



**The McLemore
Group**

TERMS OF AUCTION

AUCTION FOR – Marcus & Rena Canipe

AUCTION LOCATION - Online only at www.themclemoregroup.com

AUCTION END DATE - Thursday, August 27th, 2020 at 2:00 PM (EST)

AUCTIONEER — Dan McLemore (Auctioneer) and Kayla Carder (Auctioneer) of United Country — The McLemore Group located at 107-B North Trade St.; Matthews, NC has contracted with "Seller" to offer to sell at public auction certain real property.

Offering +/-57.82 acres (4 parcels & lake sold together)

Legal Descriptions – WILL RECORDED IN UNION CO 91E-150/06SPLIT 3PARCELS BY SURVEY ; 06 PP64800021 4093 BY SURVEY LOT 1 ; 06 PP648000214093 BY SURVEY(35504SQFT) LOT 2 ; 06S PP648000214093 BY SURVEY(32862SQFT) LOT 3

Deed Book 182 Page 30 Parcel ID #'S: 6480-00-21-4093-00 ; 6480-00-21-0177-00 ; 6480-00-21-1002-00 ; 6480-00-20-0993-00

1973 Crawford Pond Road Morven, NC 28119

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 September 28th,2020. Sold "Subject to Seller Confirmation". Earnest Money Deposit is \$10,000.

BIDDER REGISTRATION - Register for online only auction at 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 Thursday August 27th, 2020 ending at 2:00PM EST. 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 Monday September 28th, 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 on or before August 28th, 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 General Warranty Deed, 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 ONLY AUCTION ENDING AUGUST 27, 2020
@ 2 PM EST

www.unitedcountrycharlotte.com



**The McLemore
Group**



AREA MAP

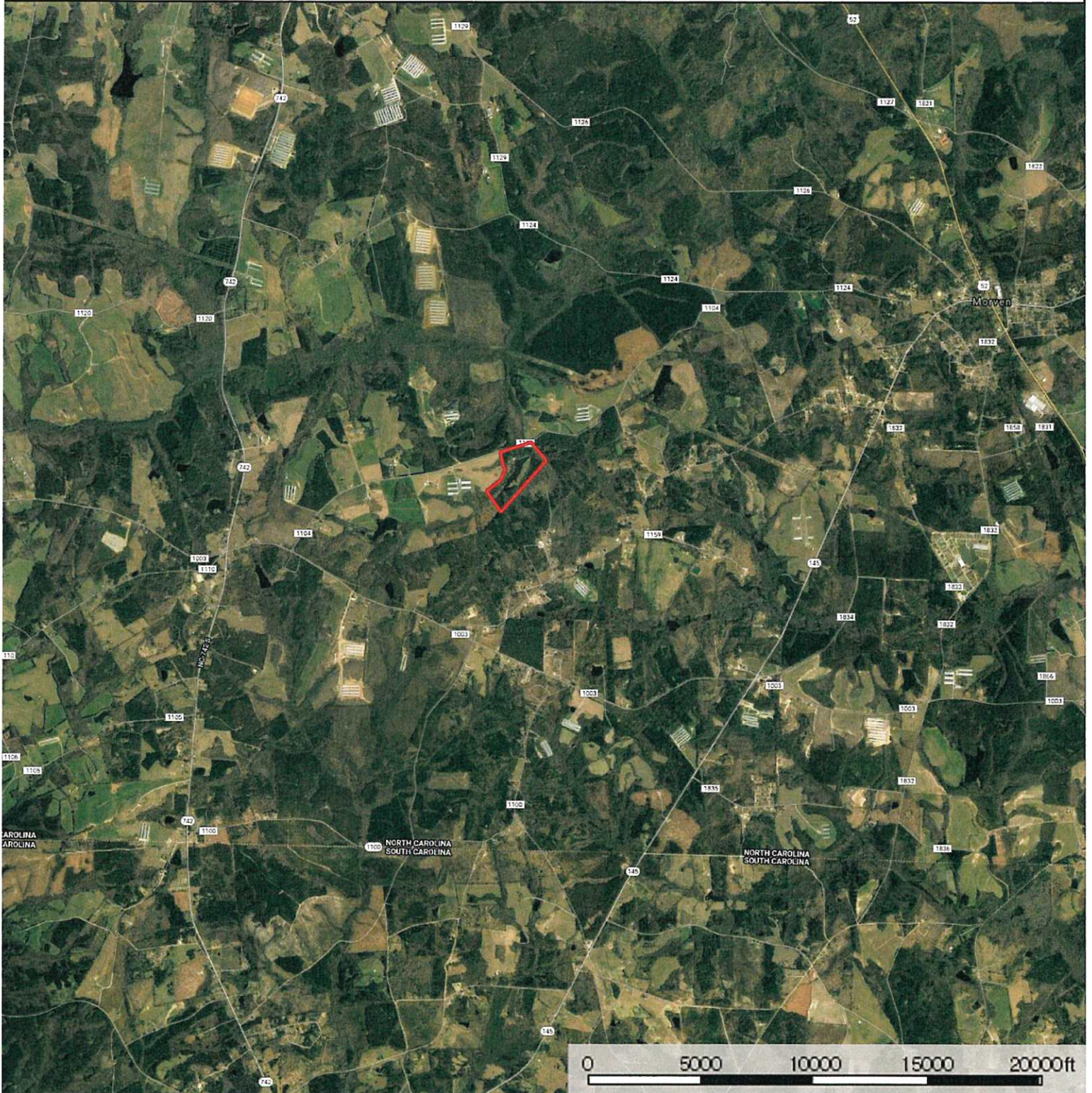
ONLINE ONLY AUCTION ENDING AUGUST 27, 2020

