



**The McLemore  
Group**

## TERMS OF AUCTION

**AUCTION FOR** - Michael & Melissa McGuire

**AUCTION LOCATION** - Online only at [www.themclemoregroup.com](http://www.themclemoregroup.com)

**AUCTION END DATE** - Friday, May 15<sup>th</sup>, 2020 at 3:00 PM (EST)

**AUCTIONEER** — Dan McLemore (Broker / Owner) and Matt Gallimore (Auctioneer) of United Country — The McLemore Group located at 107-B North Trade St.; Matthew NC has contracted with "Seller" to offer to sell at public auction certain real property.

**Offering** +/- 0.99 Acre, Morrison Farm Road, Troutman NC;

Legal Description — +/- .99 acre; Lot # 32 & # 33 Morrison Point; Plat Book 9 Page 55;

Deed Book 1806 Page 1915; Parcel # 4629-70-8012 & Parcel # 4629-70-7182

871 Morrison Farm Road, Troutman NC 28166

### **General Terms and Conditions**

**10% Buyer's Premium applied to final and accepted bid to arrive at Final Contract Price. Purchaser will be expected to sign a Real Estate Purchase Contract, Place an Earnest Money Deposit, and close on or before June 15<sup>th</sup>, 2020. Sold "Subject to Seller Confirmation". Earnest Money Deposit is \$10,000.**

**BIDDER REGISTRATION** - Register for online only auction at [www.themclemoregroup.com](http://www.themclemoregroup.com).

Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem of any kind for Seller or Auctioneer. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

**AGENCY DISCLOSURE** — Auctioneer / Broker is acting exclusively as an agent for Seller and not as an agent for any bidder or buyer. No third-party broker / agent is acting as a subagent of Auctioneer.

**COLLUSION** — Bid-rigging is a federal felony punishable by imprisonment and fine. Auctioneer will report all suspected, illegal conduct to the F.B.I and cooperate with any investigation and prosecution

**COPYRIGHT FOR AUCTION** — The Auction is the exclusive intellectual property of Auctioneer, covered by copyright protection, and may not be recorded, reproduced, or used in any form by anyone other than Auctioneer.

**DUE DILIGENCE** — Seller and Auctioneer, Realtor(s), and/or Broker(s) do not attempt to provide Bidder with all the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice, inspect, and conduct due diligence on the Property, any occupancy of it, title, zoning, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, problems, and other relevant matter (collectively "Property Issues"). All information provided by Auctioneer came from Seller and Public Record and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Bidder has either performed all inspections and other due diligence that it deems necessary in advance of bidding in the Auction, Bidder understands and fully accepts the risk of not having done so. No Property will be open for inspection following the Auction and through the time of closing the sale. Seller and Auctioneer, Realtor(s), and / or Broker(s) are not required to update any information provided or published and will have no liability whatsoever for failing to do so.

**DISCLAIMERS** — Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, directors, employees, members, officers, and representatives will have no liability whatsoever. The Property will be offered "**AS IS, WHERE IS, WITH ALL FAULTS.**" To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the terms of the Auction and the Sale Contract.

**DISCLOSURES** - Unless otherwise disclosed, the Property will be offered for sale and conveyed by deed free and clear of all liens, mortgages, deeds of trust, delinquent taxes, assessments and warrants, but subject to all non-monetary encumbrances such as conditions, covenants, deeds, easements, reservations, restrictions, rights-of-way, title exceptions, zoning regulations and matters of record. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller, Realtor, and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

**AUCTION METHOD** - Auction will be "**Sold Subject to Seller Confirmation**" and conducted with internet bids until bids are complete on **Friday May 15<sup>th</sup>, 2020 ending at 3:00 PM**. Final high bid plus **10% Buyer's Premium** will be the Contract Price. Purchaser will be required to sign a Contract of Purchase, where the final Contract Price will be the final bid plus **10% Buyer Premium**. Purchaser will be required to make a **\$10,000 Earnest Money Deposit** and close on or before **June 15<sup>th</sup>, 2020**.

**SALE CONTRACT** — Bidder should carefully read and understand the Sale Contract before bidding in the Auction. The Property will be offered subject to the terms of the Sale Contract which is not negotiable. This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer will immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to a sale of the Property and no addition, deletion, or revision will be permitted. The Sale Contract will exclusively govern the Parties' rights, responsibilities, and remedies with respect to any sale of the Property and all related matters. The sale must close within 30 days following the Auction.

**EARNEST MONEY DEPOSIT** — Purchaser will be required to make a **\$10,000 Earnest Money Deposit on May 15<sup>th</sup>, 2020**. The Earnest Money Deposit shall be made with certified funds or funds authorized by Seller. If Purchaser defaults under the terms of the Sale Contract, Earnest Money will be forfeited to Seller and Auction Company. If Seller defaults under the terms of the Sale Contract, Earnest Money will be returned to Purchaser.

**TITLE** - At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

**RELEASE FOR USE** — Bidders, Buyers, and other persons present at the Auction (collectively "Attendees") are advised that Auctioneer and its agents, contractors, employees, and/or representatives may record the Auction related matter, and Attendees through audiotape, photography, motion pictures, and/or videotape for advertising, marketing, promotion, publicity, record, and/or trade purposes, and in consideration of being allowed to attend the Auction, Attendees unconditionally and irrevocably agree that their images and voices may be so recorded and used by Auctioneer in all types of media without territorial, time,

or use limitation, and without compensation being owed or paid to Attendees by Auctioneer or Seller.

**DISPUTE RESOLUTION** — There shall be an attempt for any dispute resulting from Auction to be resolved by non-binding mediation. Any action must be commenced within two (2) years from the date when the cause of action accrues, or it will be forever barred. The right of action will accrue, and the two (2) year limitation period will begin to run, on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.

To the fullest extent allowed by law, neither Seller, Realtor, nor Auctioneer will be liable for any consequential, exemplary, incidental, indirect, punitive, or special loss or damage, including, but not limited to, damage to property or loss of income, revenues, time, or use that might arise out of the Auction, offering or sale of the Property, or any related matter, whether such action be in contract, tort, strict liability, or other legal or equitable theory.

**Choice of Law, Jurisdiction, and Venue** — Any Auction matter will be exclusively construed and governed in accordance with the laws of the State of North Carolina, without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the Parties will be the County of Mecklenburg in the State of North Carolina.

**MISCELLANEOUS** — The Terms of Auction will bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction will be made, except by Auctioneer's written revision or announcement at the Auction.

