----------|------------------|-----------|----------------|------------|----------------|------------|
| HIGHEST AND BEST USE    | USE CODE | PRICE METHD | FRONTAGE | DEPTH | DEPTH / SIZE | COND FACT | ADJ FCTR | TOTAL LAND UNITS | UNIT TYPE | ADJUSTED PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
| SECONDARY COMM/IND LAND | 12       | 32          | 0        | 0     | 1.0000       | 0         |          | 1.000            | LT        | 30,000.00      | 30000      |                |            |

TOTAL MARKET LAND DATA

|                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL PRESENT USE DATA |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

02219085036 (5213918) Group:0

9/12/2025 6:59:34 AM

LEASE AGREEMENT

WARRENSVILLE COMMUNITY CENTER

The Blue Ridge Opportunity Commission, Inc., (BROC) agrees to a long-term lease for the WARRENSVILLE COMMUNITY CENTER, and its surrounding grounds, provided at no cost to BROC by the lessor, the Warrensville Community Association, Inc. Term of said lease shall be forty (40) years, beginning October 1, 1996, with an option to renew for a similar leasing term, at the termination date of this lease agreement (October 1, 2036).

In exchange for said agreement, BROC, as lessee, agrees to maintain the facility and its surrounding grounds...and to make available within the CENTER appropriate social programming to benefit eligible members of the Warrensville Community and surrounding areas.

BROC will assume responsibility for costs of utilities; fire insurance on the facility with the Warrensville Community Association as beneficiary; fire insurance on all contents within the CENTER with BROC as beneficiary; and public liability insurance on the building, its contents, and immediate surrounding grounds. All taxes and other financial encumbrances on the facility shall be the responsibility of the Warrensville Community Association.

It is agreed between the lessor and lessee that, so long as this lease shall be in effect, no activities shall be conducted in said CENTER, or on surrounding grounds, without BROC approval. Approval may only be given in advance by the BROC Executive Director, or her/his agent.

This lease agreement between BROC and the Warrensville Community Association for the WARRENSVILLE COMMUNITY CENTER shall be subject to termination for cause ninety (90) calendar days after receipt of certified written notice from either leasing party.

It is also agreed that members of the Warrensville Community Association will assist BROC at all times in preventing vandalism or other damage to said facility, and shall when possible, assist in promoting all constructive activities undertaken at the CENTER.

Effective this date: Oct. 1, 1996.

WARRENSVILLE COMMUNITY ASSOCIATION, INC.

By [Signature]  
Title: Trustee  
By [Signature]  
Title:

BLUE RIDGE OPPORTUNITY COMMISSION, INC.

By [Signature]  
Title: Executive Director  
By [Signature]  
Title: Board Chairman

VANNOY & REEVES  
ATTORNEYS AND COUNSELLORS AT LAW  
P.O. DRAWER 67  
WEST JEFFERSON, NORTH CAROLINA 28694

Issued Feb 15 2001  
\$1.00  
State of ASHE  
North Carolina County  
Real Estate Excise Tax  
Excise Tax \$ 1.00

Filed in ASHE County, NC  
on Feb 15 2001 at 3:58:55 PM  
by SHIRLEY B WALLACE  
Register of Deeds  
BOOK 257 PAGES 855-856

Recording Time, Book and Page

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

Mail after recording to ..... \*\*\*NO TITLE OPINION GIVEN\*\*\* .....