@ 2 PM EST

www.unitedcountrycharlotte.com



The McLemore Group



LOCATION MAP

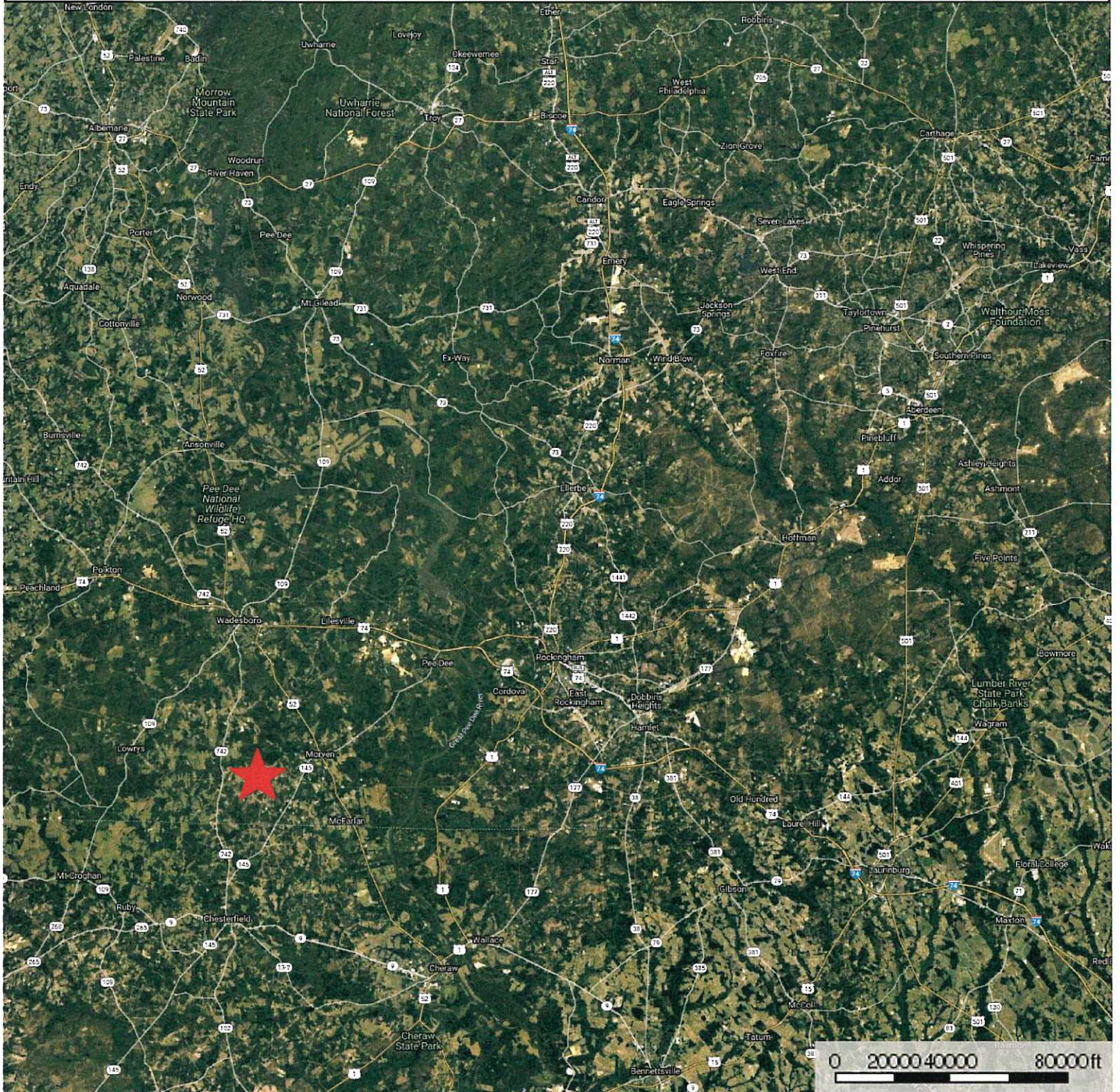
ONLINE ONLY AUCTION ENDING AUGUST 27, 2020

@ 2 PM EST

www.unitedcountrycharlotte.com



The McLeMore Group



1973 Crawford Pond Rd, Morven, NC 28119-8651, Anson County



Beds 3	Bldg Sq Ft 1,360	Lot Sq Ft 2,323,926	Sale Price N/A
Baths 2	Yr Built 1950	Type AGR-NEC	Sale Date N/A

OWNER INFORMATION

Owner	Canipe Marcus Jule	Tax Billing Zip	28119
Co-Owner	Canipe Rena Anne	Tax Billing Zip+4	8651
Tax Billing Address	1973 Crawford Pond Rd	Owner Occupied	Yes
Tax Billing City & State	Morven, NC		

LOCATION INFORMATION

School District	3700180	Carrier Route	R006
Township	Morven	Neighborhood Code	304-304
Census Tract	9206.00		

TAX INFORMATION

Parcel ID	6480-00-21-4093-00	Lot #	4093
Block #	21	Tax Area	60
Legal Description	WILL RECORDED IN UNION CO 91 E-150/06SPLIT 3PARCLES BY SURVEY		

ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$184,200	\$184,200	\$159,200
YOY Assessed Change (\$)	\$0	\$25,000	
YOY Assessed Change (%)	0%	15.7%	
Market Value - Total	\$184,200	\$184,200	\$159,200
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$1,407		
2018	\$1,608	\$201	14.26%
2019	\$1,608	\$0	0%

CHARACTERISTICS

Land Use - Universal	Agricultural (NEC)	Full Baths	1
Land Use - County	Preferential Agricultural	Half Baths	1
Lot Acres	53.35	Cooling Type	Central
Lot Sq Ft	2,323,926	Heat Type	Heat Pump
Year Built	1950	Heat Fuel Type	Electric
Style	Ranch	Basement Type	Crawl
# of Buildings	1	Foundation	Cont. Footing
Stories	1	Exterior	Frame Wood
Building Sq Ft	1,360	Roof Material	Asphalt Shingle
Bedrooms	3	Condition	Average
Total Baths	2		

ESTIMATED VALUE

Value As Of	07/05/2020
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LISTING INFORMATION

MLS Listing #	3557893	MLS Current List Price	\$550,000
MLS Status	Expired	MLS Orig. List Price	\$550,000
MLS Status Change Date	04/01/2020	Listing Agent Name	45787-Dru Anderson
MLS Listing Date	10/08/2019	Listing Broker Name	ANDERSON REAL ESTATE

MLS Listing #	3472302	3354336	793998	793986	792332
MLS Status	Temporarily Off Market	Expired	Expired	Expired	Expired
MLS Listing Date	02/20/2019	01/26/2018	07/23/2008	07/22/2008	07/21/2008
MLS Listing Price	\$550,000	\$300,000	\$35,000	\$35,000	\$55,000
MLS Orig Listing Price	\$550,000	\$300,000	\$35,000	\$35,000	\$55,000
MLS Expiration Date		01/22/2019	06/27/2009	06/27/2009	06/27/2009

MLS Listing #	632045
MLS Status	Withdrawn
MLS Listing Date	10/20/2006
MLS Listing Price	\$299,000
MLS Orig Listing Price	\$349,000
MLS Expiration Date	07/01/2008

LAST MARKET SALE & SALES HISTORY

Owner	Canipe Marcus Jule	Deed/Page	182-130
Co-Owner	Canipe Rena Anne	Deed Type	Deed (Reg)
Seller	Owner Record		

Buyer Name	Owner Record	Owner Record	Owner Record
Seller Name	Owner Record	Owner Record	Owner Record
Deed/Page	182-130	117-537	115-173
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

PROPERTY MAP



*Lot Dimensions are Estimated

Crawford Pond Road State Rd 11, Morven, NC 28119, Anson County

	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 101,495	Sale Price N/A
	Baths N/A	Yr Built N/A	Type RES-NEC	Sale Date N/A

OWNER INFORMATION

Owner	Canipe Marcus Jule	Tax Billing City & State	Morven, NC
Co-Owner	Canipe Rena Anne	Tax Billing Zip	28119
Tax Billing Address	1973 Crawford Pond Rd	Tax Billing Zip+4	8651

LOCATION INFORMATION

School District	3700180	Census Tract	9206.00
Township	Morven	Neighborhood Code	304-304