**Bidder Acknowledgement** -- By registering for online only auction you hereby agree to the Terms of Auction

# Aerial Image

Online Auction Only, Ending May 15, 2020 @ 3PM  
Waterfront Lot - .99 acres  
[www.themclemoregroup.com](http://www.themclemoregroup.com)



The McLemore Group





# Location Map

Online Auction Only, Ending May 15, 2020 @ 3PM

Waterfront Lot - .99 acres

[www.themclemoregroup.com](http://www.themclemoregroup.com)

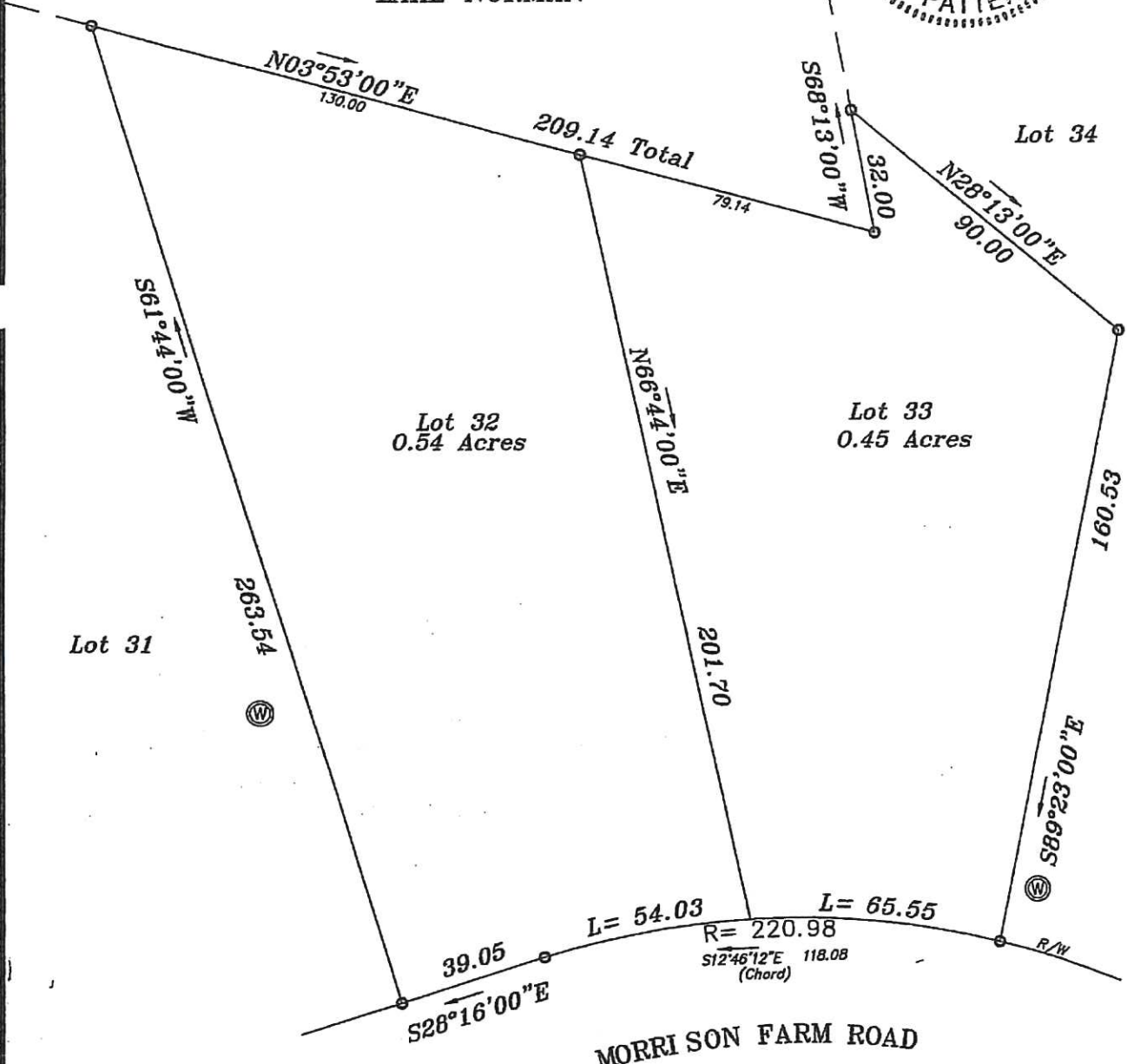


**The McLeMore Group**



JOEL H. PATTERSON  
 LICENSE NUMBER: 3717  
 LAND SURVEYOR  
 JOEL H. PATTERSON

LAKE NORMAN



Lot 31

Lot 32  
 0.54 Acres

Lot 33  
 0.45 Acres

Lot 34

MORRISON FARM ROAD

LEGEND

- 1) This property may be subject to any Easements, Rights-of-way, and/or Restrictive Covenants.
- 2) Boundary information based on Map Book 9 at Page 55 as recorded in the Iredell County Register of Deeds.
- 3) This is a preliminary survey and is not intended for recordation, conveyances or sales.
- 4) No N.C.G.S. or U.S.G.S. Monuments could be located within 2000'.

- R/W = Right-of-way
- I.P.S. = #4 Rebar Set
- v— = Not to scale
- ☐ = Telephone Pedestal
- ⊕ = Utility Pole
- ⊙ = Cable Pedestal
- WM = Water Meter
- ⊗ = Well

PLOT PLAN SURVEY

LOT 32 & 33 "MORRISON POINT"

FALLSTOWN TWP., IREDELL CO., NC

SCALE 1" = 40'

ACQUIRED BY:

Barry Meadows

FIELD BOOK:  
 FILE: MEADOWS/LOT32&33  
 TAX MAP NO:

**TREDELL COUNTY** **MCGUIRE MELISSA** **MCGUIRE MELISSA** **Parcel: 4629-70-8012 . 000**  
**MORRISON FARM RD** **MORRISON FARM RD** **MORRISON FARM RD** **PLAT: 9/55 UNIQ ID 384622**  
**77430899** **ID NO: 1503C0800A032** **Return/Appeal Notes:** **LAST ACTION 20190410**

Reval Year: 2019 Tax Year: 2019 **B & F FIRE (100), COUNTY (100)** **CARD NO. 1 of 1**  
 Appraised by 46 on 01/01/2019 15003 MORRISON FARM RD AREA **0.5500 AC** **TW-15** **CI-00 FR-50 EX- AT-** **SRC= Inspection**

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION	
USE	MOD	Eff. Area	BASE RATE	RCN	EYB/YB
01	00				
% GOOD					

