



**Big6 Properties**

**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** – Bernie Glenn Parsons and Karen Dawn Parsons

**AUCTION LOCATION** – Online at [www.BlueRidgeLandandAuction.HiBid.com](http://www.BlueRidgeLandandAuction.HiBid.com)

**AUCTION DATE** – Wednesday, January 28<sup>th</sup>, 2026 at 4 PM

\*\*\* Bids at 4 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.

**AUCTIONEER / BROKER** – Sharon Roseman (Broker / Auctioneer) of United Country – Big6 Properties located at 153 NC-16, Taylorsville, NC 28681 (828-632-2446), (m 828-320-4726) has contracted with “Seller” to offer to sell at public auction certain real property.

**OFFERING** –

**Legally described as:**

Consisting of +/- 2.294 acres and improvements; Parcel ID: 4785-64-3125.000; Deed Book 2925 Page 2123; Plat 56/10

**Address:**

143 Furr Rd, Cleveland, NC, 27013

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, January 28<sup>th</sup>, 2026 at 4 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](mailto: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 or Auctioneer Sharon Roseman at (828) 320-4726.
- 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 & Auction/Big6 Properties** 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 non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to the closing attorney of purchasers choice 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, March 16<sup>th</sup>, 2026**. 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 & Auction/Big6 Properties, 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) **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).

- 18) **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](mailto:BlueRidgeLandandAuction@gmail.com). If these steps have not been completed, a broker referral fee will not be paid.
  
- 19) **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](mailto: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

**Sharon Roseman – United Country Big6 Properties**

**Owner, Real Estate Broker, Auctioneer**

153 NC-16  
Taylorsville, NC 28681  
828-632-2446 office  
828-320-4726

**License #'s**

North Carolina Broker License #	229274
North Carolina Real Estate Firm License #	C31790
North Carolina Auctioneer License #	10467
North Carolina Auction Firm License #	10471
Tennessee Broker License #	376536
Tennessee Real Estate Firm License #	266348

# Aerial



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

# Contour



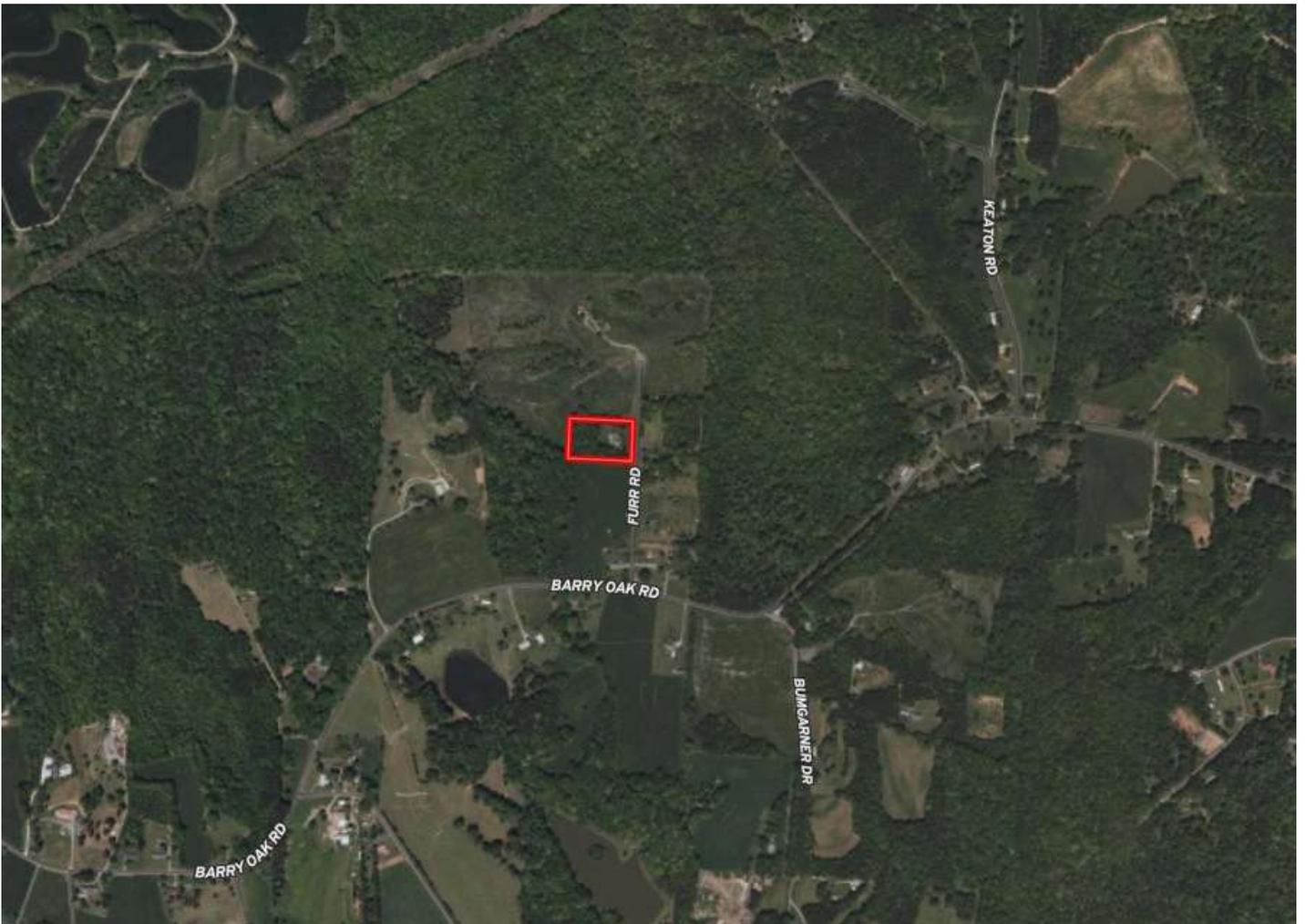
**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***