TAX INFORMATION

Parcel ID	6480-00-21-0177-00	Lot #	1
Block #	21	Tax Area	60
Legal Description	06 PP648000214093 BY SURVEY L OT 1		

ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$8,400	\$8,400	\$8,400
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$8,400	\$8,400	\$8,400

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$74		
2018	\$73	-\$1	-1.24%
2019	\$73	\$0	0%

CHARACTERISTICS

Land Use - Universal	Residential (NEC)	Lot Acres	2.33
Land Use - County	Residential	Lot Sq Ft	101,495

SELL SCORE

Rating	Very Low	Value As Of	2020-07-13 23:09:19
Sell Score	205		

ESTIMATED VALUE

RealAVM™	\$65,300	Confidence Score	53
RealAVM™ Range	\$53,546 - \$77,054	Forecast Standard Deviation	18
Value As Of	07/05/2020		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

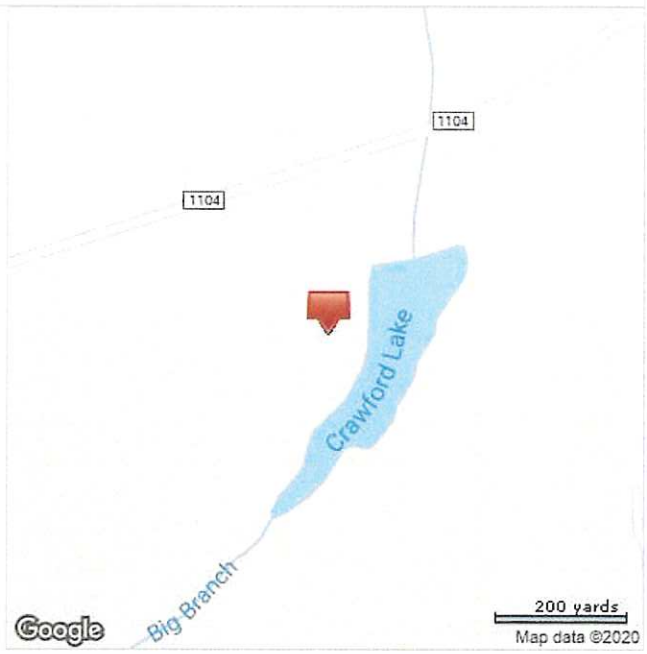
LAST MARKET SALE & SALES HISTORY

Owner	Canipe Marcus Jule	Co-Owner	Canipe Rena Anne
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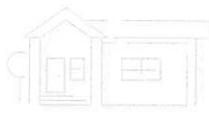
PROPERTY MAP



*Lot Dimensions are Estimated



Off Crawford Pond Road State R, NC, Anson County



Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 35,719	Sale Price N/A
Baths N/A	Yr Built N/A	Type RES-NEC	Sale Date N/A

OWNER INFORMATION

Owner	Canipe Marcus Jule	Tax Billing City & State	Morven, NC
Co-Owner	Canipe Rena Anne	Tax Billing Zip	28119
Tax Billing Address	1973 Crawford Pond Rd	Tax Billing Zip+4	8651

LOCATION INFORMATION

School District	3700180	Neighborhood Code	304-304
Township	Morven		

TAX INFORMATION

Parcel ID	6480-00-21-1002-00	Lot #	2
Block #	21	Tax Area	60
Legal Description	06 PP648000214093 BY SURVEY(3 5504SQFT) LOT 2		

ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$8,100	\$8,100	\$8,100
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$8,100	\$8,100	\$8,100

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$72		
2018	\$71	-\$1	-1.23%
2019	\$71	\$0	0%

CHARACTERISTICS

Land Use - Universal	Residential (NEC)	Lot Acres	0.82
Land Use - County	Residential	Lot Sq Ft	35,719

ESTIMATED VALUE

Value As Of	07/05/2020
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LAST MARKET SALE & SALES HISTORY

Owner	Canipe Marcus Jule	Co-Owner	Canipe Rena Anne
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PROPERTY MAP



*Lot Dimensions are Estimated



Off Crawford Pond Road State R, NC, Anson County

	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 32,670	Sale Price N/A
	Baths N/A	Yr Built N/A	Type RES-NEC	Sale Date N/A

OWNER INFORMATION

Owner	Canipe Marcus Jule	Tax Billing City & State	Morven, NC
Co-Owner	Canipe Rena Anne	Tax Billing Zip	28119
Tax Billing Address	1973 Crawford Pond Rd	Tax Billing Zip+4	8651

LOCATION INFORMATION

School District	3700180	Neighborhood Code	304-304
Township	Morven		

TAX INFORMATION

Parcel ID	6480-00-20-0993-00	Lot #	3
Block #	20	Tax Area	60
Legal Description	06S PP648000214093 BY SURVEY(32862SQFT) LOT 3		

ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$7,900	\$7,900	\$7,900
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$7,900	\$7,900	\$7,900

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$70		
2018	\$69	-\$1	-1.26%
2019	\$69	\$0	0%

CHARACTERISTICS

Land Use - Universal	Residential (NEC)	Lot Acres	0.75
Land Use - County	Residential	Lot Sq Ft	32,670

ESTIMATED VALUE

Value As Of	07/05/2020
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LAST MARKET SALE & SALES HISTORY

Owner	Canipe Marcus Jule	Co-Owner	Canipe Rena Anne
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PROPERTY MAP



*Lot Dimensions are Estimated



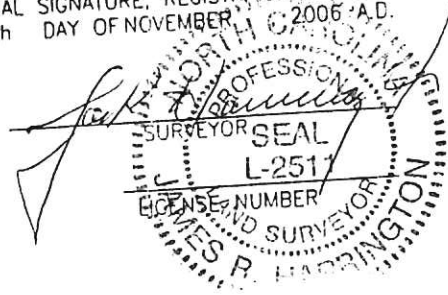
1973 CRAWFORD POND ROAD, MORVEN, NC 28119

AKA

HIDDEN LAKE ESTAES

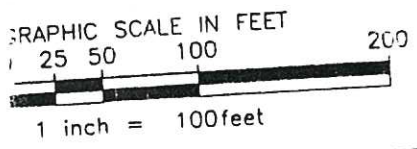


I, JAMES R. HARRINGTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 328, PAGE 149); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: OPEN; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28th DAY OF NOVEMBER, 2006 A.D.