**TOTAL POINT VALUE** 19,300  
**BUILDING ADJUSTMENTS** 225,000  
**TOTAL ADJUSTMENT** 244,300  
**DEPR. OB/XF VALUE - CARD** 19,300  
**MARKET LAND VALUE - CARD** 225,000  
**TOTAL MARKET VALUE - CARD** 244,300  
**TOTAL APPRAISED VALUE - CARD** 244,300  
**TOTAL APPRAISED VALUE - PARCEL** 244,300  
**TOTAL PRESENT USE VALUE - PARCEL** 0  
**TOTAL VALUE DEFERRED - PARCEL** 0  
**TOTAL TAXABLE VALUE - PARCEL** 244,300

**TYPE: SINGLE FAMILY RESIDENTIAL**  
**STYLE:**

CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				

OFF.	RECORD	DATE	DEED	TYPE	Q/U/V/I	INDICATE SALES PRICE
01806	1915	12 2006	WD*	A	1	585000
01766	0104	7 2006	WD*	A	V	390000
00471	0206	6 1969	WD*	X	V	0
00678	0503	6 1901	WD*	X	V	0

**NOTES**  
 PN137294 7/06 CHECK FOR P IER 10 PERMIT EXP. IH'17  
 See comments PIER PERMIT 233489 WAS PUT ON ADJ. P  
 ARCEL 4629707182 IN ERROR BY CP. SHOULD BE ON THIS  
 PARCEL - PIER ADDED. ADDRESS CORR. '19.

SUBAREA	GS AREA	RPL AREA	% CS	CODE DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG COND	% COND	ANN RATE	ANN DEP	% OVR	OB/XF DEPR. VALUE
	67			PIERS	75	4	300	25.00	100.00	100.00	S3	97			7280
	C2			WALKWAY	20	3	60	20.00	100.00	100.00	S3	97			1160
	94			BOAT SLIP	28	20	560	20.00	100.00	100.00	S3	97			10860
<b>TOTALS</b>				<b>TOTAL OB/XF VALUE</b>											<b>19,300</b>

**BUILDING DIMENSIONS**  
**LAND INFORMATION**

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH / SIZE	DEPTH / MOD	FACT	LAND COND	ADJUSTMENTS AND NOTES	ROAD AC	LC TO OT	TYPE	TOTAL LAND UNITS	LAND UNIT PRICE	UNITS	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND OVERRIDE VALUE	NOTES
SFR WATER	0122	R20	0	0	1.0000	0	0.7500	RP TOPO FTG				1.000	0.750	225,000.00	225,000.00	225,000			

**TOTAL MARKET LAND DATA**  
**TOTAL PRESENT USE DATA**

IREDELL COUNTY  
 MCGUIRE J MICHAEL  
 871 MORRISON FARM RD  
 77430899

Return/Appeal Notes: Parcel: 4629-70-7182 . 000  
 PLAT: 9/55 UNIQ ID 384614  
 ID NO: 1503C0800A033

MC GUIRE MELISSA  
 B & F FIRE (100), COUNTY (100)  
 L33 MORRISON POINT PB 9-55-55A  
 CARD NO. 1 of 1  
 0.4400 AC  
 TW-15 CI-00 FR-50 EX- AT- LAST ACTION 20190410

Reval Year: 2019 Tax Year: 2019  
 Appraised by 46 on 01/01/2019 15003 MORRISON FARM RD AREA

DEPRECIATION  
 % GOOD

CONSTRUCTION DETAIL  
 MARKET VALUE

TOTAL POINT VALUE  
 BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT

FACTOR

TOTAL QUALITY INDEX

TYPE: SINGLE FAMILY RESIDENTIAL

STYLE:

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL

- PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE DATE NOTE NUMBER AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE

01806 1915 12 2006 WD\* A V 585000

01766 0104 7 2006 WD\* A V 390000

00678 0504 6 1982 WD\* X V

00541 0596 6 1973 WD\* X V 2000

HEATED AREA

NOTES

See comments. Piers not allowed per Duke Energy. P

ler PN233489 was put on this parcel in error by Pe

mitting Dept. It should be on 4629708012.

SIZE FACT AYB|EYB RATE OVR|COND % OB/XF DEPR. VALUE

BLDG#

UNIT PRICE

ORIG % COND

UNIT PRICE

TH|W|H|UNITS

COUNT

DESCRIPTION

CODE

QUALITY

OB/XF VALUE

TOTAL

OTHER ADJUSTMENTS AND NOTES

ADJUSTMENTS AND NOTES

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

TOTAL ADJUSTED UNIT PRICE

LAND OVERRIDE VALUE

NOTES

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA



Property Data

Date Recorded	Document Type	Deed Book	Deed Page	Plat Book & Page	Land Area	Land Type	Zoning
20061206	WD	1806	1915	9-55	0.55	AC	R20

Tax Information

Exemption	Tax Code 1	Tax Code 2	Tax Code 3	Tax Code 4	Tax Code 5
Null	C ADVLTX	Null	FR05ADVLTX	Null	Null

Current Zoning Contact Info.

Iredell County	704.878.3118
Harmony	704.878.3118
Love Valley	704.878.3118
City of Statesville	704.878.3575
Town of Troutman	704.528.7600
Town of Mooresville	704.662.7040
Village of Davidson	704.892.7591

