



Blue Ridge Land & Auction Co., Inc

Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

AUCTION FOR – Johnathan Large

AUCTION LOCATION – Online at www.BlueRidgeLandandAuction.HiBid.com

AUCTION DATE – Wednesday, October 8th, 2025 at 3 PM

*** Bids at 3 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Co. located at 102 S. Locust St., Floyd, VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

OFFERING –

Legally described as:

Offering #1. +/- 0.36 ac; Parcel ID #0011277; DB 784 PG 878; PB 4 PG 93; Legal Description: 134220908687

Offering #2. +/- 0.11 ac; Parcel ID #0011278; DB 786 PG 287; PB 2 PG 58; Legal Description: 134220908734

Offering #3. +/- 0.17 ac; Parcel ID #0011272; DB 806 PG 1094; PB 2 PG 58; Legal Description: 134220907787

Address:

TBD NC Hwy 53, Elizabethtown, NC 28337

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, October 8th, 2025 at 3 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

It is solely bidders' responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at BlueRidgeLandandAuction@gmail.com**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A **\$5,000 PER OFFERING** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, November 24th, 2025**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Simultaneous Close of Lot Bidding:** Bidders desiring more than one offering will need to be high bidder on all offerings desired. Each offering will stay open until all bidding is complete, and all offerings will close simultaneously.
- 18) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied

pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

- 19) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to NC State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to BlueRidgeLandandAuction@gmail.com. If these steps have not been completed, a broker referral fee will not be paid.
- 20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating NC State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Matt Gallimore – United Country Blue Ridge Land and Auction
Owner, Real Estate Broker, Auctioneer, MBA
102 South Locust Street; PO Box 234
Floyd, VA 24091
540-239-2585
Gallimore.Matt@gmail.com

Individual State License #'s

Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757
South Carolina Real Estate Sales Person License #	139344
Florida Real Estate Sales Person License #	SL3618959
Florida Auctioneer License #	AU5414

Firm State License #'s

Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941
South Carolina Auction Firm License #	4208