HARRINGTON & ASSOC., P.A.
 P.O. BOX 362
 WADESBORO, NC 28170
 704-694-3116
 704-694-7823 (fax)

MINOR SUBDIVISION SURVEY OF
HIDDEN LAKE ESTATES
 GULLEDGE TWP., ANSON CO., NC
 PIN 648000214093



DATE: NOVEMBER 28th, 2006	J. RICHARD HARRINGTON NCPLS 2511 SCPLS 10037	DEED BOOK 328, PAGE 149
JOB NUMBER: 06199		DRAWN BY: C STEPHENS

LINE	BEARING	DISTANCE

1104 60 PUBLIC R/W
 W/ R
 FORD POND ROAD RD
 NSCL
 0.30
 0.05

A229
7

FILED

2006 DEC 12 PM 4:18

JOANNE S. [unclear]
ANSON COUNTY, N.C.
REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF ANSON

I, S. Williams REVIEW OFFICER OF ANSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

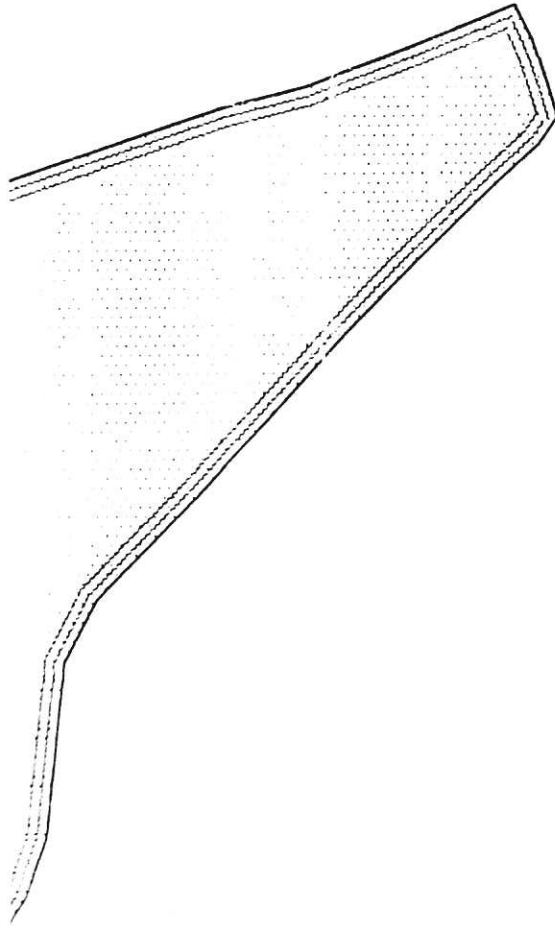
S. Williams
REVIEW OFFICER

12-12-06
DATE

Certificate of Approval

I HEREBY CERTIFY that this division of land does meet with Anson County regulations. 12-13-06
Date

C. Jan Barton
Subdivision Administrator



I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR ANSON COUNTY, NORTH CAROLINA
COMMUNITY PANEL NUMBER: 370284 0200 B
PANEL: 200 OF 225
DATED: 6-18-90
AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

James R. Harrington
JAMES RICHARD HARRINGTON NCRLS L-2511

I, JAMES RICHARD HARRINGTON, NCPLS L-2511, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

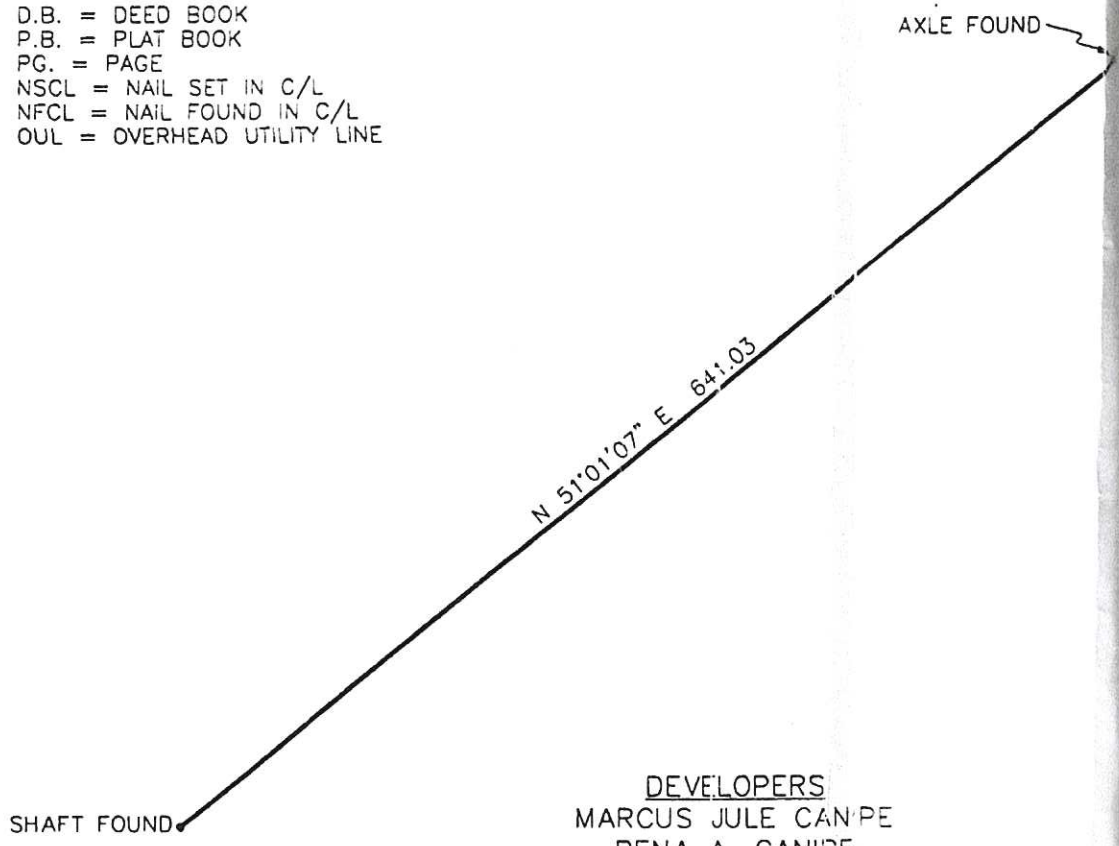
James R. Harrington
JAMES RICHARD HARRINGTON, NCPLS L-2511

NOTES...