# Iredell County

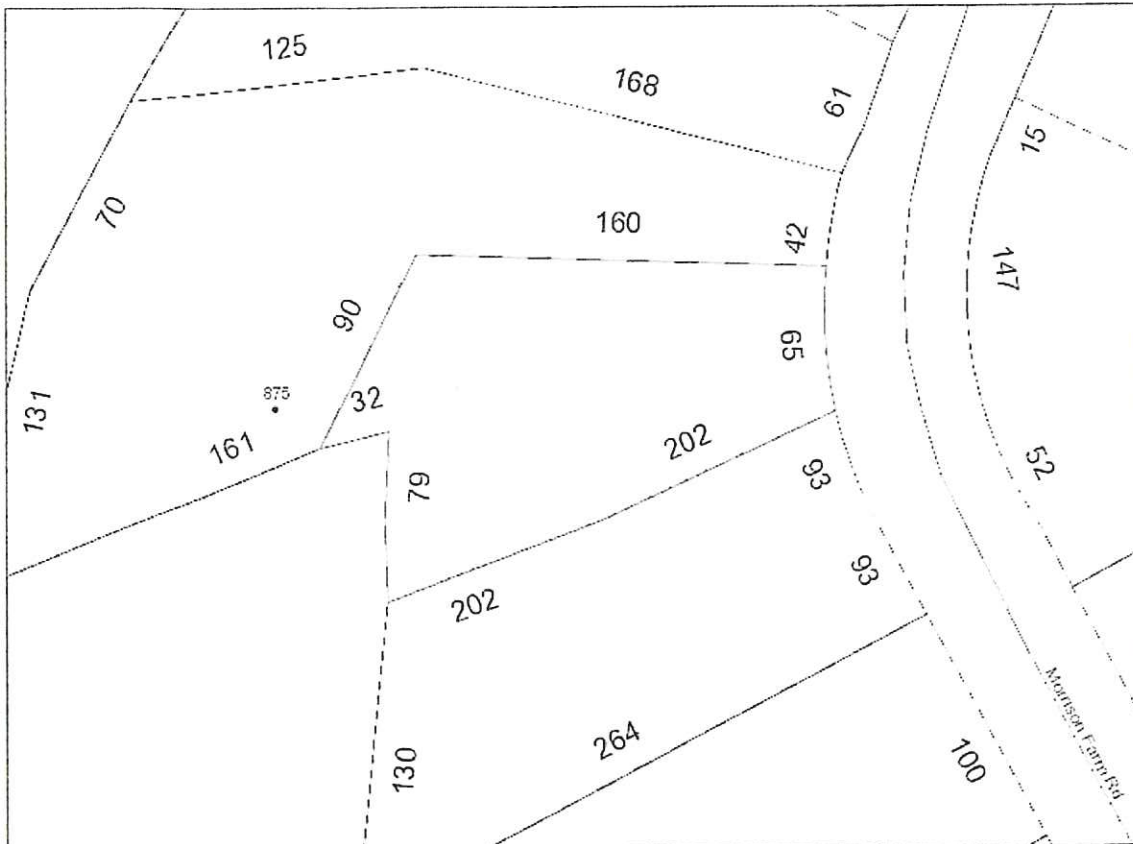
## Property Data

Parcel Number: 4629707182.000

Inquiry Date: 1/10/2020

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, the County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

### Property Map



### Owner/Property Info

Tax Account Number: 77430899

Old Parcel Number: 1503C08000A033

Owner Name: MCGUIRE J MICHAEL+MELISSA S

Mailing Address: 345 SHARON TOWNSHIP LN APT 450 CHARLOTTE NC 28211

Property Location: MORRISON FARM RD

Lot Number: 33

Legal Description: MORRISON POINT PB9-55-55A

### Municipal Information

Township Code: 15

City Code: 00

Neighborhood Code: 15003

### Value Information - Current Year Property Record Card (PRC)

Building Value: 0

Other Building Features: 0

Land Value: 105000

Tax Assessed Value: 105000

Deferred: 0

Land Information - [Register of Deeds Online Search](#)

1/10/2020

Property Data

Date Recorded	Document Type	Deed Book	Deed Page	Plat Book & Page	Land Area	Land Type	Zoning
20061206	WD	1806	1915	9-55	0.44	AC	R20

Tax Information

Exemption	Tax Code 1	Tax Code 2	Tax Code 3	Tax Code 4	Tax Code 5
Null	C ADVLTX	Null	FR05ADVLTX	Null	Null

Current Zoning Contact Info.

Iredell County	704.878.3118
Harmony	704.878.3118
Love Valley	704.878.3118
City of Statesville	704.878.3575
Town of Troutman	704.528.7600
Town of Mooresville	704.662.7040
Village of Davidson	704.892.7591

27  
P  
44



Doc ID: 010334090002 Type: CRP  
Recorded: 12/06/2008 at 12:46:10 PM  
Fee Amt: \$1.187.00 Page 1 of 2  
Excise Tax: \$1.170.00  
Iredell County, NC  
Brenda O. Bell Register of Deeds  
BK 1806 PG 1915-1916

Excise Tax: \$1,170.00

Recording Time, Book and Page 2

Tax Lot No. \_\_\_\_\_ Parcel Identifier Nos. 4329-70-8012 & 4329-70-7182  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Grantee - 352 S. Laurel Avenue, Charlotte, NC 28207  
This instrument was prepared by: Paul H. Efird, III - Horack Talley Pharr & Lowndes, PA PW22046/sm  
Brief Description for the Index : Lots 32 & 33, Morrison Point

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 5th day of December, 2006, by and between

<i>GRANTOR</i>	<i>GRANTEE</i>
<p><b>BARRY C. MEADOWS</b> and wife, <b>KIM F. MEADOWS</b></p>	<p><b>J. MICHAEL MCGUIRE</b> and wife, <b>MELISSA S. MCGUIRE</b></p> <p><i>PROPERTY ADDRESS:</i> <b>871 Morrison Farm Road, Mooresville, NC 28117</b></p> <p><i>MAILING ADDRESS:</i> <b>352 S. Laurel Avenue, Charlotte, NC 28207</b></p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity. e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1766, Page 106.

A map showing the above described property is recorded in Plat Book 9, Page 55 & 55A.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record, if any; and subject to ad valorem taxes for the current year which have been prorated between Grantor and Grantee, if applicable, and which Grantee hereby assumes.

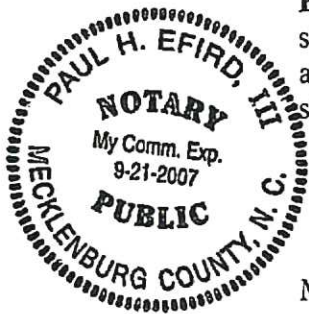
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Barry C. Meadows (SEAL)  
BARRY C. MEADOWS

Kim F. Meadows (SEAL)  
KIM F. MEADOWS

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG



I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Barry C. Meadows**, Grantor, (either being personally known to me or proven by state issued driver's license) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or seal, this 5th day of December, 2006.

My commission expires: 9-21-07

Paul H. Efird, III  
Notary Public – PAUL H. EFIRD, III

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Kim F. Meadows**, Grantor, (either being personally known to me or proven by

**IREDELL COUNTY HEALTH DEPARTMENT**      Stateville Office (704) 878-6305      Mooresville Office (704) 660-3625      PERMIT # 217319

**IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM**      PIN #

APPLICANT: KEVIN McLEMORE      APPLICANT ADDRESS: PO Box 106 MATTHEWS, NC      PHONE: 704-301-7151      ALT. PHONE:

SITE ADDRESS: 871 MORRISON FARM RD.