Aerial

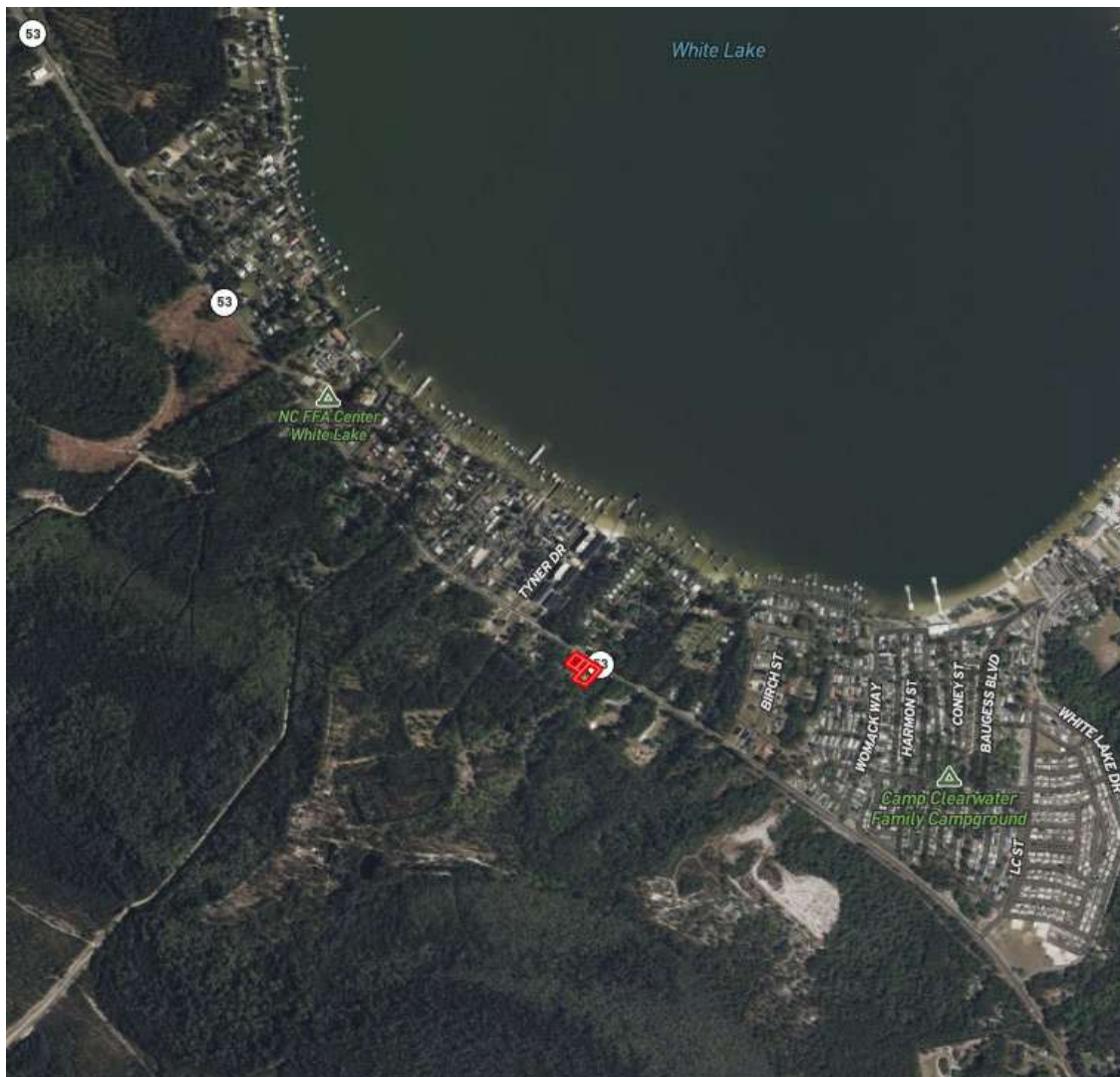


**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Neighborhood

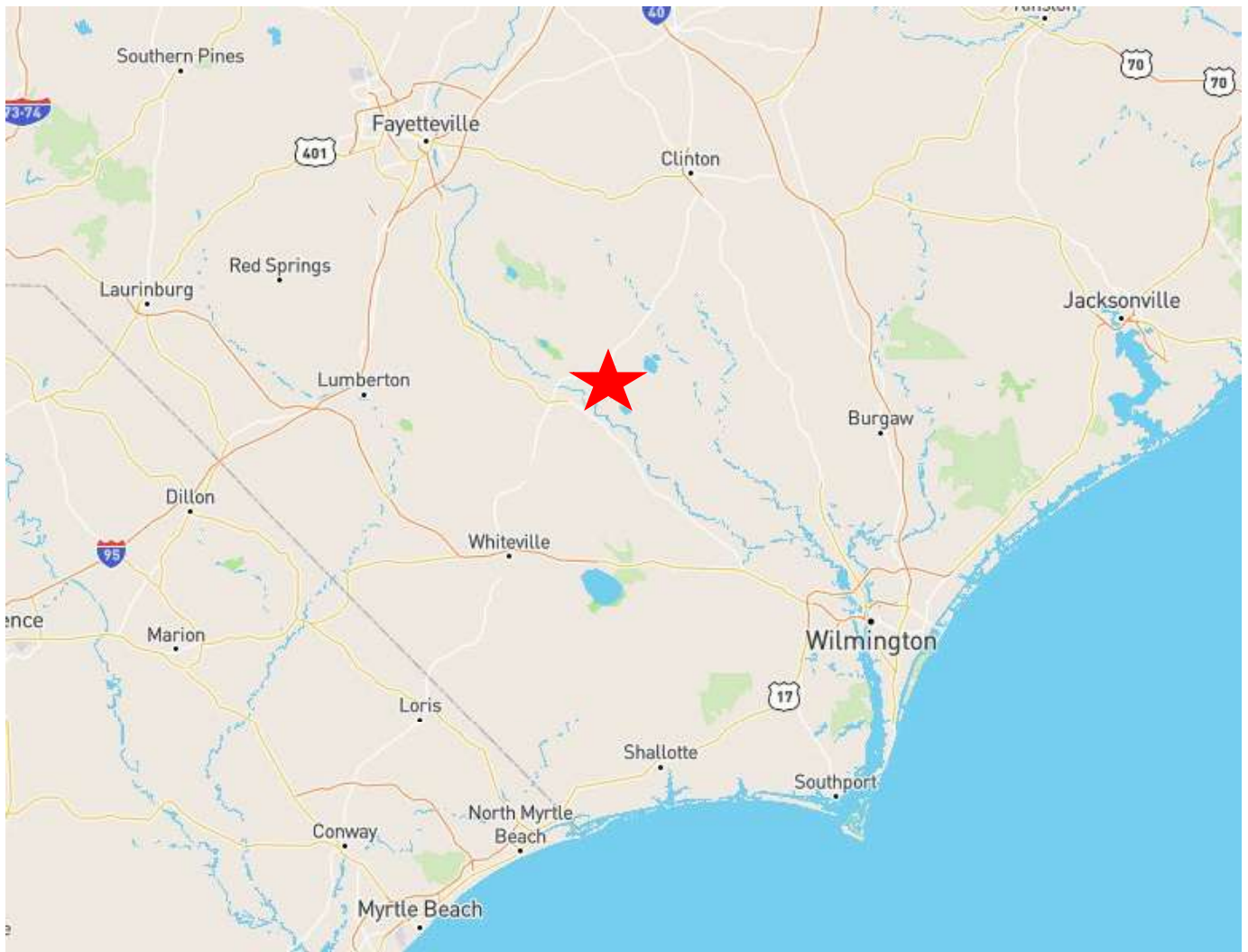
TBD NC Hwy 53,
Elizabethtown, NC 28337





Location

TBD NC Hwy 53,
Elizabethtown, NC 28337



MAP OF
VERONA BEACH
PROPERTY OF O. T. DAVIS
WHITE LAKE, N. C.

JULY 1927

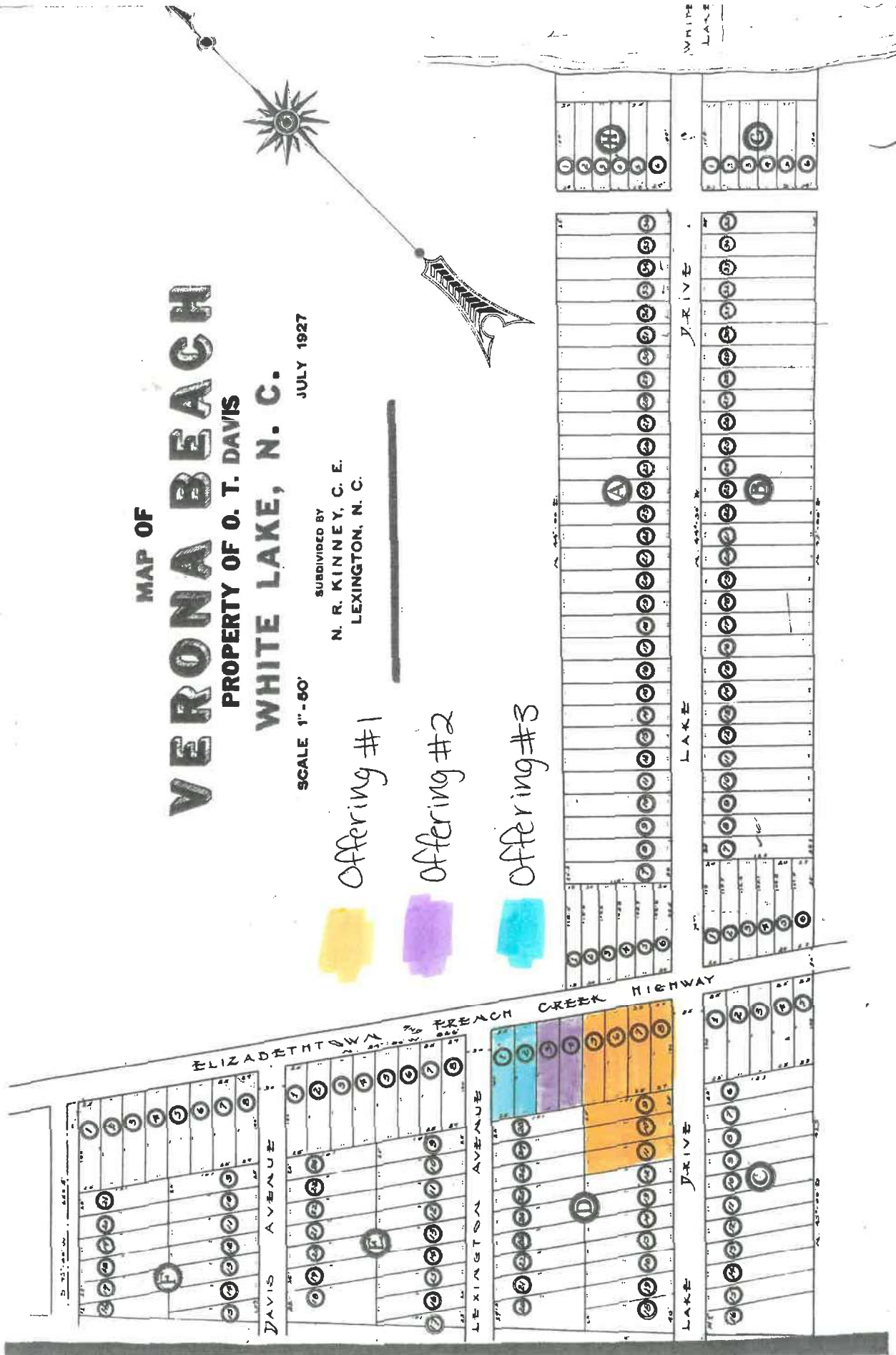
SCALE 1"=50'

SUBDIVIDED BY
N. R. KINNEY, C. E.
LEXINGTON, N. C.