This instrument was prepared by

VANNOY & REEVES

By:

Brief description for the Index

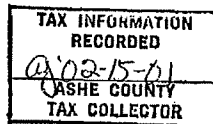
Jimmy D. Reeves (sm)

## NORTH CAROLINA GENERAL NON-WARRANTY DEED

THIS DEED made on 5th day of December, 1996, by and between

### GRANTOR

SAMUEL SHUMATE



### GRANTEE

JONATHAN SHUMATE,  
BRANDON MILLER, RALPH DAVIS, WARREN  
MILLER and SAM SHUMATE, Trustees of the  
Warrensville Community Building

Ralph Davis  
P.O. Box 115  
Warrensville, NC 28693

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 City of ....., Clifton Township, Ashe County, North Carolina and more particularly described as follows:

That certain tract of land located in the village of Warrensville, and being formerly known as the Warrensville School Building and lot; and to include such property as the Ashe County Board of Education formerly owned for school purposes at that location; reference to the Ashe County Public Registry for a more specific description of the same; and being all of the lands described in that certain deed, dated 1 February 1961, which appears of record in the Ashe County Public Registry in Book C-4, at page 449, and this conveyance is made subject to the same possibility of reverter specifically set out in the aforementioned deed, reference to which is hereby made as if fully set out herein.

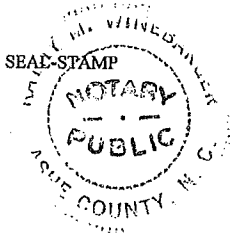
The property hereinabove described was acquired by Grantor by instrument recorded in .....  
A map showing the above described property is recorded in Plat Book ..... page .....

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 the property hereinabove described.

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.

\_\_\_\_\_  
(Corporate Name) Samuel Shumate (SEAL)  
By: \_\_\_\_\_ (SEAL)  
President  
ATTEST: \_\_\_\_\_ (SEAL)  
Secretary (Corporate Seal) \_\_\_\_\_ (SEAL)



NORTH CAROLINA, Ashe County  
I, a Notary Public of the County and State aforesaid, certify that Samuel Shumate  
\_\_\_\_\_  
Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and  
official stamp or seal, this 5th day of DECEMBER, 1996.  
My commission expires: 4/30/99 Kathy M. Winebarger Notary Public

SEAL-STAMP  
NORTH CAROLINA, \_\_\_\_\_ County  
I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ 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 its \_\_\_\_\_  
President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary.  
Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.  
My commission expire: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of

Kathy M. Winebarger, a Notary Public of  
Ashe County, NC

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.

Shirley B. Wallace REGISTER OF DEEDS FOR Ashe COUNTY  
By Ann M. Worlie Deputy/Assistant - Register of Deeds

Prepared by:

Attorneys at Law

WARRANTY DEED

County Board of Education  
of Ashe County

TO

J. W. Faw, Roy Ashley, and  
Ray James, Trustees for Warr-  
ensville Community Building

Consideration . . . . . \$ 1.00

Dated 1st day of February, 19 61

Filed for registration on the 1st

day of May, 19 61,

at 11:55 o'clock P. M., and regis-

tered in the office of the Register of Deeds for

Ashe

County, N. C., this 1st day of

May, 19 61, at

4:40 o'clock P. M., in Book C-4

of Deeds, of page 149, and verified.

*John H. Gaudin*  
Register of Deeds.

Ashe

County.

NORTH CAROLINA, Ashe County.

THIS DEED, Made This 1st day of February, A.D. 1961,  
by The Board of Education

of Ashe County and State of North Carolina

of the first part, to J. W. Faw, Roy Ashley and Ray James, trustees for  
Warrensville Community Building

of Ashe County and State of North Carolina  
of the second part:

WITNESSETH, That said party of the first part

in consideration of  
One Dollar and other valuable considerations

to it paid by J. W. Faw, Ray Ashley, and Ray James, trustees

the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do  
grant, bargain, sell and convey to said trustees

their successors

~~and~~ and assigns, a certain tract or parcel of land in Clifton Township,

Ashe County, State of North Carolina, ~~including the~~

~~land~~ subject to the conditions hereinafter set out.

and others and bounded as follows, viz.:

The property known as the Warrensville School Building  
and lot, reference being made to the title deed for the  
same to the County Board of Education and to include  
such property as the County Board of Education owned  
for school purposes in the Village of Warrensville,  
Ashe County, North Carolina.