# Neighborhood

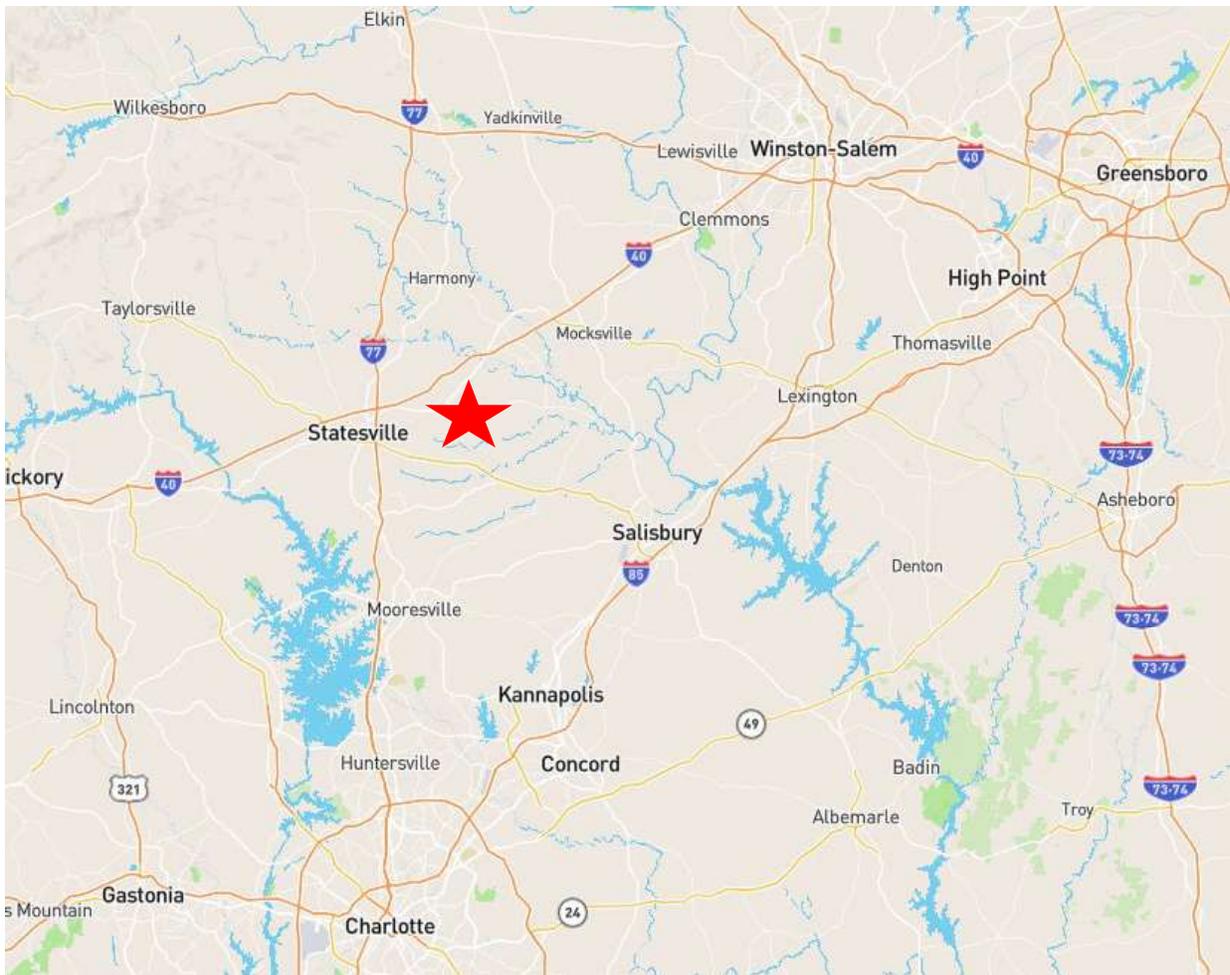
143 Furr Rd,  
Cleveland, NC, 27013



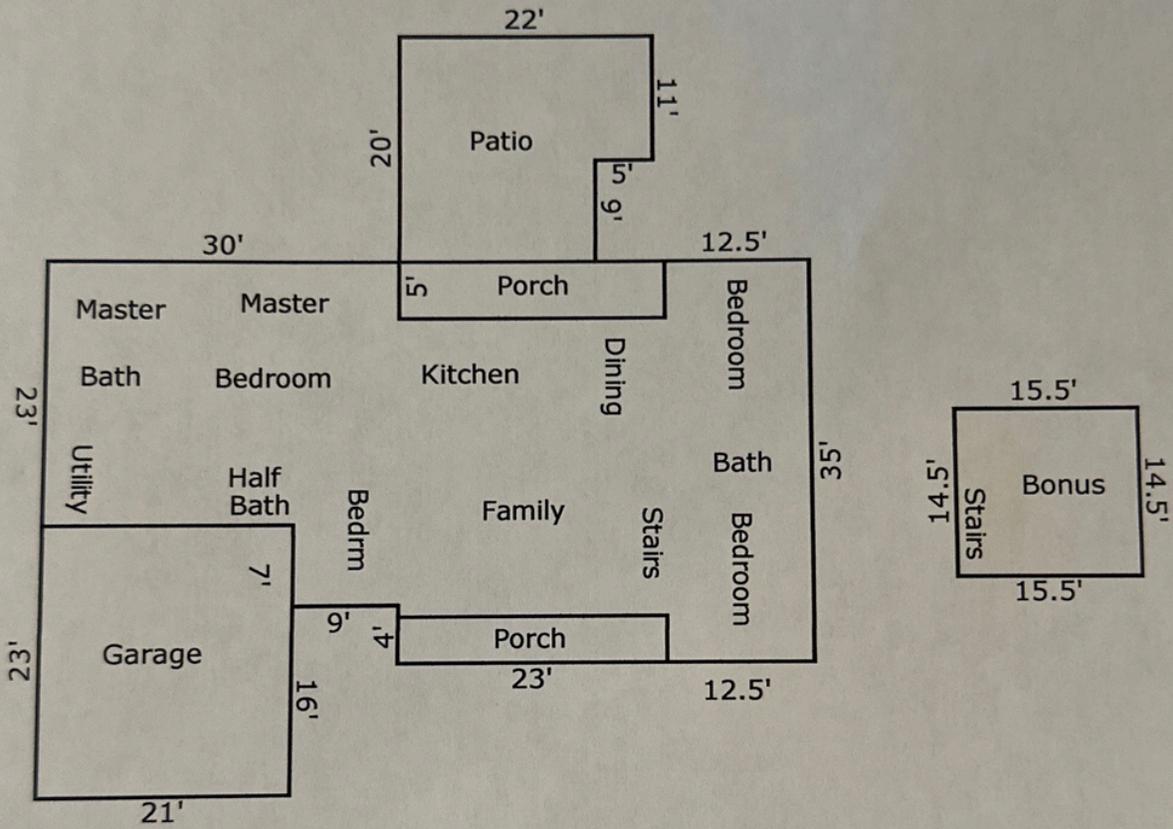


# Location

143 Furr Rd,  
Cleveland, NC, 27013



# GENERAL FLOORPLAN



TOTAL Sketch by a la mode, inc.