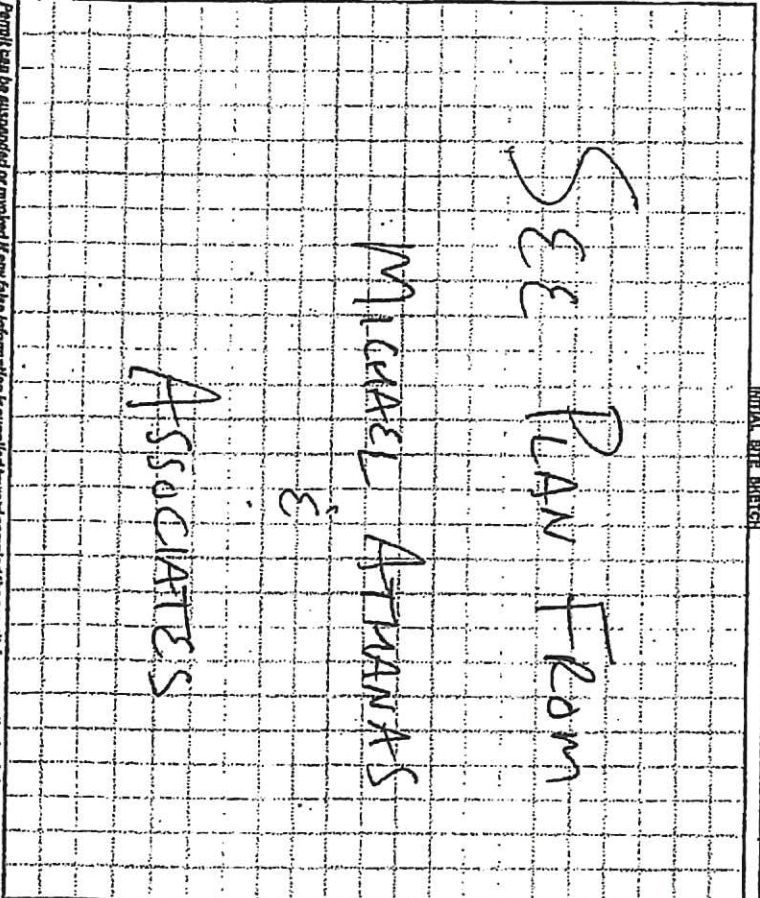
SITE DIRECTIONS: RIGHT, TL STATE PARK, TL MORRISON FARM, ON R

SUBDIVISION: MORRISON POINT      SECTION: LOT # 32/33      LOT AREA: 1.99 AC      DESIGN FLOW: 480      L.I.A.R.: .5

Septic Tank	<u>1000</u> (gal)	STB	Date	System Description:	<input checked="" type="checkbox"/> New System	<input type="checkbox"/> Repair	<input type="checkbox"/> Expiration	System Type: I II III IV V VI
Pump Tank	<u>1000</u> (gal)	FT	Date	Repair System Description:				
Pump Make				Maintenance Agreement Required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
# Nitritation Ponds			Serial #		<input type="checkbox"/> GRANTY	<input checked="" type="checkbox"/> PRESSURE	<input type="checkbox"/> Residence	No. Bedrooms
Trench Width	<u>36"</u>		Linear Ft. <u>100'</u>				<input type="checkbox"/> Business	No. Persons
			Max. Trench Bottom Depth				<input type="checkbox"/> Other	No. Employees
			<u>32" Low Side</u>				<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Crawlspace
							<input type="checkbox"/> Basement w/ plumbing	<input type="checkbox"/> Winter Supply
								<input type="checkbox"/> Private
								<input type="checkbox"/> Public
								<input type="checkbox"/> Community

Comments / Conditions: LOTS MUST BE REPAIRED BEFORE AC EXEMPTION

OUTSIDE LOT LINES MUST NOT CHANGE TO KEEP REPAIR EXEMPTION



IREDELL COUNTY  
Development Services  
Central Permitting Division  
704-878-3113

Mandy Horton  
Permit Specialist

349 N. Center St.  
PO Box 788  
Statesville, NC 28687

Extension 3114  
Fax: 704-878-3171  
amanda.horton@co.iredell.nc.us

#577.25

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made to the installation of the system. CONTRACT ALLOCATOR AGENCY PROVIDES NO WARRANTY.

IMPROVEMENT PERMIT with plate valid without expiration.       IMPROVEMENT PERMIT with site plan valid for 60 mos.       AUTHORIZATION TO CONSTRUCT valid for period equal to IMPROVEMENT PERMIT—not to exceed 60 mo.

Owner / Applicant Signature: [Signature]      Date: 9-12-16      Installed by:

IMPROVEMENT PERMIT by: [Signature]      Date: 9-8-16      OPERATION PERMIT by:

AUTHORIZATION TO CONSTRUCT by: \_\_\_\_\_      Date: \_\_\_\_\_      Existing System Inspected by: \_\_\_\_\_      Date: \_\_\_\_\_



APPROVED SEP 08 2016



**MICHAEL ATHANAS & ASSOCIATES**  
**LICENSED SOIL SCIENTIST**  
561 Ennis Rd.  
Weddington, NC 28173  
(704) 576-3887

**Reference: Data Sheet for 871 Morrison Farm Rd., Morrison Point Lot 32/33**  
**House Footprint: 60' x 60'**  
**Building Setbacks: 35' front, 15' side, 50' lake**  
**Water Source: Private well**  
**Number of Bedrooms: 4/480 GPD**  
**Proposed LTAR: 0.5 GPD/FT2 (initial), 0.1 GPD/FT2 (repair)**  
**Proposed System Type: PPBPS**  
**Proposed Repair System Type: Limited Pretreatment Drip Irrigation**  
**Distribution: Low Pressure-CVB**  
**Flow per Orifice: 0.59 GPM**  
**Orifice Size: 3/16"**  
**System Flow: 21.2 GPM**  
**Dosing Volume: 129.6 gallons**  
**Pump Run Time: 6.1 minutes**  
**Elevation Head: 8.6'**  
**Friction Head: 0.3'**  
**Pressure Head: 2'**  
**Total Dynamic Head: 10.9'**  
**Supply Line Length: 30' of 2" PVC**  
**Septic/Pump Tank Size: 1000/1000 gallons**  
**Proposed Trench Bottom: ~~28"~~ 33" LOWSIDE**

<u>Line</u>	<u>Design Length</u>	<u># of Panels</u>	<u>Actual Length</u>	<u>Elevation</u>
Pink 1	20'	4	22'	7.3'
White 2	30'	7	32'	8.6'
Yellow 3	40'	9	46'	9.7'
Orange 4	40'	9	41'	10.7'
Pink 5	30'	7	32'	11.4'

**Initial System: 160'**  
**Pump Tank: 10.9'**

**Repair System: Limited**  
**House Corner: 10.2'**

**Benchmark: 1.1'**

APPROVED SEP 08 2016

JA

**Comments:**

MA&A evaluated these two lots to combine for one residence. Because of the presence of saprolite in the soil, a separation of 100' must be maintained between the septic and any wells. The original deed date for the lots is 7/5/1967 (BK 9, PG 55). The lots are repair exempt. MA&A has noted some pretreatment repair area within the 50' lake buffer.

