Greetings!

We are pleased to issue this newest edition of our newsletter.

I am truly honored to have served as the Section Chair this year and I am extremely thankful for the hard work of our Section Council members and liaisons.

As you begin to read the newsletter, there are a few items of which I would like to make you aware: (1) Consumer Protection Counsel; (2) Forms Manual Update Coordinator; (3) Legislative Items; and (4) 2018-19 Real Property Annual Meeting Brief Recap.

Consumer Protection Counsel
After several years of serving as our Section’s Consumer Protection Counsel, Ben Kuhn (Ragsdale Liggett PLLC) has determined it is time for someone else to pick up the mantle. Ben has done a tremendous job in this capacity and we appreciate his dedicated service. Going forward, we envision this role will continue to respond to consumer protection complaints as well as review and offer recommendations on legislative matters and ethics opinions touching on consumer protection issues. We will circulate a complete job description for this role within the next few weeks, so please watch for that announcement in case you are interested or have someone in mind.

Questions?
1. Does NC DOT get credit for the reduction in property taxes that owners paid since recording of the Corridor maps in 1996 (date maps recorded for I-540)? It was local governments that were out the money. GS 105-277, 9 and 9A.
2. Does NC DOT get credit for continued occupation of the land by the landowner from 1996 (for 540) until the date of trial?
3. What property or rights in property is taken by the filing of the corridor map? Some have argued that only development rights were taken and not the fee. But Kirby is clear that the land itself was taken. ("Development rights" are "an im-

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The Chair’s Comments, continued from the front page

Forms Manual Update Coordinator

The Real Property Section Council has decided to engage an attorney to coordinate a review of and update to the NC Real Property Forms Manual (2003 + 2011 Supplement). The engagement will involve solicitation (with the assistance of the Forms Committee) and oversight of a team of volunteer attorneys throughout the state in the review, revision and/or replacement of the various forms contained in the manual to bring it up to date with current law and customary practice. We will circulate a full job description for this role within the coming months.

Legislative Items

The 2018 Short Session of the North Carolina General Assembly will convene on May 16. There are several items that we expect to arise during the Short Session, some of which I will highlight below:

Deed of Trust Margins - Some of our county Register of Deeds would like to introduce legislation changing document recording standards for real estate documents (including deeds and deed of trust) to ¼ inch margins on all sides other than the top margin on the first page. The current standard in G.S. 161-14(b)(2) is ¼ of an inch on all sides other than the top margin on the first page. Their reasoning for the proposed change is that some document content is being lost in the process of scanning with ¼ inch margins.

Chapter 55A Amendments – The Chair of our Community Associations Committee, Tim Sellers (Sellers Ayers Dortch Lyons) is leading the Section’s efforts in proposing amendments to Chapter 55A - The Nonprofit Corporation Act (the “Act”). This Act is of particular interest because nearly every community association in the State is formed as a nonprofit corporation. A committee had previously been formed to primarily consider the merger provisions of the Act; however, under Tim's leadership, we will also consider updates to the governance sections of the Act. Should you have any comments or wish to provide any assistance, please feel free to contact Tim at TSellers@sellersayers.com.

Corrective/Curative Statute – As you are likely aware, S.L. 2017-110 is scheduled to take effect in August. There are some areas within the statute which would like clarified before implementation. Steve Brown (Investors Title) is leading the effort to consider what clarifications may be needed. He may be contacted at sbrown@invtitle.com.

Should you have any comments concerning any legislative matter, we invite you to reach out to our Legislative Committee Chair, John McLean (BridgeTrust Title Group) at jtmclean@BridgeTrustTitle.com.

2018 Real Property Section Annual Meeting Brief Recap

We just completed the 2018 Real Property Section Annual Meeting in Wrightsville Beach. We had approximately 165 attorneys in attendance and all the CLE presenters received excellent reviews. If you did not attend, I encourage you to watch the playback of the Annual Meeting CLE once it becomes available. During the meeting, we announced that we have selected Kiawah Is-land, SC as the location for the 2019 Real Property Section Annual Meeting (May 16, 2019 – Early Arrivals Reception, May 17-18, 2019 – CLE Program and Reception). More details will follow.

During the business meeting, the membership approved the following officers for the 2018-19 bar year:

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<tr>
<th>Position</th>
<th>Name</th>
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<tr>
<td>Chair</td>
<td>Ellie Bradshaw</td>
<td>Chicago Title Insurance Company (Greensboro)</td>
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<tr>
<td>Vice Chair</td>
<td>Brian Taylor</td>
<td>White &amp; Allen (New Bern)</td>
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<tr>
<td>Secretary</td>
<td>Joanne Badr Morgan</td>
<td>Ward and Smith (Asheville)</td>
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<tr>
<td>Treasurer</td>
<td>Nancy Ferguson</td>
<td>Chicago Title Insurance Company (Greensboro)</td>
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We look forward to the leadership our officers will provide for the coming year.

We hope to see you in Wilmington for the NCBA Annual Meeting (June 21-24) and we trust you will have an enjoyable summer.

Sincerely,

Frankie T. Jones Jr.