## Area Calculations Summary

Living Area	
First Floor	1788.5 Sq ft
Second Floor	224.75 Sq ft
<b>Total Living Area (Rounded):</b>	<b>2013 Sq ft</b>
Non-living Area	
Porch	92 Sq ft
Patio	395 Sq ft
Porch	115 Sq ft
2 Car Attached	483 Sq ft

TREDELL COUNTY

PARSONS BERNIE GLENN PARSONS KAREN DAWN

Return/Appeal Notes:

Parcel: 4785-64-3125 . 000

143 FURR RD  
80093424

PLAT: UNIQ ID  
56/10 2943515  
ID NO: 1305Q00000A015B

ALLCNTY FIRE (100), COUNTY (100), COUNTY FIRE (100), SOLID WASTE (1) CARD NO. 1 of 1

Reval Year: 2023 Tax Year: 2025 L1-2 YATES B HAGER PB-56-10

2.2940 AC SRC=

Appraised by 11 on 01/01/2023 12019 COOL SPRINGS SOUTH

TW-12 CI-FR-52 EX- AT- LAST ACTION 20250623

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION			CORRELATION OF VALUE			
Foundation - 3		USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.07000	CREDENCE TO MARKET	
Continuous Footing	5.00	01	01	2,190	117	128.70	281853	2016	2009	93.0	% GOOD	
Sub Floor System - 4		TYPE: SINGLE FAMILY RESIDENTIAL				SINGLE FAMILY RESIDENTIAL				DEPR. BUILDING VALUE - CARD 262,120		
Plywood	8.00	STYLE: 2 - 1.5 Stories								DEPR. OB/XF VALUE - CARD 1,190		
Exterior Walls - 10										MARKET LAND VALUE - CARD 37,420		
Vinyl/Aluminum Siding	30.00									TOTAL MARKET VALUE - CARD 300,730		
Roofing Structure - 03										TOTAL APPRAISED VALUE - CARD 300,730		
Gable	7.00									TOTAL APPRAISED VALUE - PARCEL 300,730		
Roofing Cover - 10										TOTAL PRESENT USE VALUE - PARCEL 0		
Composite SHG heavy	5.00									TOTAL VALUE DEFERRED - PARCEL 0		
Interior Wall Construction - 6										TOTAL TAXABLE VALUE - PARCEL \$ 300,730		
Custom Interior	26.00									PERMIT		
Interior Wall Construction - 5										CODE DATE NOTE NUMBER AMOUNT		
Drywall/Sheetrock	0.00									ROUT: WTRSHD:		
Interior Floor Cover - 12										SALES DATA		
Hardwood/High End LVP	14.00									RECORD DATE DEED TYPE Q/UV/I INDICATE SALES		
Interior Floor Cover - 15										BOOK PAGE MOYR TYPE Q/UV/I PRICE		
Hard Tile	0.00									02550 1199 4 2018 WD* Q I I 245000		
Heating Fuel - 04										01990 0806 3 2009 WD C V V 0		
Electric	1.00									2003E 0336 4 2003 WB E V V 0		
Heating Type - 10										HEATED AREA 1,932		
Heat Pump/Geothermal	4.00									NOTES		
Air Conditioning Type - 03										SPLIT/COMB'10 HSE 100%'10 PAVING,PATIO'11		
Central	4.00									EYB A		
Bedrooms/Bathrooms/Half-Bathrooms										dj,,, 19		
3/2/1	13.000											
Bedrooms												
BAS - 3 FUS - 0 LL - 0												
Bathrooms												
BAS - 2 FUS - 0 LL - 0												
Half-Bathrooms												
BAS - 1 FUS - 0 LL - 0												
Office												
BAS - 0 FUS - 0 LL - 0	0											
TOTAL POINT VALUE	117.000											
BUILDING ADJUSTMENTS												
Market/Design	03	FACTOR	1.0500									
Quality	3	AVERAGE	1.0000									
Size	Size	SIZE	0.9500									
TOTAL ADJUSTMENT FACTOR	1.000											
TOTAL QUALITY INDEX	117											