Offering #1

Offering #2

Offering #3



Bladen County Government
TAX ADMINISTRATION RECORD SEARCH

Tax Card Offering #1

Property Owner LARGE JONATHAN A ETUX LARGE ANDREA JOY		Owner's Mailing Address 984 RAVEN ROCK ROAD ARARAT , VA 24053		Property Location Address NC 53 HWY E																										
Administrative Data Parcel ID No. 0011272 GPIN 1342 -20 -90 -7787 Owner ID 0547423 Tax District 142 - WHITE LAKE FD Land Use Code 00 Land Use Desc 00 Neighborhood 40023		Administrative Data Legal Desc #1 134220907787 Legal Desc #2 Legal Desc #3 NC 53 Deed Year Bk/Pg 2020 - 0806 / 1094 Plat Bk/Pg 2 / 58 Sales Information Grantor LAURENCE HARRIET N & ETALS Sold Date 2020-09-18 Sold Amount \$ 7,500		Valuation Information Market Value \$ 8,250 Market Value - Land and all permanent improvements, if any, effective January 1, 2009, date of County's most recent General Reappraisal Assessed Value \$ 8,250 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.																										
Improvement Detail (1st Major Improvement on Subject Parcel) Year Built 0 Built Use/Style Current Use / Grade / * Percent Complete 0 Heated Area (S/F) 0 Fireplace (Y/N) N Basement (Y/N) N ** Bedroom(s) 0 ** Bathroom(s) 0 Full Bath(s) 0 Half Bath(s) *** Multiple Improvements 000 * Note - As of January 1 * * Note - Bathroom(s), Bedroom(s), shown for description only * * * Note - If multiple improvements equal "MLT" then parcel includes additional major improvements																														
Sales History 4 Previous Sales Found for Parcel number 0011272 <table><tr><th>Record Num</th><th>Sales Year</th><th>Name</th><th>Book/Page</th><th>Sale Price</th></tr><tr><td>1</td><td>2021</td><td>LARGE JONATHAN A ETUX ANDREA JOY</td><td>0806 / 1094</td><td>\$7,500.00</td></tr><tr><td>2</td><td>2020</td><td>LAURENCE HARRIET NOLAND & ETALS</td><td>DEATH / CERT19</td><td>\$0.00</td></tr><tr><td>3</td><td>2017</td><td>LAURENCE FRANK CASH & ETALS</td><td>WILL16 / E00314</td><td>\$0.00</td></tr><tr><td>4</td><td>2008</td><td>LAURENCE FRED & JULIA CASH</td><td>/</td><td>\$0.00</td></tr></table>						Record Num	Sales Year	Name	Book/Page	Sale Price	1	2021	LARGE JONATHAN A ETUX ANDREA JOY	0806 / 1094	\$7,500.00	2	2020	LAURENCE HARRIET NOLAND & ETALS	DEATH / CERT19	\$0.00	3	2017	LAURENCE FRANK CASH & ETALS	WILL16 / E00314	\$0.00	4	2008	LAURENCE FRED & JULIA CASH	/	\$0.00
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3	2017	LAURENCE FRANK CASH & ETALS	WILL16 / E00314	\$0.00																										
4	2008	LAURENCE FRED & JULIA CASH	/	\$0.00																										

Building Sketch

Land Supplemental

Deeded Acres	0
Tax District Note	142 - WHITE LAKE FD
Present-Use Info	00

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value \$	** Improvement Assessed Value \$
0	0

* Note - Market Value effective Date equal January 1, 2022, date of County's most recent General Reappraisal
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2022, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
8,253	8,253	8,250

** Note: If PUV equal LMV then parcel *has not* qualified for present use program



Bladen County Government
TAX ADMINISTRATION RECORD SEARCH

Tax Card Offering #2

[illegible]

Building Sketch

Land Supplemental

Deeded Acres	0
Tax District Note	142 - WHITE LAKE FD
Present-Use Info	00

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value \$	** Improvement Assessed Value \$
0	0

* Note - Market Value effective Date equal January 1, 2022, date of County's most recent General Reappraisal
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2022, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
7,377	7,377	7,380

** Note: If PUV equal LMV then parcel *has not* qualified for present use program

Bladen County Government
TAX ADMINISTRATION RECORD SEARCH

Tax Card Offering #3

[illegible]

Building Sketch

Land Supplemental

Deeded Acres	0
Tax District Note	142 - WHITE LAKE FD
Present-Use Info	00

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value \$	** Improvement Assessed Value \$
0	0

* Note - Market Value effective Date equal January 1, 2022, date of County's most recent General Reappraisal
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2022, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
16,065	16,065	16,070

** Note: If PUV equal LMV then parcel **has not** qualified for present use program

0806
1094

Deed
Offering #1

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS
FILED Sep 18, 2020
AT 03:23:40 pm
BOOK 00806
START PAGE 1094
END PAGE 1106
INSTRUMENT # 02520
EXCISE TAX \$15.00
BTP

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$15.00

Parcel Identifier No. PIN# 1342-20-90-7787 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: JAMES W. HILL, III, PO BOX 1389, ELIZABETHTOWN, NC 28337

This instrument was prepared by: JAMES W. HILL, III

Brief description for the Index: _____

THIS DEED made this 10th day of AUGUST, 2020, by and between

GRANTOR
HARRIET NOLAND LAURENCE, SINGLE
PATRICIA UNDERWOOD LAURENCE, WIDOW
HARRIET LAURENCE BROWN, DIVORCED
FRED S. LAURENCE, IV AND WIFE,
CAROLYN LAURENCE
DONNA LAURENCE, WIDOW
SHELBY NICOLE LAURENCE, DIVORCED
FRANK C. LAURENCE, JR., DIVORCED
JULIA LAURENCE-NUETZMANN AND HUSBAND,
PAUL NUETZMANN
LOUIS EDWARD LAURENCE AND WIFE,
JUDITH C. LAURENCE AND
JULIA LAURENCE WILSON AND HUSBAND,
JAMES R. WILSON
230 LUCERNE DRIVE
HIGHLANDS, NC 28741

GRANTEE
JONATHAN A. LARGE AND WIFE,
ANDREA JOY LARGE
984 RAVEN ROCK ROAD
ARARAT, VA 24053

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, COLLY Township, BLADEN County, North Carolina and more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
SEE BLADEN COUNTY TAX CERTIFICATION ATTACHED HERETO AS EXHIBIT "B".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 116 page 461.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 2 page 58 .

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.

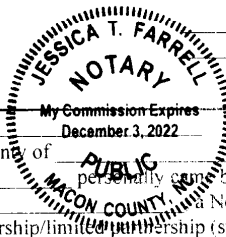
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Name: HARRIET NOLAND LAURENCE, SINGLE (SEAL)
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____

State of NORTH CAROLINA - County of Macon
I, the undersigned Notary Public of the County of Macon and State aforesaid, certify that HARRIET NOLAND LAURENCE, SINGLE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of August, 2020.