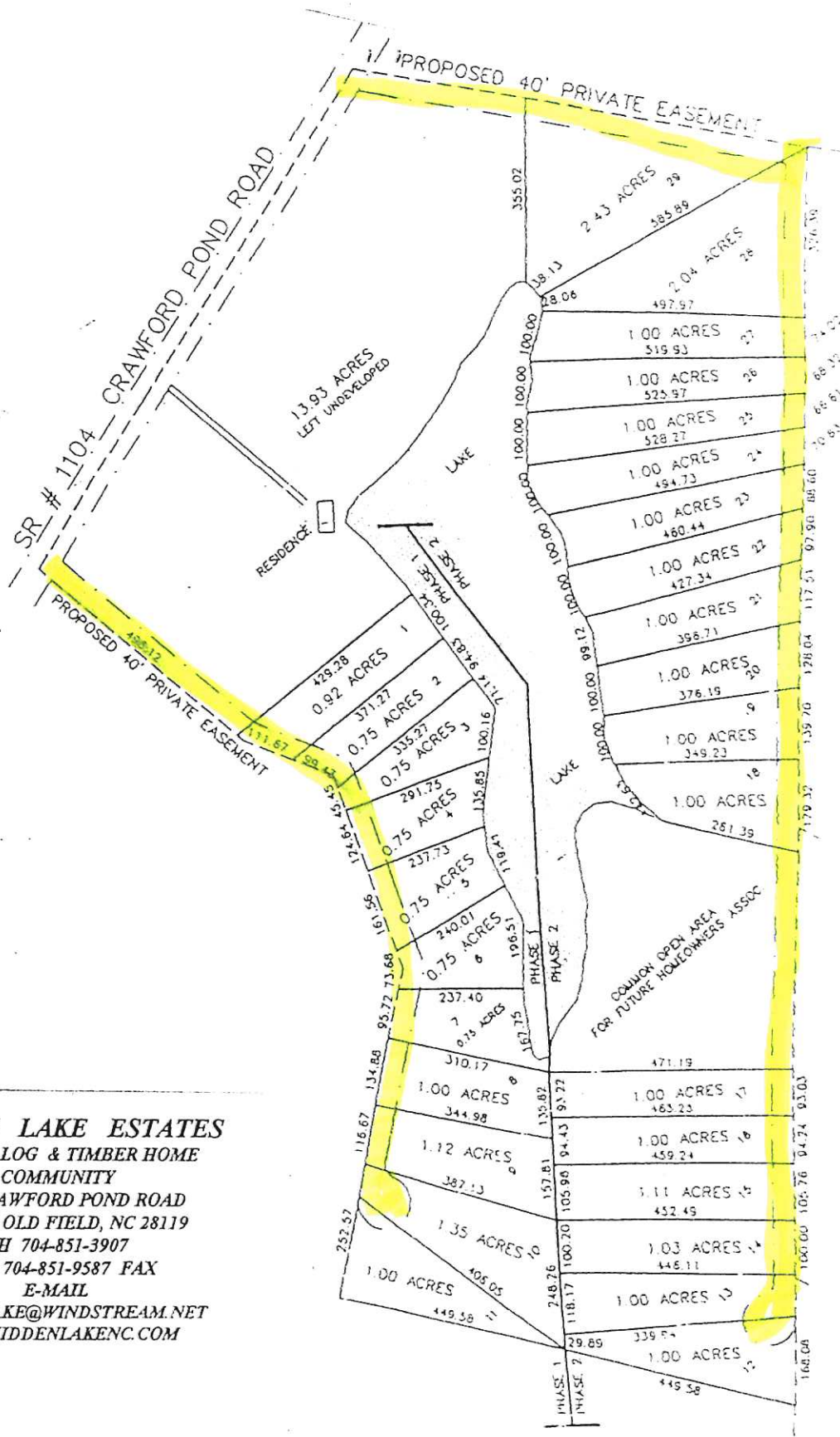
- 1 IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
- 2 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 3 EASEMENTS AND RIGHT-OF-WAYS NOT SURVEYED, UNLESS NOTED OTHERWISE.
- 4 UNDERGROUND UTILITIES, TANKS, AND OR LINES NOT SURVEYED UNLESS NOTED OTHERWISE.
- 5 THIS MAP IS FOR THE EXCLUSIVE USE OF THE ORIGINAL PURCHASER OF THIS SURVEY AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS.
- 6 AREA COMPUTED BY COORDINATE METHOD.
- 7 NO NCGS MONUMENT FOUND WITHIN 2000'.
- 8 THESE LOTS HAVE NOT BEEN INSPECTED FOR INDIVIDUAL SEPTIC SYSTEMS.

MARCUS JULE CANIFE
DB 328, PG. 149
PIN 648000214093

LEGEND...
 C/L = CENTERLINE
 R/W = RIGHT-OF-WAY
 SR = STATE ROAD
 N/F = NOW OR FORMERLY
 IRS = IRON ROD SET
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 NSCL = NAIL SET IN C/L
 NFCL = NAIL FOUND IN C/L
 OUL = OVERHEAD UTILITY LINE