Click on image to enlarge

**IREDELL COUNTY**

**PARSONS BERNIE G PARSONS KAREN D**

Return/Appeal Notes: Parcel: 4785-64-7163 . 000

156 FURR RD  
80074816

PLAT: / UNIQ ID 3546593 SPLIT FROM ID 3546591

ALLCNTY FIRE (100), COUNTY (100), COUNTY FIRE (100), SOLID WASTE (2) CARD NO. 1 of 1

ID NO: 1211B00000A016 B

Reval Year: 2023 Tax Year: 2025 PRIVETTE HAGER SR 2528 OFF

5.4030 AC SRC=

Appraised by 55 on 01/01/2023 12019 COOL SPRINGS SOUTH

TW-12 CI-00 FR-52EX- AT- LAST ACTION 20250623

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION				CORRELATION OF VALUE									
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO												
BUILDING ADJUSTMENTS		01	00							% GOOD				DEPR. BUILDING VALUE - CARD 0								
TOTAL ADJUSTMENT FACTOR		TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. OB/XF VALUE - CARD 11,370										
TOTAL QUALITY INDEX		STYLE:										MARKET LAND VALUE - CARD 58,350										
												TOTAL MARKET VALUE - CARD 69,720										
												TOTAL APPRAISED VALUE - CARD 69,720										
												TOTAL APPRAISED VALUE - PARCEL 69,720										
												TOTAL PRESENT USE VALUE - PARCEL 0										
												TOTAL VALUE DEFERRED - PARCEL 0										
												TOTAL TAXABLE VALUE - PARCEL \$ 69,720										
PERMIT																						
		CODE	DATE	NOTE	NUMBER	AMOUNT																
		ROUT: WTRSHD:																				
SALES DATA																						
OFF. RECORD	DATE	DEED TYPE	Q/U/V/I	INDICATE SALES PRICE																		
BOOK	PAGE	MOYR																				
02731	1998	9	2020	WD*	O	V											79000					
02730	1085	9	2020	WD	E	V											25000					
HEATED AREA																						
NOTES																						
SPLIT'21																						
SUBAREA		GS AREA	RPL CS	CODE	DESCRIPTION	COUNT	LT	HT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE				
FIREPLACE				D8	MH SITE		0	0	2	5,200.00	100.00	-	1974	1976	S0		100	10400				
SUBAREA TOTALS				24	SHED		18	30	540	6.00	100.00	-	1988	1999	S5		30	970				
TOTAL OB/XF VALUE 11,370																						
BUILDING DIMENSIONS																						
LAND INFORMATION																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
RURAL AC	0120	RA	602	0	1.3500	4	1.0700	+12	+00	+00	+00	-05	TOPO	RP	7,500.00	5.403	AC	1,440	10,800.00	58352	0	
TOTAL MARKET LAND DATA													5.403					58,350				
TOTAL PRESENT USE DATA																						

BK 2731 PG 1998 - 2000

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$158.00 **No Title Opinion Rendered/No Closing Held**  
Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: **Kathleen L. Vogel, Attorney 139A East Broad Street, Statesville, NC 28677**

Brief description for the Index: **+/- 5.403 Acres Furr Rd. Statesville, NC**

THIS DEED made this 3<sup>rd</sup> day of September, 2020, by and between

GRANTOR	GRANTEE
<b>MITCHELL PRIVETTE, single</b>	<b>BERNIE G. PARSONS and spouse, KAREN D. PARSONS</b>
<b>156 Furr Road Cleveland, NC 27013</b>	<b>143 Furr Road Cleveland, NC 27013</b>

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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Cool Spring Township, Iredell County, North Carolina and more particularly described as follows:

**See attached Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2730, page 1085.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

Page 1 of 3

NC Bar Association Form No. 3 © Revised 7/2013  
Printed by Agreement with the NC Bar Association

This standard form has been approved jointly by:  
North Carolina Bar Association – NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. – Standard Form 3

R.O.T.C.

