

ADDENDUM TO
321 Queens Rd Hubert NC 28539

Addendum to contract dated _____ between:

Sharon M Phillips, Major L Phillips

(Sellers) and

at **321 Queens Rd, Hubert, NC 28539**

(Buyers) on property located

EXHIBIT A

(Additional Provision – Modification to Paragraph 1 “Real Property”)

This Exhibit A is attached to and made a part of the Offer to Purchase and Contract (“Contract”) between Buyer and Seller.

The property commonly known as:

321 Queens Road, Hubert, North Carolina 28539; and

Tract 2, Lot 9, Part 3, 150 Quail Point Dr Hubert NC 28539 as shown on the plat entitled Quail Point, recorded in Map Book 13, Page 73 of the Onslow County Registry.

Restriction on Separate Conveyance:

Buyer and Seller agree that the Property, as defined above, constitutes a single, unified tract for purposes of this Contract. The Property shall be sold, conveyed, and transferred only as one transaction. Neither 321 Queens Road nor Tract 2, Lot 9, Part 3 may be sold, conveyed, assigned, or otherwise transferred separately or independently of the other.

Controlling Provision:

In the event of any conflict between this Exhibit A and the terms of the Contract, this Exhibit A shall control. Except as modified herein, all other terms and conditions of the Contract remain unchanged and in full force and effect.

Signed by:

Sharon M Phillips

5/7/2026 | 8:21:11 PM EDT

SELLER **Sharon M Phillips**

DATE BUYER

DATE

M L Phillips

5/8/2026

SELLER **Major L Phillips**

DATE BUYER

DATE

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: 321 Queens Rd Hubert, NC 28539
 Buyer: _____
 Seller: Sharon M Phillips Major L. Phillips

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: <u>Garage / metal siding / cement floor</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Erosion, sliding, soil settlement/expansion, fill or earth movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Communication, power, or utility lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Pipelines (natural gas, petroleum, other).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Landfill operations or junk storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
9. Gravesites, pet cemeteries, or animal burial pits.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Well(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Potable <input type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no depth _____; shared (y/n) _____; year installed _____; gal/min _____			
12. Septic System(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes: Number of bedrooms on permit(s) <u>3</u> Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> NR Septic Onsite? <input checked="" 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 type="checkbox"/> NR Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR Other Septic Details: _____			



This form approved by:

NC REALTORS®

Seller Initials MPH

Buyer Initials SNP



EQUAL HOUSING OPPORTUNITY

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
 If yes, please describe: Camp Lejeune Military Base

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.....
 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: Onslow City: Hubert
10. Current zoning: Residential
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: _____

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

- ✓1. Current or past survey/plat or topographic drawing available.....
2. Approximate acreage: .78 acres together
3. Wooded Acreage NONE; Cleared Acreage all
4. Encroachments..... No
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: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Seller Initials JMP Buyer Initials MMW

D. Agricultural, Timber, Mineral Aspects

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

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)..... Yes No NR
2. Underground or above ground storage tanks Yes No NR
If yes, describe in detail: _____
3. Abandoned or junk motor vehicles or equipment of any kind..... Yes No NR
4. Past illegal uses of property (e.g., methamphetamine manufacture or use)..... Yes No NR
5. Federal or State listed or protected species present..... Yes No NR
If yes, describe plants and/or animals: _____
6. Government sponsored clean-up of the property Yes No NR
7. Groundwater, surface water, or well water contamination Current Previous ... Yes No NR
8. Previous commercial or industrial uses..... Yes No NR
9. Wetlands, streams, or other water features Yes No NR
Permits or certifications related to Wetlands Yes No NR
Conservation/stream restoration..... Yes No NR
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) Yes No NR
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 Yes No NR
If yes, describe in detail: _____
 - ii. Other fuel/chemical..... Yes No NR
 - iii. Paint Lead based paint Other paint/solvents Yes No NR
 - iv. Agricultural chemical storage Yes No NR

F. Utilities

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

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



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

Instructions to Property Owners

- 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.
- 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.
- 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:

	Yes	No	No Representation
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: 321 Queens Rd, Hubert, NC 28539

Owner's Name(s): Sharon M Phillips, Major L Phillips

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

Signed by: Sharon M Phillips Sharon M Phillips Date 5/7/2026 | 8:21:11 PM EDT

Owner Signature: [Signature] Major L Phillips Date 5/8/2026

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 _____