



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 111 Creek End Ct, Swansboro, NC 28584

Owner's Name(s): Anthony Brooks, Jessica Brooks

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge.
• If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem.
• If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
• If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: "Dwelling" means any structure intended for human habitation, "Property" means any structure intended for human habitation and the tract of land, and "Not Applicable" means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. Buyers are strongly encouraged to:

- Carefully review the entire Disclosure Statement.
• Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign.

- Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.
• Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials AB
Buyer Initials _____ Owner Initials JB

REC 4.22
REV 5/24

**SECTION A.
STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF**

	Yes	No	NR																																																																																	
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>12 Oct 21</u> If not owner-occupied, how long has it been since the owner occupied the property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																	
A2. In what year was the dwelling constructed? <u>2013</u>			<input type="checkbox"/>																																																																																	
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																	
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____			<input type="checkbox"/>																																																																																	
A5. In what year was the dwelling's roof covering installed? <u>2013</u>			<input type="checkbox"/>																																																																																	
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																	
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																	
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																	
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																																				
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Explanations for questions in Section A (identify the specific question for each explanation):

**SECTION B.
HVAC/ELECTRICAL**

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			<input type="checkbox"/>
<input type="checkbox"/> Furnace [___ # of units] Year: _____ <input checked="" type="checkbox"/> Heat Pump [<u>2</u> # of units] Year: <u>2013</u> <u>2021</u>			
<input type="checkbox"/> Baseboard [___ # of bedrooms with units] Year: _____ <input type="checkbox"/> Other: _____ Year: _____			

Buyer Initials _____ Owner Initials AB
 Buyer Initials _____ Owner Initials JB

Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

Central Forced Air: 2 units Year: 2013/2021 Wall/Windows Unit(s): _____ Year: _____
 Other: _____ Year: _____

B5. What is the dwelling's fuel source? (Check all that apply)

Electricity Natural Gas Solar Propane Oil Other: _____

Explanations for questions in Section B (identify the specific question for each explanation):

B5: fire place is propane

**SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC**

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

City/County Shared well Community System Private well Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

Quality Pressure Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

Copper Galvanized Plastic Polybutylene Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) Gas: _____ Electric: 2013 Solar: _____ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

Septic tank with pump community system Septic tank Drip system
 Connected to City/County System City/County system available Other: _____

Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing system (pipes, fixtures, water heater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water supply (water quality, quantity, or pressure)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials AB
Buyer Initials _____ Owner Initials JB

- | | Yes | No | NR |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| F2. Is there an environmental monitoring or mitigation device or system located on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F5. Is the property located in a federal or other designated flood hazard zone? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. Is there a current flood insurance policy covering the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Is there a flood or FEMA elevation certificate for the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

F4: on occasion we hear military training from Camp Lejeune

SECTION G. MISCELLANEOUS

- | | Yes | No | NR |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Is the property subject to a lease or rental agreement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials AB
 Buyer Initials _____ Owner Initials AB

REC 4.22
REV 5/24

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**SECTION H.
OWNERS' ASSOCIATION DISCLOSURE**

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes No NR

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

If "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____


H4. Is there any unsatisfied judgment or pending lawsuits against the association?

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

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

Owner Signature:  Anthony Brooks Date 8/11/2025

Owner Signature:  Jessica Brooks Date 11 Aug 25

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

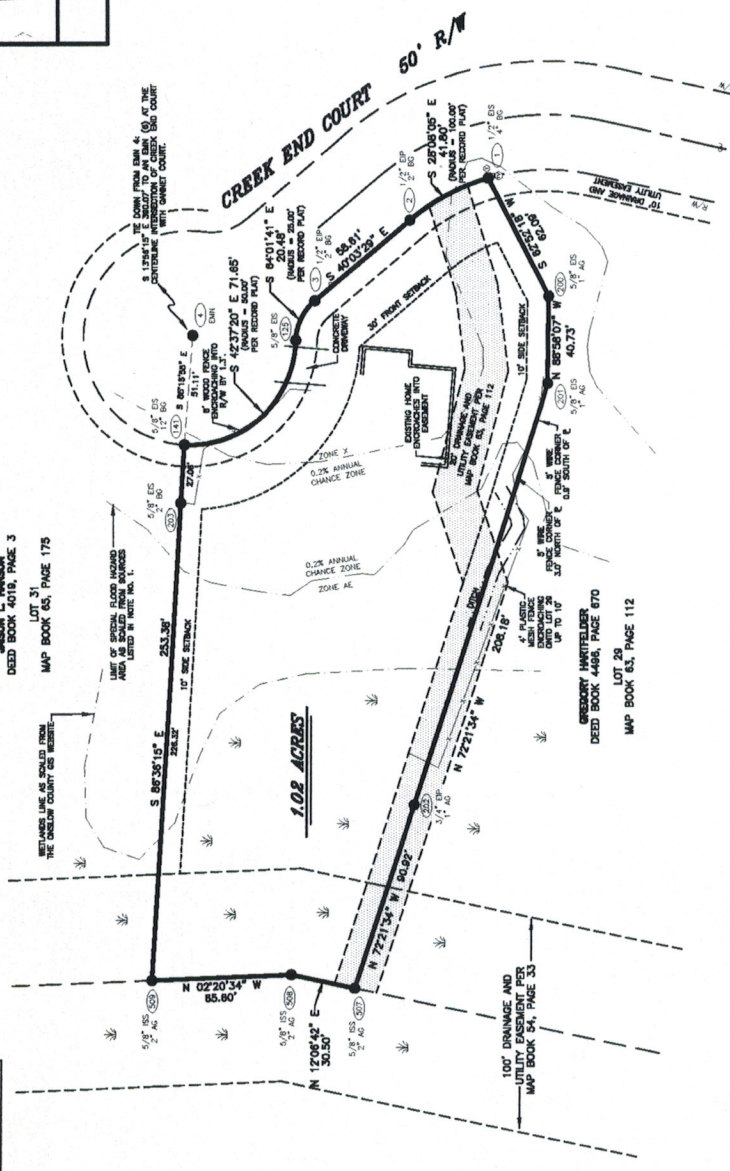
JOHNNY J. WILLIAMS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE FINAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 01/18/2023. FROM REFERENCES AS SHOWN HEREON, THAT BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH AND PLOTTED FROM REFERENCES AS SHOWN HEREON. THIS SURVEY IS CLASSIFIED AS A CLASS "A" SURVEY AS DEFINED BY TITLE 21, CHAPTER 98, SECTION 1603 OF THE N.C. ADMINISTRATIVE CODE USING A RTK NETWORK WITH A POSITIONAL ACCURACY OF 0.09 U.S. FEET. THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE N.C. ADMINISTRATIVE CODE, A CARLESEN BROOKS+BOYERS THAT ALL COORDINATES ARE BASED ON N.C. GRID NORTH (NAD 1983 2011 ADJUSTMENT GEODI2 MODEL). THAT THE CONVENTIONAL PORTION OF THIS SURVEY HAS A RATIO OF PRECISION EXCESS OF 1:10,000 AND IS ALSO PERFORMED TO A CLASS "A" SURVEY AS DEFINED BY TITLE 21, CHAPTER 98, SECTION 1603 OF THE N.C. ADMINISTRATIVE CODE.