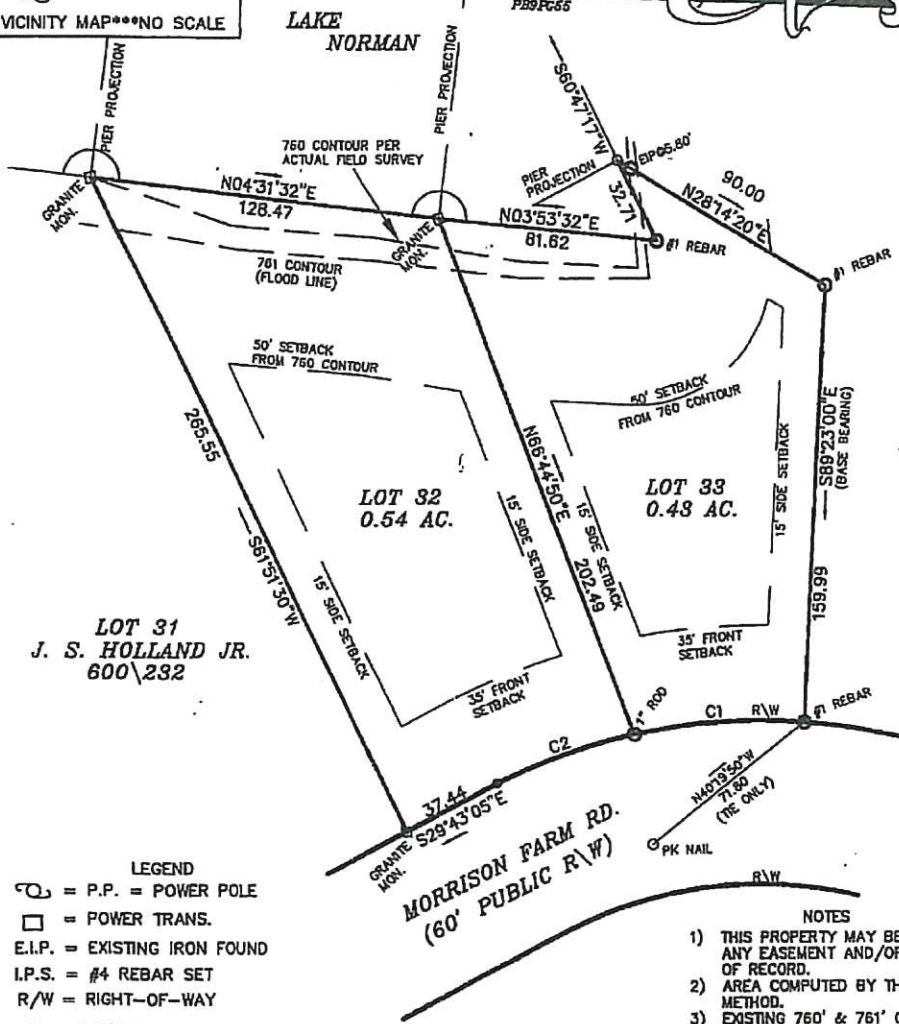
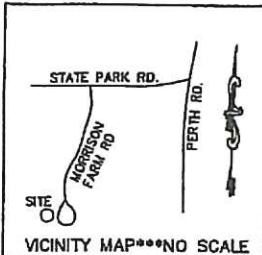


DON ALLEN & ASSOCIATES, P. A.

"Since 1971"

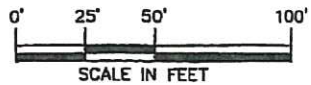
Commercial \* Residential \* Mortgage Surveys \* Multi-Family Construction Staking \* Subdivision Design \* Topographical 131 Crosslake Park Drive - Suite 102 \* Mooresville \* NC \* 28117 (704) 664-7029 (704) 664-8041 Fax

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 1806, page 1915, and/or plat book 9, page 55, that the ratio of precision is 1":10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C, my hand and seal on the 3, day of AUG., A.D. 20 15.



- LEGEND
P.P. = POWER POLE
POWER TRANS.
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT

- NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENT AND/OR RIGHTS-OF-WAY OF RECORD.
2) AREA COMPUTED BY THE COORDINATE METHOD.
3) EXISTING 760' & 761' CONTOUR ELEVATION BASED ON LAKE NORMAN LAKE LEVEL AT COWAN'S FORD DAM (READING ON 08\03\2015.
4) UNDERGROUND POWER
5) NO GRID MONUMENT FOUND WITHIN 2000 FEET.



BOUNDARY SURVEY

LOT 32 & 33 MORRISON POINT

SCALE 1" = 50'
ACQUIRED BY: MICHAEL J. & MELISSA S. MCGUIRE

FIELD BOOK: 500-H
FILE: MORRISON POINT 32-33
DC FILE:
TAX MAP NO: 4629708012

\*SAMPLE\*

REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT

THIS AGREEMENT made this 15th day of May, 2020, by and between Michael McGuire, Melissa McGuire ("Buyer"), and Michael McGuire, Melissa McGuire ("Seller").

WHEREAS at an auction conducted this day by United Country Real Estate - The McLemore Group ("Firm"), Buyer has become the high bidder, and for and in consideration of the mutual promises set forth herein, together with other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller has agreed to sell and convey, and Buyer has agreed to buy by becoming the high bidder, all of that plot, piece or parcel of land described below, together with all improvements located thereon, fixtures, and such personal property as listed below (collectively referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below. NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: 871 Morrison Farm Rd
City: Troutman Zip 28166
County: Iredell, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)
Plat Reference: Lot/Unit 32/33, Block/Section n/a, Subdivision/Condominium Morrison Point
The PIN/PID or other identification number of the Property is: 4629-70-7182.000 & 4629-70-8012.000 Acreage: .99
Other description: 871 Morrison Farm Road
Some or all of the Property may be described in Deed Book 1806 at Page 1915

ADDITIONAL PARCELS. If additional parcels of real property are the subject of this Agreement, any such parcels are described in an attached exhibit to this Agreement, and the term "Property" as used herein shall be deemed to refer to all such parcels.

Mineral rights [X] are [ ] are not included.

Timber rights [X] are [ ] are not included.