My Commission Expires: 12/3/22
(Affix Seal)



Jessica T. Farrell Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

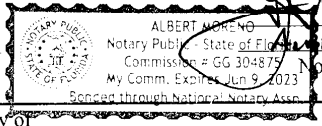
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Name: Patricia Underwood Laurence (SEAL)
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____ (SEAL)
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____ (SEAL)

State of FLORIDA - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that PATRICIA UNDERWOOD LAURENCE, WIDOW personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of August, 2020.

My Commission Expires: 06/09/2023 (Affix Seal)  Albert Moreno Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Name: Harriet Laurence Brown (SEAL)
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____

State of NORTH CAROLINA - County of Forsyth
I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that HARRIET LAURENCE BROWN, DIVORCED personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of August, 2020.

My Commission Expires: Aug 15, 2021
(Affix Seal)

Dana C. Pitt
Dana C. Pitt Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ Name & Title: _____	<u>Fred S. Laurence IV</u> (SEAL) Name: <u>FRED S. LAURENCE, IV</u>
By: _____ Name & Title: _____	<u>Carol L. Bender</u> (SEAL) Name: <u>CAROLYN LAURENCE</u> <u>SAME PERSON AS CAROL L. BENDER</u> (SEAL)
By: _____ Name & Title: _____	Name: _____ (SEAL)

State of MASSACHUSETTS

- County of ESSEX

I, the undersigned Notary Public of the County of ESSEX and State aforesaid, certify that FRED S. LAURENCE, IV AND WIFE, CAROLYN LAURENCE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of September, 2020.

My Commission Expires: 07/03/2026
(Affix Seal)

Kerri Montalbano Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Name: Donna Laurence (SEAL)
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ Name: _____ (SEAL)
Name & Title: _____ Name: _____

State of TEXAS - County of Victoria
I, the undersigned Notary Public of the County of Victoria and State aforesaid, certify that DONNA LAURENCE, WIDOW personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of August, 2020

My Commission Expires _____
(Affix Seal)



Rachel Deaton
Notary Public
Notary's Printed or Typed Name

State of Texas - County of Victoria
I, the undersigned Notary Public of the County of Victoria and State aforesaid, certify that Donna Laurence personally came before me this day and acknowledged that she is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 11 day of August, 2020

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

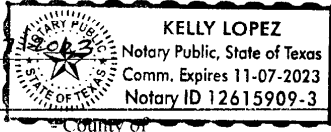
By: _____ (Entity Name) Shelby Nicole Laurence (SEAL)
Name: SHELBY NICOLE LAURENCE, DIVORCED

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

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

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

State of TEXAS - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that SHELBY NICOLE LAURENCE, DIVORCED personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of Aug, 2020.

My Commission Expires: 11/7/2023  Kelly Lopez Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

Name & Title: _____

By: _____

Name & Title: _____

By: _____

Name & Title: _____

Name: FRANK C. LAURENCE, JR., DIVORCED (SEAL)

Name: _____ (SEAL)

Name: _____ (SEAL)

Name: _____ (SEAL)

State of GEORGIA - County of Columbia

I, the undersigned Notary Public of the County of Columbia and State aforesaid, certify that FRANK C. LAURENCE, JR., DIVORCED personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of August, 2020.

My Commission Expires: _____
(Affix Seal)

Carl Bethune
Notary's Printed or Typed Name

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)


Notary Public
Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Name: JULIA LAURENCE-NUETZMANN (SEAL)
Name & Title: _____ Name: PAUL NUETZMANN (SEAL)
By: _____ (SEAL)
Name & Title: _____ Name: _____
By: _____ (SEAL)
Name & Title: _____ Name: _____

State of GEORGIA - County of Columbia
I, the undersigned Notary Public of the County of Columbia and State aforesaid, certify that JULIA LAURENCE-NUETZMANN AND HUSBAND, PAUL NUETZMANN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31 day of August, 2020.
My Commission Expires: 7/21/2024
(Affix Seal)  Hannah Morris Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name)	Name: <u>LOUIS EDWARD LAURENCE</u> (SEAL)
By: _____	Name: <u>JUDITH C. LAURENCE</u> (SEAL)
Name & Title: _____	Name: _____ (SEAL)
By: _____	Name: _____ (SEAL)
Name & Title: _____	Name: _____ (SEAL)
By: _____	Name: _____ (SEAL)
Name & Title: _____	Name: _____ (SEAL)

State of GEORGIA - County of Richmond
I, the undersigned Notary Public of the County of Richmond and State aforesaid, certify that both
LOUIS EDWARD LAURENCE AND WIFE JUDITH C. LAURENCE personally appeared before me this day
and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and
Notarial stamp or seal this 12 day of August

My Commission Expires: May 10, 2022
(Affix Seal) Annita C. Embrey Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____ a North Carolina or _____
corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by
authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed.
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____
_____ personally appeared before me this day
and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and
Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

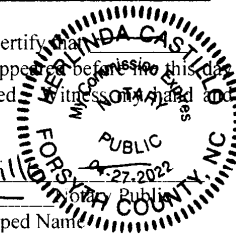
By: _____ (Entity Name)
Name: JULIA LAURENCE WILSON (SEAL)
By: _____
Name: JAMES R. WILSON (SEAL)
By: _____
Name: _____ (SEAL)
By: _____
Name: _____ (SEAL)

State of NORTH CAROLINA - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that JULIA LAURENCE WILSON AND HUSBAND, JAMES R. WILSON personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10th day of August, 2020.

My Commission Expires: April 27th, 2022
(Affix Seal)

Helinda Castillo
Notary's Printed or Typed Name



State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

EXHIBIT "A"

Lying and being in Colly Township, Bladen County, North Carolina and being more particularly described as follows:

PIN# 1342-20-90-7787:

Being Lots Nos. 1 (One) 2 (Two) and 3 (Three) in Block "C" of Verona Beach. A map of same being duly recorded in Plat Book Number 2 at Page Number 58 in the office of the Register of Deeds for Bladen County at Elizabethtown, N.C.