This deed is made pursuant to the provisions of Chapter  
445, of the Session Laws of North Carolina of 1957, which  
provides and this conveyance is made subject to the pro-  
vision that said property must be used for a community  
center and that when such property ceases to be used for  
that purpose, title shall revert to the County Board of  
Education of Ashe County.

To HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto be-  
longing, to the said J. W. Faw, Roy Ashley, and Ray James, Trustees

their successors ~~and~~ assigns,  
their only use and behoof forever, subject to the conditions hereinbefore  
set out.  
And the said party of the first part

for it self and its successors  
~~their~~ executors and administrators, covenant with said  
parties of the second part

their successors  
~~and~~ assigns, that it is  
seized of said premises in fee and ha\_s a right to convey in fee simple; that the same are free and clear  
from all encumbrances and that it does hereby forever warrant and will forever defend the said  
title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Board of Education of Ashe County has  
caused these presents to be executed by its chairman and attested by  
its secretary by authority of said Board duly given as of  
~~the day and year first above written.~~ the day and year first above written.

ASHE COUNTY BOARD OF EDUCATION [SEAL]

By: B. E. Sturgill [SEAL]  
Chairman

ATTEST:  
D. Hunt [SEAL]  
Secretary [SEAL]

STATE OF NORTH CAROLINA, \_\_\_\_\_ County.

I, \_\_\_\_\_, Clerk of the Superior Court, hereby certify that

personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance. Let the instrument, with this certificate, be registered.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_

\_\_\_\_\_  
Clerk Superior Court.

STATE OF NORTH CAROLINA, \_\_\_\_\_ Ashe \_\_\_\_\_ County.

I, John G. Gentry, Notary Public, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance.

Witness my hand and notarial seal, this 3rd day of February, A.D. 1961

My commission expires 10-11-62 John G. Gentry, N. P. [SEAL]

STATE OF NORTH CAROLINA, \_\_\_\_\_ County.

The foregoing certificate of

a Notary Public of \_\_\_\_\_ County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1961

\_\_\_\_\_  
Clerk Superior Court.

(W-91-92)

NORTH CAROLINA, ASHE COUNTY

This is to certify that personally appeared before me John G. Gentry, a Notary Public in and for said county and state, A. B. Hurt, who being duly sworn says that B. E. Sturgill is the Chairman and that A. B. Hurt is the Secretary of the Board of Education of Ashe County, and that the foregoing deed was signed and sealed by them in behalf of said County Board of Education by its authority duly given.

Witness my hand and notarial seal, this 3rd day of February, 1961.

John G. Gentry  
Notary Public

My commission expires:

10-11-62

November 19, 2025

Mr. Adam Stumb  
Ashe County Manager  
150 Government Circle, Suite 2500  
Jefferson, NC 28640

**RE: ASHE COUNTY BOARD OF EDUCATION  
WARRENSVILLE COMMUNITY CENTER PROPERTY**

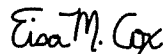
Dear Mr. Stumb:

At its November 3, 2025, regular meeting, the Ashe County Board of Education determined that the Warrentsville Community Center property, the ownership of which is now vested in the Board of Education, is not suitable or necessary for public school purposes; therefore, the Board of Commissioners has the first opportunity to acquire this property from the Board of Education pursuant to N. C. Gen. Stat. § 115C-518. This property is identified by the Ashe County Tax Office as Parcel Identification Number 02219085036 and is described on the Deed recorded in Book C-4, Page 449, Ashe County Registry.

I respectfully request, on behalf of the Board of Education, that you present this matter to the Board of Commissioners to determine whether or not it desires to exercise its statutory authority to acquire ownership of the Warrentsville Community Center property. Should the Board of Commissioners elect to acquire this property, our respective boards will negotiate the terms of acquisition.

I shall gladly furnish any additional information you deem necessary regarding this matter. Thank you for your cooperation and assistance.

Yours truly,



Eisa M. Cox, Ed.D.  
Superintendent

EMC: dbp

cc: Josh Roten, Chairperson, Ashe County Board of Education