NOTE: Prior to signing this Real Property Auction Purchase and Sale Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, Bylaws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable. If the Property is subject to regulation by an owners' association, it is recommended that Buyer obtain a copy of a completed Owners' Association Disclosure And Addendum (standard form 2A12-T) prior to signing this Real Property Auction Purchase and Sale Contract, and include it as an addendum hereto.

2. FIXTURES:

(a) Included Items: The following items, if any, are deemed fixtures and are included in the Purchase Price free of liens: Pier

All other items attached or affixed to the Property shall also be included in the Purchase Price unless excluded in subparagraph (b) below.

(b) Excluded Items: The following items, if any, which are attached or affixed to the Property are leased or not owned by Seller or otherwise are NOT included in the Purchase Price: None.

3. PERSONAL PROPERTY: The following personal property shall be transferred to Buyer at no value at Closing: None.

North Carolina Association of REALTORS®, Inc.
Buyer Initials Seller Initials



STANDARD FORM 620-T
Revised 1/2015
© 7/2019

4. **PURCHASE PRICE:** The purchase price of the Property is \$ \_\_\_\_\_ and shall be paid in US dollars. Should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver cash or immediately available funds to the payee. In the event Buyer does not timely deliver cash or immediately available funds, the Seller shall have the right to terminate this contract upon written notice to the Buyer. An earnest money deposit in the amount of \$ **10,000.00** by  cash  personal check  official bank check  wire transfer has this day been made to Firm. The earnest money deposit shall be applied as part payment of the purchase price of the Property at Closing or disbursed as otherwise provided under the provisions of this contract. Buyer shall pay the balance of the purchase price, in the amount of \$ \_\_\_\_\_, in full in legal tender to Seller at Closing. Firm will hold the earnest money in an escrow or trust account until it is conveyed to the closing attorney or its disposition is otherwise directed by the written agreement of the parties or the order of a court of competent jurisdiction. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this contract by the Buyer, all earnest monies shall be forfeited to Seller, but such forfeiture shall not affect any other remedies available to Seller for such breach.

**NOTE:** In the event of a dispute between Seller and Buyer over their turn or forfeiture of the earnest money, Firm is required by state law to retain said earnest money in the Firm's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a Firm is holding the earnest money, the Firm may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

**THE PARTIES AGREE THAT A REAL ESTATE BROKERAGE FIRM ACTING AS ESCROW AGENT MAY PLACE ANY EARNEST MONIES DEPOSITED BY BUYER IN AN INTEREST BEARING TRUST ACCOUNT AND THAT ANY INTEREST EARNED THEREON SHALL BE DISBURSED TO THE ESCROW AGENT MONTHLY IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.**

5. **NO FINANCING CONTINGENCIES OR INSPECTION RIGHTS:** THERE ARE NO FINANCING CONTINGENCIES OR INSPECTION RIGHTS FOR BUYER. SELLER IS NOT OBLIGATED TO MAKE ANY REPAIRS, CHANGES, IMPROVEMENTS OR OTHER MODIFICATIONS TO THE PROPERTY. PRIOR TO SUBMITTING THE HIGH BID FOR THE PROPERTY, BUYER DETERMINED THAT THE PROPERTY MEETS ALL LEGAL REQUIREMENTS FOR BUYER'S INTENDED USE OF THE PROPERTY AND IS NOT SUBJECT TO GOVERNMENTAL OR PRIVATE RESTRICTIONS THAT WILL INTERFERE WITH SUCH INTENDED USE, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL REGULATIONS, WETLAND QUALIFICATION, FLOOD HAZARD OR FLOOD PLAIN DESIGNATION AND SEPTIC SYSTEM SUITABILITY. THIS PROPERTY IS BEING SOLD "AS IS" IN ITS CURRENT CONDITION.

6. **REASONABLE ACCESS/RESTORATION AND INDEMNITY:** Seller will provide reasonable access to the Property through Closing for the purpose of evaluating the Property. Buyer shall, at Buyer's expense, promptly repair any damage to the Property resulting from any activities of Buyer and Buyer's agents and contractors. Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property except for any loss, damage, claim, suit or cost arising out of pre-existing conditions of the Property and/or out of Seller's negligence or willful acts or omissions. This repair obligation and indemnity shall survive this contract and any termination hereof. Buyer may conduct a walk-through inspection of the Property prior to Closing.

7. **SPECIAL ASSESSMENTS:** If the Property is subject to any pending or confirmed governmental or owners' association special assessments, then they shall be the sole obligation of Buyer to pay.

8. **CLOSING:** The closing shall take place on On or before June 15, 2020 (the "Closing Date") unless otherwise agreed in writing, at a time and place designated by Buyer. Closing is defined as the date and time of recording of the deed. The deed is to be made to \_\_\_\_\_. Absent agreement to the contrary in this Contract or any subsequent modification thereto, if a party is unable to complete Settlement by the Settlement Date but intends to complete the transaction and is acting in good faith and with reasonable diligence to proceed to Closing ("Delaying Party"), and if the other party is ready, willing and able to complete Closing on the Closing Date ("Non-Delaying Party") then the Delaying Party shall give as much notice as possible to the Non-Delaying Party and Closing Attorney and shall be entitled to a delay in Closing. If the parties fail to complete Closing within fourteen (14) days of the Closing Date (including any amended Closing Date agreed to in writing by the parties) or to otherwise extend the Closing Date by written agreement, then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

9. **POSSESSION:** Possession shall be delivered, subject to existing leases,  at Closing OR  on \_\_\_\_\_.

10. **PRORATIONS AND PAYMENT OF CLOSING EXPENSES:** Seller shall pay any real estate transfer or excise tax and the cost of deed preparation. Rental income from agricultural tenancies  shall be prorated on a calendar year basis as of the date of Closing  shall not be prorated. In the event that such income is not prorated, then the parties agree that  Seller  Buyer is entitled to any such income for the current year. Any other rental income from the Property, Property taxes for the current year, any deferred ad valorem taxes due as a result of the Closing (except deferred taxes for prior years, which are the Seller's sole responsibility) and Owners' association dues or other like charges shall be prorated on a calendar year basis as of the date of Closing. Buyer shall be responsible for all other expenses in connection with Buyer's purchase of the Property, including, but not limited to, the expense of any survey ordered by Buyer for the benefit of Buyer, compensation of the Closing Agent, recording fees and preparation fees for any other documents.

11. **SELLER OBLIGATIONS:**

(a) **Affidavit and Indemnification Agreement:** Seller shall furnish at Closing an affidavit(s) and indemnification agreement(s) in form satisfactory to Buyer and Buyer's title insurer, if any, executed by Seller and any person or entity who has performed or furnished labor, services, materials or rental equipment to the Property within 120 days prior to the date of Closing and who may be entitled to claim a lien against the Property as described in N.C.G.S. §44A-8 verifying that each such person or entity has been paid in full and agreeing to indemnify Buyer, Buyer's lender(s) and Buyer's title insurer against all loss from any cause or claim arising therefrom.

