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Cherokee Council House
Cherokee, North Carolina

_____ Date

RESOLUTION NO. _____(2025)

A resolution authorizing the Tribe to purchase approximately 84.97 acres of deeded property owned by Roberta Varner Arsuffi and Margaret Fay Varner located in the Whittier, Jackson County, North Carolina.

WHEREAS, Roberta Varner Arsuffi is the owner of property located in Whittier, North Carolina containing 53.43 acres and is more specifically described in Deed Book 742, Page 109 in the Jackson County Register of Deeds; and

WHEREAS, Margaret Fay Varner is the owner of property located in Whittier, North Carolina containing 18.57 acres and is more specifically described in Deed Book 770, Page 6 in the Jackson County Register of Deeds; and

WHEREAS, Ms. Varner and Ms. Arsuffi are the beneficiaries of a trust which owns property located in Whittier, North Carolina containing 12.97 acres and is more specifically described in Deed Book 1556, Page 687 in the Jackson County Register of Deeds; and

WHEREAS, these parcels are collectively known as the "Will Thomas Property" or "Thomas Valley Property" containing approximately 84.97 acres, and the Tribe desires to purchase these properties because they are historically and culturally significant to the Tribe; and

WHEREAS, attached to this resolution are the plat, deeds, tax cards, and arials of the properties; and

WHEREAS, the Tribe has offered to purchase the properties from the owners at the total appraised value of One Million Seven Hundred Fifty-Seven Thousand and 00/100 cents (\$1,757,000.00), and the owners have agreed to sell at that price; and

WHEREAS, Lands Acquisition Committee approved the purchase at its regularly scheduled meeting on December 9, 2024; and

WHEREAS, the Tribe has worked with Mainspring Conservation Trust in researching the Will Thomas Property as Mainspring was initially going to purchase the property on behalf of the Tribe; and

WHEREAS, Mainspring is a local non-profit that strives to conserve and restore the lands and waters of the Southern Blue Ridge, and provided the appraisal used to determine

1 the sales price as well as paid for the survey which provided a preliminary plat of
2 the Will Thomas Property; and
3

4 WHEREAS, given Mainspring's non-profit status, Mainspring has requested assistance in
5 reimbursement for the costs of the appraisals and survey provided to the Tribe for
6 the Will Thomas Property in the amount of \$14,900.00, the invoices of which are
7 attached to this resolution.
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9 NOW THEREFORE BE IT RESOLVED by the Tribal Council of the Eastern Band of Cherokee
10 Indians, in Council assembled at which a quorum is present, that the Tribal Council
11 hereby authorizes the Principal Chief, on behalf of the Tribe, to enter into
12 agreements for the Purchase and Sale of Land with Roberta Varner Arsuffi and
13 Margaret Fay Varner, the owners of three properties located in Whittier, Jackson
14 County, North Carolina described in this resolution consisting of approximately
15 84.97 acres in total, for the total purchase price of One Million Seven Hundred
16 Fifty-Seven Thousand and 00/100 cents (\$1,757,000.00).
17

18 BE IT FURTHER RESOLVED that the Eastern Band of Cherokee Indians approves the cost for
19 due diligence and closing costs which includes surveying, title insurance, Phase I
20 environmental assessment, attorney fees, and recording fees as required, including
21 reimbursement to Mainspring Conservation Trust in the amount of \$14,900.00.
22

23 BE IT FURTHER RESOLVED that the One Million Seven Hundred Fifty-Seven Thousand and
24 00/100 cents (\$1,757,000.00) purchase price, due diligence, reimbursement to
25 Mainspring Conservation Trust, and closing costs shall come from the fund balance
26 of the _____.
27

28 BE IT FINALLY RESOLVED that all resolutions that are inconsistent with this resolution are
29 rescinded, and that this resolution shall become effective when ratified by the
30 Principal Chief.
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32. *Submitted by the Lands Acquisition Committee*