JOHNNY J. WILLIAMS, P.L.S., L-3170
01/18/2023

TYLER M. MIBELL
DEED BOOK 5389, PAGE 923
LOT 43
MAP BOOK 54, PAGE 33

ANJULM L. HANSON
DEED BOOK 4019, PAGE 3
LOT 21
MAP BOOK 65, PAGE 175

RETAINERS LINE AS SHOWN FROM THE ORIGINAL COUNTY GIS RECORDS



N.C. GRID NORTH NAD 1983 (2011 ADJUSTMENT)



NOTES:

- 1) THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED WITHIN THE FLOOD HAZARD ZONE SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 37203S0400K DATED JUNE 19, 2020.
- 2) ALL N.C. GRID DATA SHOWN HEREON IS BASED ON NAD 1983 2011 ADJUSTMENT USING THE NCS RTK NETWORK SYSTEM. ALL DISTANCES SHOWN HEREON ARE N.C. GRID DISTANCES UNLESS OTHERWISE NOTED.
- 3) COMBINED GRID FACTOR = 0.00002023
- 4) ALL UTILITY LINES SHOWN HEREON MAY HAVE EASEMENTS AND RIGHTS OF ENTRANCE AND MAINTENANCE ASSOCIATED WITH THEM.
- 5) THIS PROPERTY IS ZONED R-20SF AND WILL BE SUBJECT TO ALL RESTRICTIONS IN THE TOWN OF SWANSBORO LAND USE ORDINANCES. THESE RESTRICTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT, SETBACKS, HEIGHTS, ETC. ADDITIONAL RESTRICTIONS MAY APPLY IF THERE ARE RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PROPERTY. SURVEYOR HAS NOT PERFORMED RESEARCH TO DETERMINE IF RESTRICTIVE COVENANTS APPLY.
- 6) DEVELOPMENT CAUTION: PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAT MAY BE SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND REGULATIONS. INDIVIDUAL LOTS REVISORS TO ENSURE COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VERIFICATION OF LOCATION AND RESTRICTIONS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT. IN ADDITION LOTS SHOWN ON THIS PLAT MAY BE SUBJECT TO CDDA RULES, REGULATIONS, AND SETBACKS. VERIFICATION WITH CDDA RULES, REGULATIONS, AND SETBACKS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

LEGEND:

- EP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- ESL = EXISTING SURVEY LINE
- ESS = IRON STAKE SET
- NP = NONMONUMENTED POINT
- TP = TOP IRON PIPE
- AG = TOP IRON PIPE
- BB = TOP IRON PIPE
- R/W = RIGHT-OF-WAY
- = PROPERTY LINE
- NCS = NORTH CAROLINA GEODETIC SURVEY
- - - = LINE NOT SURVEYED
- + + + = OVERHEAD UTILITY LINE
- = UTILITY LINE
- = WATER METER
- ⊗ = CABLE BOX
- ⊕ = TELEPHONE BOX

GRID TIES AND COORDINATES:

- EIS NO. 1 - NORTH = 348,806.871
EAST = 2,556,031.103
- EIS NO. 141 - NORTH = 348,852.089
EAST = 2,557,900.750

REFERENCES:

- DEED BOOK 5592, PAGE 248
- HULL'S CREEK NORTH SECTION 16-A, LOT 30
- MAP BOOK 63, PAGE 112
- TAX PARCEL NO. 158332

BOUNDARY SURVEY FOR:

ANTHONY BROOKS

CURRENT OWNER: ANTHONY BROOKS
111 CREEK END COURT, SWANSBORO, NC 28584
INDIVIDUAL TRACT ON CREEK END COURT
TOWN OF SWANSBORO

SWANSBORO TOWNSHIP, ONSLOW COUNTY, N.C.
DATE: JANUARY 17, 2023
SCALE: 1" = 40'

JOHNNY J. WILLIAMS LAND SURVEYING, P.C.
P.O. BOX 778, BEULAVILLE, N.C. 28518
PHONE: 910-298-8272 FAX: 910-298-2310
EMAIL: JWILLIAMS@SURVEY.COM FIRM NO. C-25332

C-PRODUCTS BROOKS, JERMOA - 1225 - CRENSHAW
FILE NAME: B0431232
TAX PARCEL: 158332