Page Count: **3**  
 NS  PQ  SI

**EXHIBIT A**

**A portion of Iredell County PIN: 4785-63-7944.000**

**BEGINNING** at an existing iron rod in the eastern line of the hereinafter described tract of land, said iron rod being the Southwest corner of Danny Reid Swicegood, now or formerly, said iron rod also being the Northwest corner of Joe Pearson Cashion, now or formerly, thence along Joe Pearson Cashion's western property line South 07° 30' 00" West 40.00 feet to a new iron rod set; thence South 07° 30' 00" West 152.50 feet to a new iron rod set; thence North 84° 18' 20" West 386.93 feet to a new iron rod set in the western margin of Furr Road; thence along the western margin of Furr Road North 05° 44' 00" East 142.00 feet to an existing iron rod, thence along the western margin of Furr Road North 05° 44' 00" East 460.00 feet to an existing iron rod, the Southwest corner of Yates B. Hager, now or formerly; thence South 84° 15' 28" East 390.52 feet to an existing iron rod, said iron rod being in the western line of Danny Reid Swicegood; thence South 05° 24' 23" West 409.27 feet to an existing iron rod, the point and place of **BEGINNING**, containing 5.403 acres, more or less, as shown on a survey dated January 16, 2020 and drawn by Dale B. Hildebrand, NC PLS L-2861.

**For back title see Deed Book 534, page 39, Iredell County Registry and Deed Book 2730, page 1085, Iredell County Registry; see also Estate File No. 13 E 964, in the Office of the Clerk of Court for Iredell County.**

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:

1. Any and all Easements, Rights of Way, and Restrictions of Record.
2. Any and all Zoning and Planning Ordinances.

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

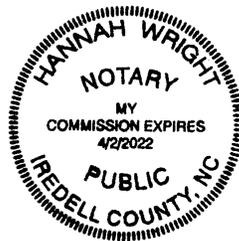
Mitchell Privette (SEAL)  
MITCHELL PRIVETTE, single

State of NORTH CAROLINA - County or City of IREDELL

I, the undersigned Notary Public of the County or City of IREDELL and State aforesaid, certify that MITCHELL PRIVETTE 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 3<sup>rd</sup> day of September, 2020.

My Commission Expires: 4/2/22

(Affix Seal)



Hannah Wright  
HANNAH WRIGHT, Notary Public

**Excise Tax: \$00.00**

**Recording Information**

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**This Deed was prepared by: Tamara A. Fleming, a licensed North Carolina attorney.  
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Mail to: Grantees @ 143 Furr Rd., Cleveland, NC 27013  
Property Address: 143 Furr Rd., Cleveland, NC 27013  
Tax Parcel: 4785-64-3125.00**

## **WARRANTY DEED**

**THIS DEED** made this 24 day of May, 2022, by and between **Steven C. Parsons & wife, Amy Parsons (½ undivided interest) (Grantor Address: 6685 Five Forks Rd., Louisa, KY 41230) and Bernie Glenn Parsons (½ undivided interest) (Grantee Address: 143 Furr Rd, Cleveland, NC 27013)**; hereinafter referred to as the GRANTORS, to **Bernie Glenn Parsons & wife, Karen Dawn Parsons (Grantee Address: 143 Furr Rd., Cleveland, NC 27013)**; hereinafter referred to as the GRANTEES;

### **WITNESSETH:**

**THE GRANTORS**, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES as tenants by the entireties in fee simple all of land situated (the "property") in Cool Springs Township, Iredell County, North Carolina, and more particularly described on attached "**Exhibit A.**"

**TO HAVE AND TO HOLD** the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

**THE GRANTORS COVENANT** with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

**Title to the property is subject to the following exceptions:**

Easements and restrictions of record.

All or a portion of the property herein conveyed ✓ includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

The terms GRANTORS and GRANTEEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTOR \_\_\_\_\_ : has executed the foregoing the day and year first above written.

GRANTORS:

Steven Parsons (SEAL)  
Steven C. Parsons

Amy Parsons (SEAL)  
Amy Parsons

\*\*\*\*\*

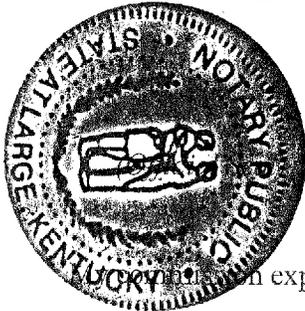
STATE OF Kentucky

COUNTY OF Lawrence

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Steven C. Parsons & Amy Parsons

This 24th day of May, 2022.