Fred Laurence, Jr., died on August 19, 1990. His wife, Julia Cash Laurence died on February 21, 2001. Her Will was probated in Forsyth County, North Carolina and a certified copy of her Will was filed in the Bladen County Clerks office in File# 16-E-314. All of her real property was devised to her five (5) children named as follows:

- 1.) Fred S. Laurence, III, who died on August 3, 2001 leaving as his heirs as law, his wife Patricia Underwood Laurence, his daughter Harriet Laurence Brown and his son Fred S. Laurence, IV.
- 2.) Frank Cash Laurence who died on January 9, 2019 leaving as his heirs at law, his wife Donna Laurence, his daughter Shelby Nicole Laurence, his son Frank C. Laurence, Jr. and his daughter Julia Laurence-Nuetzmann.
- 3.) Harriet Noland Laurence
- 4.) Louis Edward Laurence
- 5.) Julia Laurence Wilson

EXHIBIT "B"

Deed/Tax Information
Prior to Recording of Deed at
Register of Deeds

BK:00806 PG:1106



Bladen County Tax Administration

(Please complete one sheet for each Parcel/PIN)

Grantor Information

Name: HARRIET NOLAND LAURENCE, SINGLE ET AL

Mailing Address: 230 LUCERNE DRIVE, HIGHLANDS, NC 28741

Grantee Information

Name: JONATHAN A. LARGE AND WIFE, ANDREA JOY LARGE

Mailing Address: 984 RAVEN ROCK ROAD, ARARAT, VA 24053

911 Address and/or Brief Legal Description of property being transferred: _____

Parcel#: _____ **AND/OR** PIN#: 1342 - 20 - 90 - 7787

Parcel in Present/Land Use Program ☐ Yes ☒ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: JAMES W. HILL, III

Date: SEPTEMBER 18, 2020

Phone #: 910-862-4176

Fax #: 910-862-4178

Email: jameswhill1111@embarqmail.com

****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

Delinquent Taxes: 0 Deferred Taxes: 0

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Russ

Date: 9/18/2020

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL betax@bladenco.org

0786
0287

Deed
Offering #2

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS
FILED Apr 11, 2019
AT 03:12:22 pm
BOOK 00786
START PAGE 0287
END PAGE 0289
INSTRUMENT # 00913
EXCISE TAX \$7.00
JSO

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$7.00

Parcel Identifier No. 1342-20-90-8734 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: JAMES W. HILL, III, PO BOX 1389, ELIZABETH TOWN, NC 28337

This instrument was prepared by: JAMES W. HILL, III

Brief description for the Index: _____

THIS DEED made this 1st day of APRIL, 20 19, by and between

GRANTOR

OLIN T. DAVIS, III AND WIFE,
MADELINE S. DAVIS
1509 BOONES CAVE ROAD
LEXINGTON, NC 27295

GRANTEE

JONATHAN A. LARGE AND WIFE,
ANDREA JOY LARGE
984 RAVEN ROCK ROAD
ARARAT, VA 24053

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, COLLY Township, BLADEN County, North Carolina and more particularly described as follows:

BEING LOT NUMBERS 4 AND 5 IN BLOCK C OF MAP OF VERONA BEACH, PROPERTY OF O.T. DAVIS AS SHOWN ON MAP RECORDED IN PLAT BOOK 2, PAGE 58, BLADEN COUNTY REGISTRY.

SEE WILL OF CATHERINE W. DAVIS IN FILE #19-E-106 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BLADEN COUNTY.

SEE BLADEN COUNTY TAX CERTIFICATION ATTACHED HERETO AS EXHIBIT "A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 638 page 899.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2 page 58.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

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

Olin T Davis III (SEAL)
Name: OLIN T. DAVIS, III
Madeline S. Davis (SEAL)
Name: MADELINE S. DAVIS
(SEAL)
(SEAL)

State of NORTH CAROLINA - County of DAVIDSON
I, the undersigned Notary Public of the County of DAVIDSON and State aforesaid, certify that _____
OLIN T. DAVIS, III AND WIFE, MADELINE S. DAVIS personally appeared before me this day
and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and
Notarial stamp or seal this 11th day of APRIL, 2011

My Commission Expires: 3-26-2011
(Affix Seal)

Donald McIntyre
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____, a North Carolina or _____
corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by
authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____
_____ personally appeared before me this day
and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and
Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

0786
0289

BK:00786 PG:0289

EXHIBIT "A"

Deed/Tax Information
Prior to Recording of Deed at
Register of Deeds



Bladen County Tax Administration

(Please complete one sheet for each Parcel/PIN)

Grantor Information

Name: OLIN T. DAVIS, III AND WIFE, MADELINE S. DAVIS

Mailing Address: 1509 BOONES CAVE ROAD, LEXINGTON, NC 27295

Grantee Information

Name: JONATHAN A. LARGE AND WIFE, ANDREA JOY LARGE

Mailing Address: 984 RAVEN ROCK ROAD, ARARAT, VA 24053

911 Address and/or Brief Legal Description of property being transferred: _____

LOT NOS. 4 AND 5 IN BLOCK C

Parcel#: _____ AND/OR PIN#: 1342 - 20 - 90 - 8734

Parcel in Present/Land Use Program ☐ Yes ☒ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: JAMES W. HILL, III Date: 4-10-2019

Phone #: 910-862-4176

Fax #: 910-862-4178

Email: jameswhill1111@embarqmail.com

****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

Delinquent Taxes: 0 Deferred Taxes: 0

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Russ Date: 4/10/2019

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL bctax@bladenco.org

0784
0878

Deed
Offering #3

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS
FILED Feb 27, 2019
AT 11:15:02 am
BOOK 00784
START PAGE 0878
END PAGE 0881
INSTRUMENT # 00501
EXCISE TAX \$12.00
DLR

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$12.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: JAMES W. HILL, III, PO BOX 1389, ELIZABETH TOWN, NC 28337

This instrument was prepared by: JAMES W. HILL, III

Brief description for the Index: _____

THIS DEED made this 15th day of FEBRUARY, 2019, by and between

GRANTOR
FOY LEE DAVIS, JR., DIVORCED
RONDA SHEVAWN DAVIS RABON
AND HUSBAND, KEVIN WAYNE RABON
6926 S. NC HIGHWAY 150
LEXINGTON, NC 27295

GRANTEE
JONATHAN A. LARGE AND WIFE,
ANDREA JOY LARGE
984 RAVEN ROCK ROAD
ARARAT, VA 24053

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of WHITE LAKE, COLLY Township, BLADEN County, North Carolina and more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SEE BLADEN COUNTY TAX CERTIFICATION ATTACHED HERETO AS EXHIBIT "B".
SEE WILL OF FOY A. DAVIS IN FILE# 94-E-109 IN THE BLADEN COUNTY CLERKS OFFICE.

SEE WILL OF DOROTHY WILSON DAVIS IN FILE# 13-E-310 IN THE BLADEN COUNTY CLERKS OFFICE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 137 page 460.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book C-77 page 765.

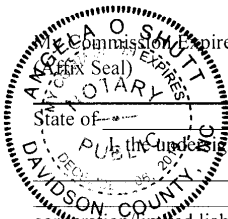
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Name: Foy Lee Davis, Jr., Divorced (SEAL)
By: _____ Name: Ronda Shevawn Davis Rabon (SEAL)
Name & Title: _____ Name: RONDA SHEVAWN DAVIS RABON
By: _____ Name: Kevin Wayne Rabon (SEAL)
Name & Title: _____ Name: KEVIN WAYNE RABON
By: _____ (SEAL)
Name & Title: _____ Name: _____

State of NORTH CAROLINA - County of Davidson
I, the undersigned Notary Public of the County of Davidson and State aforesaid, certify that Foy Lee Davis, Jr., Divorced personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of FEBRUARY, 2019.



