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: TBD DURWOOD EVANS RD, BEULAVILLE, 28518

Buyer: _____

Seller: JEFFREY LEE LANIER

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

REALTOR®

This form approved by:
NC REALTORS®

Seller Initials JL _____ Buyer Initials _____ _____

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

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	☐	☐	☑
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: _____			
9. Jurisdictional government land use authority:			
County: _____ City: _____			
10. Current zoning: _____	☐	☐	☑
11. Fees or leases for use of any system or item on property	☐	☐	☑
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)	☐	☐	☑
13. Access (legal and physical) other than by direct frontage on a public road	☐	☐	☑
Access via easement	☐	☐	☑
Access via private road	☐	☐	☑
If yes, is there a private road maintenance agreement? ☐yes ☐no			
14. Solar panel(s), windmill(s), cell tower(s)	☐	☐	☑
If yes, please describe: _____			

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available	☐	☐	☑
2. Approximate acreage: _____			
3. Wooded Acreage _____; Cleared Acreage _____	☐	☐	☑
4. Encroachments	☐	☐	☑
5. Public or private use paths or roadways rights of way/easement(s)	☐	☐	☑
Financial or maintenance obligations related to same	☐	☐	☑
6. Communication, power, or other utility rights of way/easements	☐	☐	☑
7. Railroad or other transportation rights of way/easements	☐	☐	☑
8. Conservation easement	☐	☐	☑
9. Property Setbacks	☐	☐	☑
If yes, describe: _____			
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)	☐	☐	☑
11. Septic Easements and Repair Fields	☐	☐	☑
12. Any Proposed Easements Affecting Property	☐	☐	☑
13. Beach Access Easement, Boat Access Easement, Docking Permitted	☐	☐	☑
If yes, please describe: _____			

Seller Initials [JR] [ ] Buyer Initials [ ] [ ]

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D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral)	☐	☐	☑
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)	☐	☐	☑
If yes, describe in detail: _____			
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	☐	☐	☑
If yes, describe in detail: _____			
4. Farming on Property: ☐ owner or ☐ tenant	☐	☐	☑
5. Presence of vegetative disease or insect infestation	☐	☐	☑
6. Timber cruises or other timber related reports	☐	☐	☑
7. Timber harvest within past 25 years	☐	☐	☑
If yes, monitored by Registered Forester?	☐	☐	☑
If replanted, what species: _____	☐	☐	☑
Years planted: _____			
8. Harvest impact (other than timber)	☐	☐	☑
If yes, describe in detail: _____			

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)	☐	☐	☑
2. Underground or above ground storage tanks	☐	☐	☑
If yes, describe in detail: _____			
3. Abandoned or junk motor vehicles or equipment of any kind	☐	☐	☑
4. Past illegal uses of property (e.g., methamphetamine manufacture or use)	☐	☐	☑
5. Federal or State listed or protected species present	☐	☐	☑
If yes, describe plants and/or animals: _____			
6. Government sponsored clean-up of the property	☐	☐	☑
7. Groundwater, surface water, or well water contamination ☐ Current ☐ Previous	☐	☐	☑
8. Previous commercial or industrial uses	☐	☐	☑
9. Wetlands, streams, or other water features	☐	☐	☑
Permits or certifications related to Wetlands	☐	☐	☑
Conservation/stream restoration	☐	☐	☑
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	☐	☐	☑
If yes, describe in detail: _____			
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	☐	☐	☑
If yes, describe in detail: _____			
ii. Other fuel/chemical	☐	☐	☑
iii. Paint ☐ Lead based paint ☐ Other paint/solvents	☐	☐	☑
iv. Agricultural chemical storage	☐	☐	☑

F. Utilities

Check all currently available on the Property and indicate the provider.

☐ Water (describe): _____
☐ Sewer (describe): _____
☐ Gas (describe): _____
☐ Electricity (describe): _____
☐ Cable (describe): _____

Seller Initials _____ _____ Buyer Initials _____ _____

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☐ High Speed Internet (describe): _____
☐ Fiber Optic (describe): _____
☐ Telephone (describe): _____
☐ Private well (describe): _____
☐ Shared private well or community well (describe): _____
☐ Hauled water (describe): _____
☐ Other (describe): _____

Explanation Sheet for Vacant Land Disclosure Statement

Instructions: Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.

Attach additional sheets as necessary

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ _____

Seller: (Name) JEFFREY LEE LANIER (Signature) Jeffrey Lee Lanier (Date) _____

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ _____

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STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b),** including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check √ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

Buyer Initials			Yes	No	No Representation
		1. Mineral rights were severed from the property by a previous owner.	☐	☐	☑
		2. Seller has severed the mineral rights from the property.	☐	☑	
		3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☑	
		4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☑
		5. Seller has severed the oil and gas rights from the property.	☐	☑	
		6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☑	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: TBD DURWOOD EVANS RD, BEULAVILLE, 28518

Owner's Name(s): JEFFREY LEE LANIER

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Jeffrey Lee Lanier Date _____

Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____