Chris Jabe  
Official Signature of Notary Public #614125

Chris Jabe  
Notary's printed or typed name, Notary Public

Commission expires: 01-05-2023

IN WITNESS WHEREOF, the GRANTOR has executed the foregoing the day and year first above written.

**GRANTORS:**

*Bernie Glenn Parsons* (SEAL)  
**Bernie Glenn Parsons**

\*\*\*\*\*

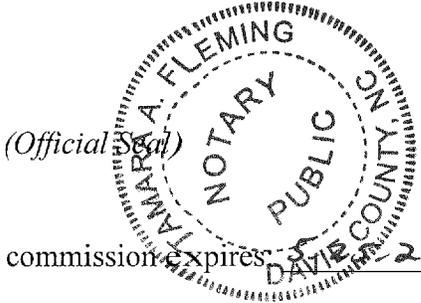
STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

**Bernie Glenn Parsons**

This 7 day of June, 2022.



*Tamara A. Fleming*

Official Signature of Notary Public

Tamara A. Fleming  
Notary's printed or typed name, Notary Public

**EXHIBIT "A"**

BEING all of Lots 1 and 2 of a revision of a Minor Subdivision for Yates B. Hager as the same is platted, planned and recorded in Plat Book 56 at Page 10 of the Iredell County Registry and being more particularly described as follows:

BEGINNING at an existing iron pin located in the western right of way margin of SR 2528 (Furr Road), a common corner of Jessie Monroe Riggs (Deed Book 705, Page 368, Iredell County Registry) and Yates B. Hager (now or formerly) (Deed book 483, Page 122, Iredell County Registry), said point also being located North 03-34-05 East 802.52 feet of a p.k. nail in the centerline of SR 2305; AND RUNNING THENCE FROM SAID BEGINNING POINT, North 83-48-22 West 399.88 feet to an existing iron pin in the line of Yates Hager (now or formerly); thence a new line of Hager, North 05-45-39 East 250.00 feet to an iron pin set in the line of Hager; thence another new line of Hager, South 83-48-22 East 399.88 feet to an iron pin set in the western right of way margin of SR 2528 (Furr Road); thence with the western right of way margin of SR 2528 (Furr Road), South 05-45-39 West 250.00 feet to the point and place of BEGINNING.

Property Address: 143 Furr Road, Cleveland, NC 27013

Parcel ID: 4785-64-3125.000

FILED FOR REGISTRATION

Doc ID: 04100004  
Recorded: 02/25/2009 at 11:43:14 AM  
Fidelity County, Page 1 of 1  
Brenda D Bell Register of Deeds  
BK 56 Pg 10 COUNTY

BY: Yates B. Hager 2-26-09

Deed's Statement  
I, the undersigned, certify that I am (as one) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I have obtained the necessary approvals and consents of the appropriate governmental entities to establish minimum setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.  
I (we) further certify that:  
a) All restrictions which will be violated by the requested subdivision have been approved for by there are no governmental regulations of any kind, other than those which have been approved for by the Iredell County Subdivision Ordinance, which will be violated by the requested subdivision and  
b) I understand that enforcement of deed restrictions and other restrictions is the responsibility of the parties of Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

Yates B. Hager  
North Carolina  
Notary Public  
My Commission Expires: October 14, 2012

STATE OF NORTH CAROLINA  
I, Joseph W. Rayner, a Notary Public for North Carolina, do hereby certify that Yates B. Hager, owner of the land shown on this Plat, personally appeared before me this day, and acknowledged the execution of the foregoing instrument.  
Witness my hand and official seal, this 26th day of February, 2009.