My Commission Expires: Dec 6, 2019

Angela O Shutt (SEAL)
Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____
I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation, limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of NORTH CAROLINA - County of Davidson
I, the undersigned Notary Public of the County of Davidson and State aforesaid, certify that Ronda Shevawn Davis Rabon and husband, Kevin Wayne Rabon personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of FEBRUARY, 2019.

My Commission Expires: Dec 6, 2019
(Affix Seal)

Angela O Shutt (SEAL)
Notary Public
Notary's Printed or Typed Name

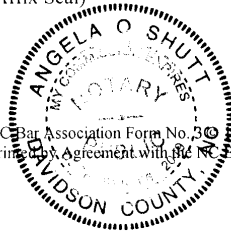


EXHIBIT "A"

Lying and being in the Town of White Lake, Colly Township, Bladen County, North Carolina and being more particularly described as follows:

All that certain tract or parcel of land containing 0.36 acres, more or less, exclusive of the right of way of North Carolina Highway #53 as shown on a Map of Survey for Jonathan Large, dated January 2, 2019, by Lloyd R. Walker, Professional Land Surveyor, as recorded in Plat Cabinet C-77 at Page 765 in the Bladen County Public Registry.

0784
0881

EXHIBIT "B"

BK:00784 PG:0881

Deed/Tax Information
Prior to Recording of Deed at
Register of Deeds



Bladen County Tax Administration
(Please complete one sheet for each Parcel/PIN)

Grantor Information

Name: FOY LEE DAVIS, JR., DIVORCED, RONDA SHEVAWN DAVIS RABON AND
HUSBAND, KEVIN WAYNE RABON
Mailing Address 6926 S. NC HIGHWAY 150, LEXINGTON, NC 27295

Grantee Information

Name: JONATHAN A. LARGE AND WIFE, ANDREA JOY LARGE
Mailing Address: 984 RAVEN ROCK ROAD, ARARAT, VA 24053

911 Address and/or Brief Legal Description of property being transferred: _____

0.36 ACRES, MORE OR LESS

Parcel#: 0011277 AND/OR PIN#: 1342 20 90 8687

Parcel in Present/Land Use Program ☐ Yes ☐ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: JAMES W. HILL, III Date: 2-26-2019

Phone #: 910-862-4176

Fax #: 910-862-4178

Email: jameswhill1111@embarqmail.com

****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

Delinquent Taxes: 0 Deferred Taxes: 0

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Russ Date: 2/27/19

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL bctax@bladenco.org

REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT

Following an auction conducted by United Country Blue Ridge Land & Auction ("Firm"), Buyer has become the high bidder of the Property described below. For valuable consideration, Buyer offers to purchase and Seller agrees to sell and convey the Property on the terms and conditions of this Real Property Auction Purchase and Sale Contract (the "Contract").

1. PARTIES; PROPERTY DESCRIPTION; PURCHASE PRICE; AND CLOSING.

(a) "Seller": Jonathan Large

(b) "Buyer": _____

(c) "Property": Street Address: 3 Lots on NC Hwy 53
 City: Elizabethtown Zip: 28337 County: Bladen, NC
 Lot/Unit _____, Block/Section _____, Subdivision/Condominium _____
 Plat Book/Slide _____ at Page(s) _____ PIN/PID: _____
 Other description: _____
 Some or all of the Property may be described in Deed Book _____ at Page _____
 Government authority over taxes, zoning, school districts, utilities, and mail delivery may differ from address.
 The Property shall include all the above real estate described together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in paragraphs 2 and 3 below.

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

Mineral rights ☒ are ☐ are not included.

Timber rights ☒ are ☐ are not included.

The Property ☐ will ☐ will not include a manufactured (mobile) home(s).

The Property ☐ will ☐ will not include an off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit. If a manufactured home(s) or an off-site or separate septic lot, boat slip, garage, parking space, or storage unit is included, Buyer and Seller are strongly encouraged to provide details by using the Additional Provisions Addendum (Form 2A11-T).

(d) "Purchase Price": \$ _____ paid in U.S. Dollars upon the following terms:

\$ 5,000.00 EARNEST MONEY DEPOSIT as ☐ cash ☐ personal check ☐ official bank check
☐ wire transfer ☐ electronic transfer

\$ _____ BALANCE of the Purchase Price in cash at Closing (some or all of which may be paid with the proceeds of a new loan)

(i) Buyer must deliver the Earnest Money Deposit to _____ ("Escrow Agent") either ☐ on the Effective Date or ☐ within five (5) days after the Effective Date. The Earnest Money Deposit shall be held by Escrow Agent and applied as part payment of the purchase price of the Property at Closing or disbursed as otherwise provided by this Contract. If the parties agree that Buyer will pay by electronic or wire transfer, Seller agrees to cooperate in effecting such transfer, including the establishment of any necessary account and providing any necessary information to Buyer, provided, however, Buyer shall be responsible for additional costs, if any, associated with such transfer.

(ii) Should Buyer fail to timely deliver the Earnest Money Deposit, or should any check or other funds paid by Buyer be dishonored, for any reason, Buyer shall have one (1) banking day after written notice to deliver cash, official bank check, wire transfer or electronic transfer to the payee. If Buyer does not then timely deliver the required funds, Seller shall have the right to terminate this Contract upon written notice to Buyer, and Seller shall be entitled to recover the Earnest Money Deposit. Seller may also seek any additional remedies allowed for dishonored funds.

(e) "Closing Date" (See paragraph 8 for details): 11/24/25

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.



NOTE: In the event of a dispute between Seller and Buyer over the return 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.

2. FIXTURES:

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

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:

3. PERSONAL PROPERTY: The following personal property shall be transferred to Buyer at no value at Closing:

4. RESTRICTIVE COVENANTS: Prior to signing this 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 Addendum (standard form 2A12-T) prior to signing this Contract and include it as an addendum hereto.

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 11/24/2025 (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 one party is ready, willing and able to complete Closing on the Closing Date ("Non-Delaying Party") but it is not possible for the other party to complete Closing by the Closing Date ("Delaying Party"), the Delaying Party shall be entitled to a delay in Closing and shall give as much notice as possible to the Non-Delaying Party and closing attorney. If the Delaying Party fails to complete Closing within seven (7) days of the Closing Date (including any amended Closing Date agreed to in writing by the parties), 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.

SAMPLE

9. **POSSESSION:** Possession, including all means of access to the Property (keys, codes including security codes, garage door openers, electronic devices, etc.), 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, with Seller responsible for the prorated amounts of any taxes and dues through 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.

SAMPLE

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)

☒ **Vacant Land Disclosure**

☒ **Cooperative Compensation Agreement (Form 220)**

☒ **Owners' Association Disclosure and Addendum**

(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

☒ (specify name of association): Tall Pine Street HOA whose regular assessments ("dues") are \$ 100.00 per year. The name, address and telephone number of the president of the owners' association or the association manager is: Jonathan Large, HOA President. 276-692-6566

Owners' association website address, if any: _____

☐ (specify name of association): _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager is: _____

(f) **Other:** \$300 initiation fee for pier access

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.