DEVELOPERS
 MARCUS JULE CANIPE
 RENA A. CANIPE
 1973 CRAWFORD POND RD.
 MORVEN NC, 28119



HIDDEN LAKE ESTATES

A GATED LOG & TIMBER HOME COMMUNITY

1973 CRAWFORD POND ROAD
CASONS OLD FIELD, NC 28119
PH 704-851-3907

FAX 704-851-9587 FAX
E-MAIL

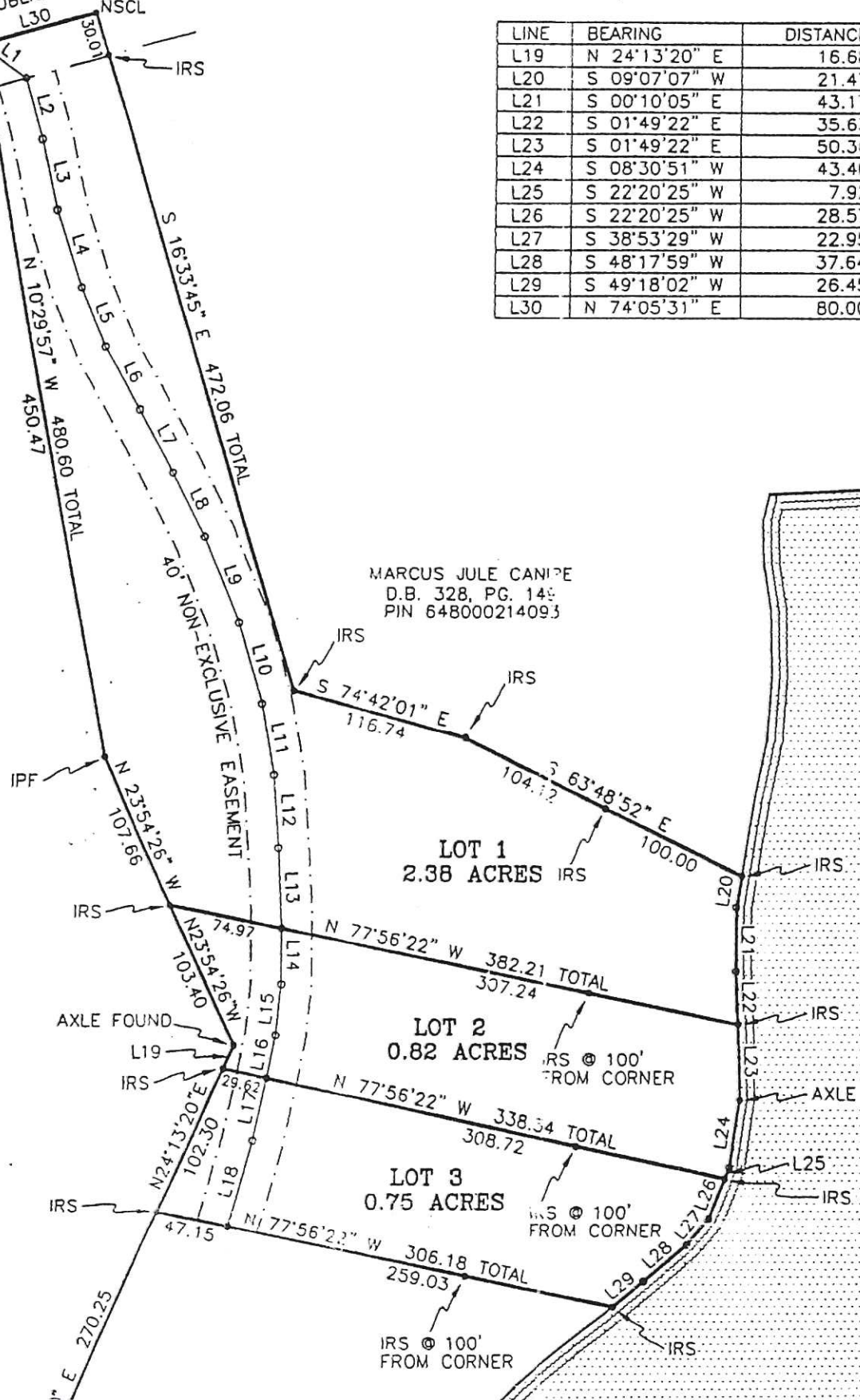
HIDDENLAKE@WINDSTREAM.NET
WWW.HIDDENLAKENC.COM

MARCUS
JULE
CANIPE

CRAWFORD POND ROAD RD
 SR 1104 60' PUBLIC R/W

LINE	BEARING	DISTANCE
L19	N 24°13'20" E	16.68
L20	S 09°07'07" W	21.47
L21	S 00°10'05" E	43.17
L22	S 01°49'22" E	35.63
L23	S 01°49'22" E	50.36
L24	S 08°30'51" W	43.40
L25	S 22°20'25" W	7.92
L26	S 22°20'25" W	28.57
L27	S 38°53'29" W	22.95
L28	S 48°17'59" W	37.64
L29	S 49°18'02" W	26.45
L30	N 74°05'31" E	80.00

NC
 RD
 C
 LE
 PE



RMS, LLC
 G. 224

MARCUS JULE CANIPE
 D.B. 328, PG. 149
 PIN 648000214093

LOT 1
 2.38 ACRES

LOT 2
 0.82 ACRES

LOT 3
 0.75 ACRES

IRS @ 100' FROM CORNER

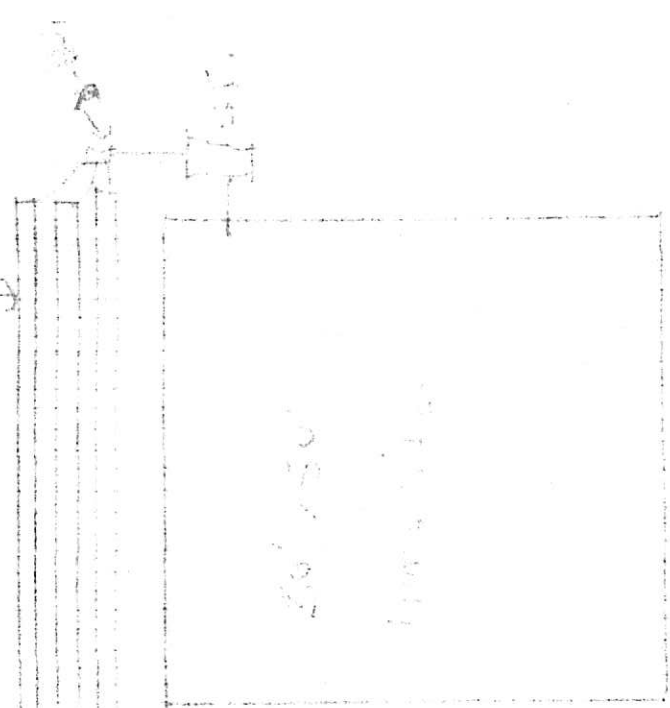
IRS @ 100' FROM CORNER

IRS @ 100' FROM CORNER

LAKES

RETAIN AREA

2470
2470
2470



Scale: _____ Direction of North:

CANINE

ANSON COUNTY HEALTH DEPARTMENT
IMPROVEMENT PERMIT / CONSTRUCTION AUTHORIZATION

Exp: 12/27/11

This permit/authorization is issued by the Anson County Health Department to construct and install the works hereby described. Construction shall be in accordance with the North Carolina Laws and Rules for Sewage Treatment and Disposal presently in effect. Any unauthorized changes to the site or system design shall void this permit/construction authorization. An Operation Permit must be issued by the local authority before this system can be covered up or placed into use.

OWNER: MARCUS TALE CANINE Directions to Property: CRANFORD ROAD RD.
HIDDEN LAKE ESTATES LOT # 2

INSTALLATION FOR: House Duplex _____ Mobile Home _____ Modular Home 3 Number of Bedrooms 3 Garbage Disposal NO Washing Machine YES
Jacuzzi NO

Commercial _____ Industrial _____ Other (Describe) _____
Kitchen Facilities: _____ Seating Capacity of Sanctuary _____ Day Care _____ Number of Employees _____ Number of Children _____

NEW INSTALLATION: Design Waste Flow 360 G.P.D. L.T.A.R. 575 Pump-to-Conventional _____ L.P.P.S. _____ Other _____

Type of system: Conventional Modified Conventional _____ Pump Tank: Capacity _____ gal. Certified Operator _____
Septic Tank: Capacity: 1000 gal. Total square feet of disposal area 630 sq. ft. Number of Lines 3
Drainfield: Length of Each Line 70 FT Line Width 3 FT Filter Material and Depth 5/37 WASHED GRAVEL - 12 IN
Maximum Depth of Lines 30 IN Distribution Device DRAIN W/SPREAD LAYERS
System distance to nearest: Well 100 FT Water Line 10 FT Foundation SIT Property Line 10 FT

APPROVED FOR
GRAVEL-LESS SYSTEM
YES NO _____

ALTER/REPAIR Previous On-Site Wastewater System Certificate of Completion/Operation Permit Number _____

Repair Components: Septic Tank _____ Cap. _____ gal. Pump Tank _____ Cap. _____ gal. Individual Line Length _____ Maximum Line Depth _____
Drainfield: _____ Total Length _____
Filter Material and Depth _____

WATER SUPPLY: Well _____ Community Well Municipal Water Comments and Special Conditions and/or Instructions: _____

NOTICE: Absolutely no part of system shall be installed while soil is in wet condition. Any unauthorized changes to system, lot configuration, building site, or site conditions may void permit. Any "cut or fill activities" in the area designated for the system will void this permit/construction authorization. It is the owner's responsibility to provide a copy of the system layout to building contractors for proper location of plumbing, stubbing, system will not be relocated to accommodate plumbing stubbed in the wrong location. Prior approval by the Anson County Health Department is required if any changes are to be made regarding size and/or location of a system. A copy of this permit/construction authorization must be on site at all times during construction of system. A representative of the installer shall be on site during system final inspection.

