

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: Tippette Rd, Enfield, 27823
 Buyer: _____
 Seller: Shearin James Marvin II, Shearin Audrey Locke

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects	Yes	No	NR
1. Non-dwelling structures on the Property If yes, please describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Erosion, sliding, soil settlement/expansion, fill or earth movement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Communication, power, or utility lines.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Pipelines (natural gas, petroleum, other).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Landfill operations or junk storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal			
8. Drainage, grade issues, flooding, or conditions conducive to flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Gravesites, pet cemeteries, or animal burial pits.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Well(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Potable <input type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no			
depth _____; shared (y/n) _____; year installed _____; gal/min _____			
12. Septic System(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes: Number of bedrooms on permit(s) _____			
Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> NR			
Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> NR			
Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____			
Tank capacity _____			
Repairs made (describe): _____			
Tank(s) last cleaned: _____			
If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> NR			
Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> NR			
Other Septic Details: _____			



Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
 If yes, please describe: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search.....
- 2. Copy of deed(s) for property.....
- 3. Government administered programs or allotments.....
- 4. Rollback or other tax deferral recaptures upon sale.....
- 5. Litigation or estate proceeding affecting ownership or boundaries.....
- 6. Notices from governmental or quasi-governmental authorities related to the property..
- 7. Private use restrictions or conditions, protective covenants, or HOA.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, please describe: _____
 8. Recent work by persons entitled to file lien claims.....
 If yes, have all such persons been paid in full
 If not paid in full, provide lien agent name and project number: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Jurisdictional government land use authority:
 County: _____ City: _____

10. Current zoning: _____

11. Fees or leases for use of any system or item on property

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement.....
 Access via private road

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, is there a private road maintenance agreement? yes no

14. Solar panel(s), windmill(s), cell tower(s).....
 If yes, please describe: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Approximate acreage: _____
 3. Wooded Acreage _____; Cleared Acreage _____

4. Encroachments.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5. Public or private use paths or roadways rights of way/easement(s).....
 Financial or maintenance obligations related to same

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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6. Communication, power, or other utility rights of way/easements

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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7. Railroad or other transportation rights of way/easements.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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8. Conservation easement

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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9. Property Setbacks.....
 If yes, describe: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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11. Septic Easements and Repair Fields

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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12. Any Proposed Easements Affecting Property.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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13. Beach Access Easement, Boat Access Easement, Docking Permitted.....
 If yes, please describe: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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