



## Stanley M. Sams

**E:**

Post Office Box 8088  
Greenville, NC 27835-8088

### Professional Experience

**After a distinguished legal career, Stanley retired from the firm's law practice in the spring of 2021.**

Stanley had many years of experience in a broad range of real estate, business, and transactional matters, including business start-ups, financing, contracts, and transfers. He regularly represents companies in the acquisition, governmental approval, and development of cellular and telecommunication tower facilities.

Stanley represented clients in negotiating and closing purchases, sales, financing, leases of real estate, and commercial and residential development, as well as in planning for and creating conservation easements. He had substantial experience in economic development projects throughout eastern North Carolina, representing development organizations, lenders, and industries.

Stanley's practice areas also included negotiating construction contracts, advising clients on construction liens, related construction law matters, tax-deferred exchanges, real estate brokerage issues, subdivision, and the governmental approval process.

He has served as a lecturer with the East Carolina University School of Business.

### Practice Concentrations

Cellular and  
Telecommunication Facilities  
Law

Commercial Real Estate  
Acquisition, Financing,  
Development, Subdivision, and  
Sale

Conservation Easements

Creation and Governance of  
Corporations and Business  
Organizations

Real Estate Licensing and  
Broker Issues

Tax-Deferred Exchanges

Economic Development Issues

Restrictive Covenants Drafting  
and Issues

Eminent Domain/Condemnation

### Education

J.D., The University of North  
Carolina School of Law, 1979.  
Holderness Moot Court Bench,  
Magister of Phi Delta Phi.

B.S., Business Administration,  
East Carolina University, 1976

### Admitted to Practice

North Carolina, 1979

All state courts in North  
Carolina

United States District Court for  
the Eastern and Middle Districts  
of North Carolina



## **Representative Experience**

Representation of a utility in financing and development of an approximately \$140,000,000 project, which was the largest financing of its type in the country at the time

Representation of an equipment manufacturer in the property acquisition and financing in excess of \$6,000,000 for construction of a new distribution facility

Representation of a bank in the acquisition of its new headquarters building

Representation of a property owner in connection with creation of a conservation easement for a historic plantation property

Representation of a medical practice in financing new construction and existing practice location in the amount of approximately \$14,500,000

Representation of a purchaser in the acquisition of a portfolio of fast food restaurants, and subsequent financing in the amount of approximately \$70,000,000

## **Professional and Community Affiliations**

Carolinas Wireless Association

North Carolina Bar Association — Sections: Business Law; Estate Planning and Fiduciary Law; Real Property (former member, Real Property Council)