DATE: 12-27-11 Owner: Marcus Tale Canine
DATE: 12-27-11 Environmental Health Specialist: [Signature]

ANSON COUNTY HEALTH DEPARTMENT IMPROVEMENT PERMIT / CONSTRUCTION AUTHORIZATION

Exp: 6/30/11 Exp: 12/31/11

This permit/authorization is issued by the Anson County Health Department to construct and install the works hereby described. Construction shall be in accordance with the North Carolina Laws and Rules for Sewage Treatment and Disposal presently in effect. Any unauthorized changes to the site or system design shall void this permit/construction authorization. An Operation Permit must be issued by the local authority before this system can be covered up or placed into use.

OWNER: WILSON'S WALKE CONCRETE Directions to Property: CONCRETE ROAD 141

1. HIGHWAY LAKE USINTS

INSTALLATION FOR: House Duplex Mobile Home Modular Home Number of Bedrooms 3 Garbage Disposal Washing Machine Jacuzzi
 Commercial Industrial Other (Describe) Number of Employees _____

Church Kitchen Facilities: Seating Capacity of Sanctuary _____ Day Care _____ Number of Employees _____ Number of Children _____

NEW INSTALLATION: Design Waste Flow 300 G.P.D. LTAR: 1/1/11 Pump-to-Conventional _____ LPPS _____ Other _____

Type of system: Conventional Modified Conventional _____ Pump Tank Capacity _____ gal Certified Operator _____
 Septic Tank: Capacity: 1000 gal Total square feet of disposal area 210 sq. ft. Number of Lines 3
 Drainfield: Length of Each Line 50 ft. Line Width 30 inches Filter Material and Depth 4" 5/8" V-MATERIAL 60" (12")
 Maximum Depth of Lines 30 inches Distribution Device _____
 System distance to nearest: Well 100 ft. Water Line 10 ft. Foundation 5 ft. Property Line 10 ft.

APPROVED FOR GRAVEL LESS SYSTEM
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

ALTER/REPAIR Previous On-Site Wastewater System Certificate of Completion/Operation Permit Number _____

Repair Components: Septic Tank _____ Cap. _____ gal. Pump Tank _____ Cap. _____ gal. Pump Size _____
 Drainfield: _____ Total Length _____ Individual Line Length _____ Lane Width _____
 Filter Material and Depth _____ Maximum Line Depth _____ Number of Lines _____

WATER SUPPLY: Well Community Well Municipal Water Comments and Special Conditions and/or Instructions _____

NOTICE: Absolutely no part of system shall be installed while soil is in wet condition. Any unauthorized changes to system, lot configuration, building site, or site conditions may void permit. Any "cut or fill activities" in the area designated for the system will void this permit/construction authorization. It is the owner's responsibility to provide a copy of the system layout to building contractors for proper location of plumbing stubbing. System will not be relocated to accommodate plumbing stubbed in the wrong location. Prior approval by the Anson County Health Department is required if any changes are to be made regarding size and/or location of a system. A copy of this permit/construction authorization must be on site at all times during construction of system. A representative of the installer shall be on site during system final inspection.

DATE: 12/22/10 Owner: [Signature]
 DATE: 12/22/10 Environmental Health Specialist: [Signature]



North Carolina Department of Environment and Natural Resources
Division of Energy, Mineral, and Land Resources
Land Quality Section

Tracy E. Davis, PE, CPM
Director

Pat McCrory, Governor
John E. Skvarla, III, Secretary

NOTICE OF INSPECTION

March 18, 2013

Marcus and Rena Canipe
1973 Crawford Pond Dam
Morven, North Carolina 28119

RE: Crawford Lake Dam
Anson County
State Dam ID: Anson-015
Size: 18 feet, 41 acre-feet
Hazard Classification: Low Hazard

Dear Mr. and Mrs. Canipe:

The "Dam Safety Law of 1967," as amended, provides for the certification and inspection of dams in the interest of public health, safety, and welfare, in order to reduce the risk of failure of such dams; to prevent injuries to persons, damage to property; and to insure the maintenance of stream flows.

Our records indicate you are the owner of the referenced dam which was visually inspected on March 8, 2013 by personnel of the Land Quality Section.

During this inspection we also investigated the potential for property damage and loss of life in the event your dam fails. This investigation determined that failure of your dam poses no significant threat to human life or property downstream. Therefore, based on current downstream development, we have determined your dam to be classified as "low hazard".

Effective July 1, 2011, the North Carolina Dam Safety Law of 1967 (Law) was amended by increasing the minimum size criteria for low and intermediate hazard jurisdictional dams from 15 feet in height and 10 acre-feet in impoundment capacity to 25 feet in height and 50 acre-feet in impoundment capacity. As a result of this, the subject dam, which is currently classified as low hazard, is exempt from the Law and any future work on the dam does not require approval from this Division.

Mr. and Mrs. Canipe
Notice of Inspection/Exemption
March 18, 2013
Page 2 of 2

Crawford Lake Dam
Anson-015

However, you should note that **your dam's jurisdictional status may change** based on modifications to the dam affecting its height and/or impoundment capacity or as a result of development in the area downstream of the dam, which can affect hazard classification. It is therefore recommended that you contact our office for guidance prior to making modifications to your dam or if you suspect the hazard classification of your dam may have changed due to downstream development.

Although we make every reasonable effort to identify any deficiencies your dam may have, our resources limit us to a visual inspection, which does not address potential stability or other issues that exhibit no visible warning signs. Dams and their spillways and conduits, even if well-constructed, will deteriorate over time without proper maintenance and timely repairs. Therefore, it is recommended you regularly inspect your dam and notify your engineer if you suspect any problems or changes with your dam. Due to your dam's exemption from the Law, regular inspections of your dam by this Division will be discontinued.

Your cooperation and consideration in maintaining a safe dam is appreciated. If ownership of the dam has changed, or if you are not responsible for the dam, please notify us so that we can update our records. Should you have any questions concerning our inspection, please contact me at 910-433-3300.

Sincerely,



Brad Cole, PE
Regional Engineer
Land Quality Section

BC/maj

cc: Fayetteville Regional Office File (1 copy)

REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT

THIS AGREEMENT made this 27th day of August, 2020, by and between TBD ("Buyer"), and Marcus Canipe, Rena Canipe ("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: 1973 Crawford Pond Rd
City: Morven Zip 28119-8651
County: Anson, 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 4093, Block/Section 21, Subdivision/Condominium n/a
as shown on Plat Book/Slide n/a at Page(s) n/a
The PIN/PID or other identification number of the Property is: 6480-00-21-4093-00 Acreage: 53.35
Other description: WILL RECORDED IN UNION CO 91E-150/06SPLIT 3PARCLES BY SURVEY
Some or all of the Property may be described in Deed Book 182 at Page 130

[X] 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: Lake

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.



4. **PURCHASE PRICE:** The purchase price of the Property is \$ TBD 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 \$ TBD 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 \$ TBD, 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 09/28/2020 (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 TBD. 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: None.