The parties agree that any action between them relating to the transaction contemplated by this Contract may be conducted by electronic means, including the signing of this Contract by one or more of them and any notice or communication given in connection with this Contract. Any written notice or communication may be transmitted to any mailing address, e-mail address or fax number set forth in the information section below. Any notice or communication to be given to a party herein, and any fee, deposit or other payment to be delivered to a party herein, may be given to the party or to such party's agent. Delivery of any notice to a party via means of electronic transmission shall be deemed complete at such time as the sender performs the final act to send such transmission, in a form capable of being processed by the receiving party's system, to any electronic address provided in the agent information below or provided by Seller or Buyer. Seller and Buyer agree that the notice information and earnest money acknowledgment below shall not constitute a material part of this Contract, and that the addition or modification of any information therein shall not constitute a rejection of an offer or the creation of a counteroffer.

SAMPLE

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 may be 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.

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.

20. REMEDIES:

(a) **Breach by Seller:** In the event of material breach of this Contract by Seller, Buyer may elect to terminate this Contract as a result of such breach, and shall be entitled to the return of all earnest monies, but such return shall not limit any other damages available to Buyer for such breach. This provision shall not limit any other remedies available to Buyer.

(b) **Breach by Buyer:** In the event of breach of this Contract by the Buyer, all earnest monies shall be forfeited to Seller, but such forfeiture shall not limit any other damages available to Seller for such breach. This provision shall not limit any other remedies available to Seller.

(c) **Attorneys' Fees:** If legal proceedings are brought by Buyer or Seller against the other, the parties agree that a party shall be entitled to recover reasonable attorneys' fees to the extent permitted under N.C. Gen. Stat. § 6-21.2.

NOTE: A party seeking recovery of attorneys' fees under N.C. Gen. Stat. § 6-21.2 must first give written notice to the other party that they have five (5) days from the mailing of the notice to pay the outstanding amount(s) without the attorneys' fees.

[THIS SPACE INTENTIONALLY LEFT BLANK]

SAMPLE

NC REALTORS® 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.

This Contract shall become effective on the date that: (1) the last one of Buyer and Seller has signed this offer, and (2) such signing is communicated to the party making the offer ("Effective Date"). Buyer's failure to timely deliver any fee, deposit or other payment provided for herein shall not prevent this offer from becoming a binding contract, provided that any such failure shall give Seller certain rights to terminate the contract as described herein or as otherwise permitted by law.

BUYER:

_____(SEAL)

Date: _____

_____(SEAL)

Date: _____

Entity Buyer:

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

By: _____

Name: _____

Title: _____

Date: _____

SELLER:

_____(SEAL)

Jonathan Large

Date: _____

_____(SEAL)

Date: _____

Entity Seller:

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

By: _____

Name: _____

Title: _____

Date: _____

SAMPLE

WIRE FRAUD WARNING

TO BUYERS: BEFORE SENDING ANY WIRE, YOU SHOULD CALL THE CLOSING ATTORNEY'S OFFICE TO VERIFY THE INSTRUCTIONS. IF YOU RECEIVE WIRING INSTRUCTIONS FOR A DIFFERENT BANK, BRANCH LOCATION, ACCOUNT NAME OR ACCOUNT NUMBER, THEY SHOULD BE PRESUMED FRAUDULENT. DO NOT SEND ANY FUNDS AND CONTACT THE CLOSING ATTORNEY'S OFFICE IMMEDIATELY.

TO SELLERS: IF YOUR PROCEEDS WILL BE WIRED, IT IS RECOMMENDED THAT YOU PROVIDE WIRING INSTRUCTIONS AT CLOSING IN WRITING IN THE PRESENCE OF THE ATTORNEY. IF YOU ARE UNABLE TO ATTEND CLOSING, YOU MAY BE REQUIRED TO SEND AN ORIGINAL NOTARIZED DIRECTIVE TO THE CLOSING ATTORNEY'S OFFICE CONTAINING THE WIRING INSTRUCTIONS. THIS MAY BE SENT WITH THE DEED, LIEN WAIVER AND TAX FORMS IF THOSE DOCUMENTS ARE BEING PREPARED FOR YOU BY THE CLOSING ATTORNEY. AT A MINIMUM, YOU SHOULD CALL THE CLOSING ATTORNEY'S OFFICE TO PROVIDE THE WIRE INSTRUCTIONS. THE WIRE INSTRUCTIONS SHOULD BE VERIFIED OVER THE TELEPHONE VIA A CALL TO YOU INITIATED BY THE CLOSING ATTORNEY'S OFFICE TO ENSURE THAT THEY ARE NOT FROM A FRAUDULENT SOURCE.

WHETHER YOU ARE A BUYER OR A SELLER, YOU SHOULD CALL THE CLOSING ATTORNEY'S OFFICE AT A NUMBER THAT IS INDEPENDENTLY OBTAINED. TO ENSURE THAT YOUR CONTACT IS LEGITIMATE, YOU SHOULD NOT RELY ON A PHONE NUMBER IN AN EMAIL FROM THE CLOSING ATTORNEY'S OFFICE, YOUR REAL ESTATE AGENT OR ANYONE ELSE.

SAMPLE

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

Date: _____

Escrow Agent: _____

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: **Matthew Gallimore** Real Estate License #: **311692**

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

Individual Listing Agent Phone #: **(540)745-2005** Fax #: _____ Email: **gallimore.matt@gmail.com**

Firm Name: **United Country Blue Ridge Land & Auction**
Acting as ☐ Seller's (sub) Agent ☐ Dual Agent

PO Box 234

Firm Mailing Address: **Floyd, VA 24091**

NCAL Firm License #: **C35716**

BID CALLER INFORMATION:

Auctioneer (Bid Caller) Name: **Matt** NCAL License #: **10250**

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: **3 Lots on NC Hwy 53, Elizabethtown, NC 28337**

Buyer:

Seller: **Jonathan Large**

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
-----	----	----

- | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Non-dwelling structures on the Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe: | | | |
| 2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Erosion, sliding, soil settlement/expansion, fill or earth movement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Communication, power, or utility lines..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Pipelines (natural gas, petroleum, other)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Landfill operations or junk storage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal | | | |
| 8. Drainage, grade issues, flooding, or conditions conducive to flooding | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Gravesites, pet cemeteries, or animal burial pits..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Well(s)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Potable <input type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no | | | |
| depth _____; shared (y/n) _____; year installed _____; gal/min _____ | | | |
| 12. Septic System(s)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes: Number of bedrooms on permit(s) _____ | | | |
| Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____ | | | |
| Tank capacity _____ | | | |
| Repairs made (describe): _____ | | | |
| Tank(s) last cleaned: _____ | | | |
| If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Other Septic Details: _____ | | | |

Page 1 of 4

STANDARD FORM 142

Revised 7/2025

© 7/2025



This form approved by:

NC REALTORS®

Seller Initials AL

Buyer Initials _____



- | | Yes | No | NR |
|--|--------------------------|--------------------------|-------------------------------------|
| 13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
If yes, please describe: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