(b) **Designation of Lien Agent, Payment and Satisfaction of Liens:** If required by N.C.G.S. §44A-11.1, Seller shall have designated a Lien Agent, and Seller shall deliver to Buyer as soon as reasonably possible a copy of the appointment of Lien Agent. All deeds of trust, deferred ad valorem taxes, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at Settlement such that cancellation may be promptly obtained following Closing. Seller shall remain obligated to obtain any such cancellations following Closing.

(c) **Good Title, Legal Access:** Seller shall execute and deliver a  GENERAL WARRANTY DEED  SPECIAL WARRANTY DEED  NON-WARRANTY (QUITCLAIM) DEED  OTHER (sheriff's deed, tax deed, trustee's deed, executor or administrator's deed, etc.) (describe): \_\_\_\_\_ for the Property in recordable form no later than Closing, which shall convey fee simple marketable and insurable title, without exception for mechanics' liens, and free of any other liens, encumbrances or defects, including those which would be revealed by a current and accurate survey of the Property, except: ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and such other liens, encumbrances or defects as may be assumed or specifically approved by Buyer in writing. The Property must have legal access to a public right of way.

12. **RISK OF LOSS:** Until Closing, the risk of loss or damage to the Property shall be borne by Seller, reasonable wear and tear excepted. In the event the Property is damaged so that the Property cannot be conveyed in substantially the same condition as of the time of the auction, Buyer may elect to terminate this contract and the earnest money shall be returned to Buyer.

13. **OTHER PROVISIONS AND DISCLOSURES:**

(a) **North Carolina Residential Property and Owners' Association Disclosure Statement (check only one):**

Prior to submitting the high bid for the Property, Buyer received a signed copy of the N.C. Residential Property and Owners' Association Disclosure Statement.

OR

The transaction is exempt from N.C. Residential Property Disclosure Act because (SEE GUIDELINES): \_\_\_\_\_

(b) **Mineral and Oil and Gas Rights Mandatory Disclosure Statement (check only one):**

Prior to submitting the high bid for the Property Buyer received a signed copy of the N.C. Mineral and Oil and Gas Rights Mandatory Disclosure Statement.

OR

The transaction is exempt from N.C. Mineral and Oil and Gas Rights Mandatory Disclosure Statement because (SEE GUIDELINES): \_\_\_\_\_

Buyer's receipt of a Mineral and Oil and Gas Rights Mandatory Disclosure Statement does not modify or limit the obligations of Seller under Paragraph 11(c) of this Contract and shall not constitute the assumption or approval by Buyer of any severance of mineral and/or oil and gas rights, except as may be assumed or specifically approved by Buyer in writing.

(NOTE: The parties are advised to consult with a NC attorney prior to signing this Contract if severance of mineral and/or oil and gas rights has occurred or is intended.)

(c) **Lead-Based Paint Disclosure** (check if applicable):

The Property is residential and was built prior to 1978. (Lead-Based Paint and/or Lead-Based Paint Hazards Disclosure is attached).

(d) **Addenda** (itemize all addenda and attach hereto):

Seller Financing Addendum (Form 2A5-T)

Short Sale Addendum (Form 2A14-T)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(e) **Owners' Association(s) and Dues:** Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, or lender true and accurate copies of the following items affecting the Property, including any amendments:

- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The name, address and telephone number of the president of the owners' association or the association manager is:  
n/a

Owners' association website address, if any: \_\_\_\_\_

The name, address and telephone number of the president of the owners' association or the association manager is:  
n/a

Owners' association website address, if any: \_\_\_\_\_

(f) **Primary Residence:** Seller represents that the Property  is or  is not Seller's primary residence.

(g) **Other:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**14. ENTIRE AGREEMENT; NOTICE:** This contract constitutes the sole and entire agreement of the parties hereto and there are no representations, inducements or other provisions other than those expressed herein. No modification shall be binding unless in writing and signed by all parties hereto. Any notice or communication to be given to a party herein may be given to the party or to such party's agent. Any written notice or communication in connection with the transaction contemplated by this Contract may be given to a party's agent by sending or transmitting it to any mailing address, e-mail address or fax number set forth in the information section below.

**15. SURVIVAL OF REPRESENTATIONS AND WARRANTIES:** All representations, warranties, covenants and agreements herein made by the parties shall survive the Closing. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments and take such other action as Buyer may reasonably request or as maybe necessary to more effectively transfer to Buyer the Property described herein in accordance with this contract.

**16. TAX-DEFERRED EXCHANGE:** In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

17. **APPLICABLE LAW:** This contract shall be construed under the laws of the State of North Carolina.

18. **ASSIGNMENT:** This Contract may be assigned by Buyer at Buyer's discretion. If assigned, this Contract shall be binding on the assignee and assignee's heirs and successors.

19. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, *i.e.*, Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

**BUYER:**

**SELLER:**

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

**Michael McGuire**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

**Melissa McGuire**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Entity Buyer:

Entity Seller:

\_\_\_\_\_  
(Name of LLC/Corporation/Partnership/Trust/etc.)

\_\_\_\_\_  
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

[THIS SPACE LEFT INTENTIONALLY BLANK]

Firm acknowledges receipt of the earnest money and agrees to hold and disburse the same in accordance with the terms hereof.

Date: \_\_\_\_\_ Firm: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

**SELLING AGENT INFORMATION:**

Individual Selling Agent: \_\_\_\_\_ Real Estate License #: \_\_\_\_\_

Acting as a Designated Dual Agent (check only if applicable)

Individual Selling Agent Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Acting as  Seller's (sub) Agent  Buyer's Agent  Dual Agent

Firm Mailing Address: \_\_\_\_\_

NCAL Firm License #: \_\_\_\_\_

**LISTING AGENT INFORMATION:**

Individual Listing Agent: Dan McLemore Real Estate License #: 174689

Acting as a Designated Dual Agent (check only if applicable)

Individual Listing Agent Phone #: (704)564-0351 Fax #: \_\_\_\_\_ Email: dan@themclemoregroup.com

Firm Name: United Country RE - The McLemore Group

Acting as  Seller's (sub) Agent  Dual Agent

P.O. Box 66

Firm Mailing Address: Matthews, NC 28106

NCAL Firm License #: 10345

**BID CALLER INFORMATION:**

Auctioneer (Bid Caller) Name: Matthew Gallimore NCAL License #: 10250

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