Owners' association website address, if any: _____

The name, address and telephone number of the president of the owners' association or the association manager is: None.

Owners' association website address, if any: _____

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

(g) **Other: None.**

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:

_____ (SEAL)

TBD

Date: _____

_____ (SEAL)

Date: _____

Entity Buyer:

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

By: _____

Name: _____

Title: _____

Date: _____

SELLER:

_____ (SEAL)

Marcus Canipe

Date: _____

_____ (SEAL)

Rena Canipe

Date: _____

Entity Seller:

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

By: _____

Name: _____

Title: _____

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: United Country RE - McLemore Group

By: _____

(Signature)

Dan McLemore

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 #: 704-817-2544 Email: dan@themclemoregroup.com

Firm Name: United Country Real Estate - The McLemore Group

Acting as Seller's (sub) Agent Dual Agent

107B N Trade Street

Firm Mailing Address: Matthews, NC 28106

NCAL Firm License #: 10345

BID CALLER INFORMATION:

Auctioneer (Bid Caller) Name: Dan McLemore NCAL License #: 10391

[THIS SPACE LEFT INTENTIONALLY BLANK]

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property : 1973 Crawford Pond Rd, Morven, NC 28119-8651

Seller: Marcus Canipe, Rena Canipe

Buyer:

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Handwritten signature of Marcus Canipe

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Handwritten signature of Rena Canipe

- (b) Records and reports available to the Seller (check one)

[] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial)

- (c) Buyer has received copies of all information listed above.
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Buyer has (check one below):

[X] Received the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



This form jointly approved by: North Carolina Bar Association, North Carolina Association of REALTORS®, Inc.

Buyer Initials _____ Seller Initials _____



STANDARD FORM 2A9-T Revised 7/2019 © 7/2019

Agent's Acknowledgment (initial)

WJM

(f)

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE 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.

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Entity Buyer:

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

By: _____

Name: _____

Print Name

Title: _____

Date: _____

Selling Agent: _____

Date: _____

Date: 7-14-2020

Seller: *[Signature]*

Mareus Canipe

Date: 7-14-2020

Seller: RENA CANIPE

Rena Canipe

Entity Seller:

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

By: _____

Name: _____

Print Name

Title: _____

Date: _____

Listing Agent: *[Signature]*

Dan McLemore

Date: 7/14/2020

- SAMPLE -



STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. 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 the 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.

- In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 1973 Crawford Pond Rd, Morven, NC 28119-8651

Owner's Name(s): Marcus Canipe, Rena Canipe

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

Owner Signature: [Signature] Marcus Canipe Date 7-14-2020
 Owner Signature: [Signature] Rena Canipe Date 7-14-2020

Buyers 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 owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

- SAMPLE -

Property Address/Description: 1973 Crawford Pond Rd, Morven, NC 28119-8651

WILL RECORDED IN UNION CO 91E-150/06SPLIT 3PARCLES BY SURVEY

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- | | Yes | No | No Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. In what year was the dwelling constructed? <u>1950</u>
Explain if necessary: _____ | | | <input type="checkbox"/> |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos <input type="checkbox"/> Other _____ (Check all that apply) | | | <input type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? <u>2017</u> (Approximate if no records are available) Explain if necessary: _____ | | | <input type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there any 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"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____ (Check all that apply)... Age of system: <u>1997</u> | | | <input type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input checked="" type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other _____ (Check all that apply)... Age of system: _____ | | | <input type="checkbox"/> |
| 12. What are the dwelling's fuel sources? <input type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____ (Check all that apply)
If the fuel source is stored in a tank, identify whether the tank is <input checked="" type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input checked="" type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply) | | | <input type="checkbox"/> |
| 13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____ (Check all that apply)..... | | | <input type="checkbox"/> |
| 14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other _____ (Check all that apply)..... | | | <input type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____ (Check all that apply) | | | <input type="checkbox"/> |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?
If your answer is "yes," how many bedrooms are allowed? <u>3</u> <input checked="" type="checkbox"/> No records available | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Buyer Initials and Date _____

Owner Initials and Date JMC 7-14-2020

Buyer Initials and Date _____

Owner Initials and Date RS 7-14-2020

- SAMPLE -

*If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.

- | | Yes | No | No
Representation |
|--|--------------------------|--------------------------|--------------------------|
| 34. Are any fees 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 your answer is "yes," please state the amount of the fees: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | Yes | No | No
Representation |
|--|--------------------------|--------------------------|--------------------------|
| 38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply). | | | |
| Management Fees..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Building Maintenance of Property to be Conveyed..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Master Insurance..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Yard/Landscaping Maintenance of Lot to be Conveyed..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Common Areas Maintenance..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trash Removal..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Amenity Maintenance (specify amenities covered) _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pest Treatment/Extermination..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Street Lights..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewer..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Storm water Management/Drainage/Ponds..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Internet Service..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cable..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Private Road Maintenance..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking Area Maintenance..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gate and/or Security..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: (specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Buyer Initials and Date _____ Owner Initials and Date [Signature] 7-14-2020

Buyer Initials and Date _____ Owner Initials and Date [Signature] 7-14-2020

- SAMPLE -



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:

Table with 3 columns: Question, Yes, No, No Representation. Contains 6 rows of disclosure questions regarding mineral and oil/gas rights severance.

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: 1973 Crawford Pond Rd, Morven, NC 28119-8651

Owner's Name(s): Marcus Canipe, Rena Canipe

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: [Signature] Marcus Canipe Date: 7-14-2020

Owner Signature: [Signature] Rena Canipe Date: 7-14-2020

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: _____

REC 4.25

1/1/15

-SAMPLE-



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:

Table with 3 columns: Question, Yes, No, No Representation. Contains 6 rows of disclosure questions regarding mineral and oil and gas rights severance.

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: 00 Crawford Pond Rd Lot 1, Morven, NC 28119

Owner's Name(s): Marcus Canipe, Rena Canipe

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: [Signature] Marcus Canipe Date: [Signature]

Owner Signature: [Signature] Rena Canipe Date: 7-14-2020

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 _____

REC 4.25

1/1/15



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:

Table with 3 columns: Question, Yes, No, No Representation. Contains 6 rows of disclosure questions regarding mineral and oil/gas rights severance.

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: 00 Crawford Pond Rd Lot 2, Morven, NC 28119

Owner's Name(s): Marcus Canipe, Rena Canipe

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: [Signatures] Date: 7-14-2020
Owner Signature: [Signature] Date: 7-14-2020

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 _____

REC 4.25
1/1/15

-SAMPLE-



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:

Table with 3 columns: Buyer Initials, Disclosure Statement, Yes, No, No Representation. Contains 6 rows of disclosures regarding mineral and oil/gas rights severance.

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: 00 Crawford Pond Rd Lot 3, Morven, NC 28119

Owner's Name(s): Marcus Canipe, Rena Canipe

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: [Signatures] Marcus Canipe, Rena Canipe Date: 7-14-2020

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: _____