B. Legal/Land Use Aspects

- | | | | |
|--|--|--|--|
| 1. Current or past title insurance policy or title search..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Copy of deed(s) for property..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Government administered programs or allotments..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Rollback or other tax deferral recaptures upon sale..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Litigation or estate proceeding affecting ownership or boundaries..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Notices from governmental or quasi-governmental authorities related to the property.. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Private use restrictions or conditions, protective covenants, or HOA.....
If yes, please describe: <u>Tallpine St HOA</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Recent work by persons entitled to file lien claims.....
If yes, have all such persons been paid in full
If not paid in full, provide lien agent name and project number: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Jurisdictional government land use authority:
County: <u>Bladen</u> City: <u>White Lake</u> | | | |
| 10. Current zoning: <u>H-36.17</u> | | | |
| 11. Fees or leases for use of any system or item on property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Access (legal and physical) other than by direct frontage on a public road
Access via easement.....
Access via private road
If yes, is there a private road maintenance agreement? <input type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/>
<input type="checkbox"/> | <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> | <input type="checkbox"/>
<input type="checkbox"/> |
| 14. Solar panel(s), windmill(s), cell tower(s).....
If yes, please describe: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

C. Survey/Boundary Aspects

- | | | | |
|---|---|--|--|
| 1. Current or past survey/plat or topographic drawing available..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Approximate acreage: <u>36.11.17</u> | | | |
| 3. Wooded Acreage <u>2/3</u> ; Cleared Acreage <u>1/3</u> | | | |
| 4. Encroachments..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Public or private use paths or roadways rights of way/easement(s).....
Financial or maintenance obligations related to same | <input type="checkbox"/>
<input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> | <input type="checkbox"/>
<input type="checkbox"/> |
| 6. Communication, power, or other utility rights of way/easements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Railroad or other transportation rights of way/easements..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Conservation easement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Property Setbacks <u>60 on side 20 on Back and Front</u>
If yes, describe: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Septic Easements and Repair Fields | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Any Proposed Easements Affecting Property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....
If yes, please describe: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

D. Agricultural, Timber, Mineral Aspects

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

E. Environmental Aspects

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

F. Utilities

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

<input checked="" type="checkbox"/> Water (describe): <u>Town of White Lake</u>
<input checked="" type="checkbox"/> Sewer (describe): <u>Town of White Lake</u>
<input checked="" type="checkbox"/> Gas (describe): <u>Piedmont Natural Gas</u>
<input type="checkbox"/> Electricity (describe): _____
<input checked="" type="checkbox"/> Cable (describe): <u>Spectrum</u>

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

Explanation Sheet for Vacant Land Disclosure Statement

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

[illegible]

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

Buyer: _____ Date: _____

Seller: Thurman Date: 8/19/20

Jonathan Large

Buyer: _____ Date: _____

Seller: _____ 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: _____



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:

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

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: **3 Lots on NC Hwy 53, Elizabethtown, NC 28337**

Owner's Name(s): **Jonathan Large**

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: **Jonathan Large**

Date: **8/14/25**

Owner Signature: **[Signature]**

Date: **8/14/25**

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

White Lake



Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

_____ **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Agent's Name

Agent's License No.

Firm Name

REC. 4.27 • 1/1/2022

United Country Blue Ridge Land, 102 S. Locust Street Floyd VA 24091
Matt Gallimore

Phone: 5407452005
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: 5407454401
www.lwolf.com

White Lake

COOPERATING COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

"Seller": Jonathan Large
"Buyer": _____
"Property": 3 Lots on NC Hwy 53, Elizabethtown, NC 28337

- FEE:** (Check Only One) ☒ Seller or ☐ Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: ☐ _____ % of the gross sales price; ☐ A flat fee of \$ _____; or, ☒ Other: 2% of the Gavel/High Bid Price at Auction.
- PAYMENT:** The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement. The Fee will be due and payable to Selling Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.
- TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or August 14, 2025, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller's breach. If Listing Firm has agreed to pay the Fee, Listing Firm will not be obligated to pay if Seller breaches the Contract and Listing Firm is not paid. Buyer signs below only to acknowledge and consent to the Fee.
- MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

DO NOT UPLOAD THIS FORM TO THE MLS OR ATTACH IT TO A PURCHASE CONTRACT. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Listing Firm: <u>United Country Blue Ridge Land & Auction</u> Agent Name (Print): <u>Matthew Gallimore</u> By: _____ (Agent Signature) Date: <u>8-14-2025</u>	Selling Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature) Date: _____
Seller: _____ (Signature) <u>Jonathan Large</u> Date: <u>8/14/25</u> Seller: _____ (Signature) Date: _____ Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____	Buyer: _____ (Signature) Date: _____ Buyer: _____ (Signature) Date: _____ Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____



OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: **3 Lots on NC Hwy 53, Elizabethtown, NC 28337**

Buyer: _____

Seller: **Jonathan Large**

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

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

☒ Name of Association 1: **Tall Pine Street HOA** whose regular assessments ("dues") are \$ **100.00** per **Year**. The name, address and telephone number of the president of the owners' association or the association manager is: **Jonathan Large, HOA President. 276-692-6566**. Owners' association website address, if any: _____

☐ Name of Association 2: _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____. Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Master Insurance Policy | <input checked="" type="checkbox"/> Street Lights |
| <input checked="" type="checkbox"/> Real Property Taxes on the Common Areas | <input type="checkbox"/> Water |
| <input type="checkbox"/> Casualty/Liability Insurance on Common Areas | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Management Fees | <input type="checkbox"/> Private Road Maintenance |
| <input type="checkbox"/> Exterior Building Maintenance | <input type="checkbox"/> Parking Area Maintenance |
| <input type="checkbox"/> Exterior Yard/Landscaping Maintenance | <input type="checkbox"/> Common Areas Maintenance |
| <input type="checkbox"/> Trash Removal | <input type="checkbox"/> Cable |
| <input type="checkbox"/> Pest Treatment/Extermination | <input type="checkbox"/> Internet service |
| <input type="checkbox"/> Legal/Accounting | <input type="checkbox"/> Storm Water Management/Drainage/Ponds |
| <input type="checkbox"/> Recreational Amenities (specify): Beach Area & Pier | <input type="checkbox"/> Gate and/or Security |

☐ Other (specify) _____
☐ Other (specify) _____

3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except: **Initiation dues \$3000.**

Page 1 of 2



This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

Buyer initials _____ Seller initials **JS**



STANDARD FORM 2A12-T
Revised 7/2025
© 7/2025

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except: no

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows: N/A

6. 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, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- 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 parties have read, understand and accept the terms of this Addendum as a part of the Contract.

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.

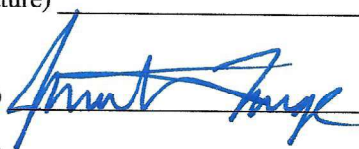
NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL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

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

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

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

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

Seller: (Name) Jonathan Large (Signature)  (Date) 8/27/25

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

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

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