North Carolina  
Notary Public  
My Commission Expires: October 14, 2012

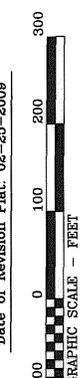
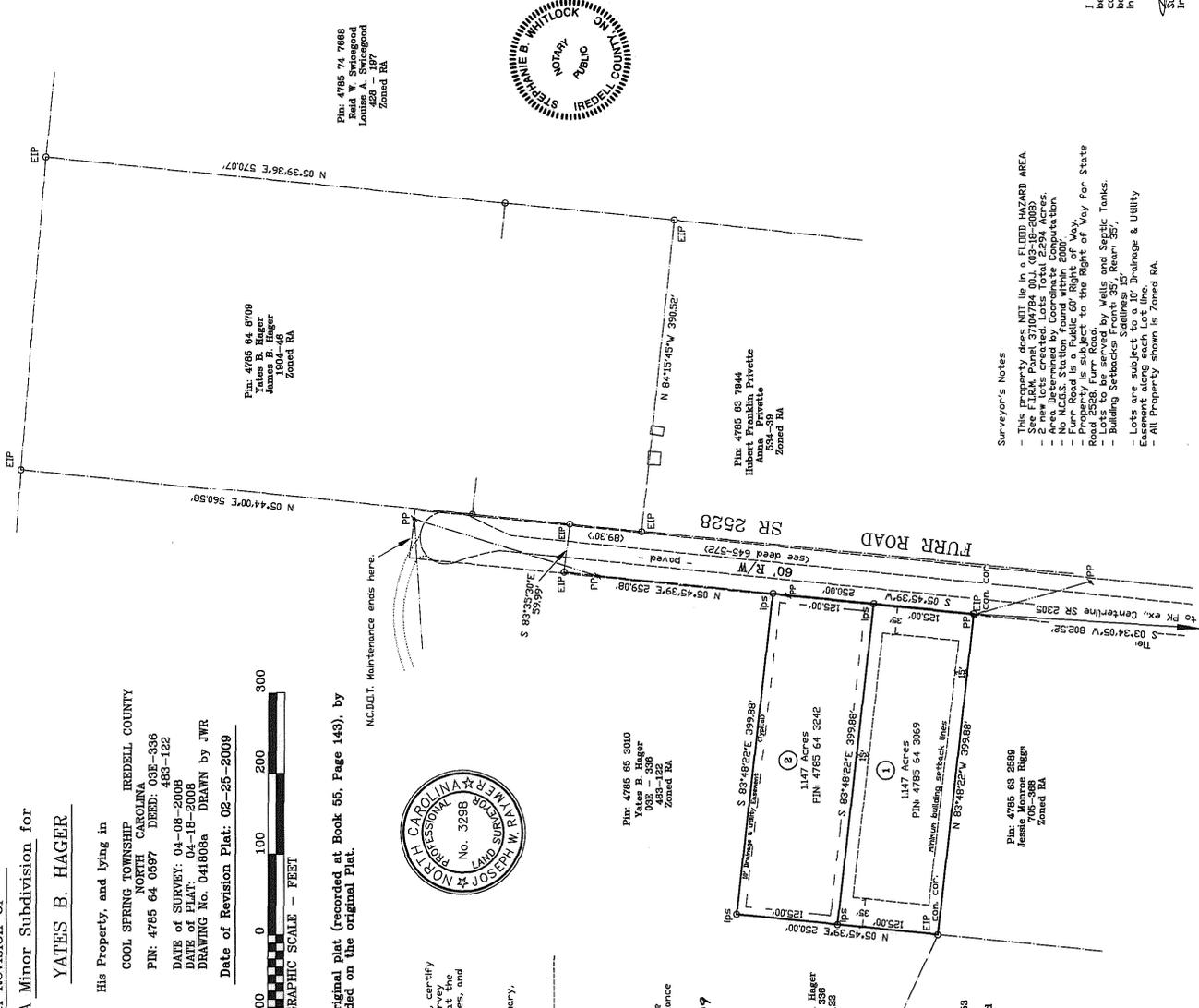
Veteran's Statement  
I, Joseph W. Rayner, do hereby certify that I do lie within the V.S. 4 Protected Area of the South Yadkin River Basin as designated by the North Carolina Division of Environment and Natural Resources on the Mastered Protection Map of Iredell County.  
Subdivision Administrator, Iredell County  
Date: 2-26-09

Review Officer Certification  
State of North Carolina  
County of Iredell  
I, Joseph W. Rayner, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Review Officer  
Date: 2-26-09

Iredell County Health Department Disclaimer  
As of the date of this recording, the lots represented hereon have not been inspected by the Iredell County Health Department. Until inspected, there is no assurance that a building permit will be issued.

I hereby certify that the subdivision plat shown hereon has been approved by the Iredell County Health Department. The county of Iredell, North Carolina and that this plat has been approved by the registrar of deeds of Iredell County.  
Subdivision Administrator  
Date: 2-26-09

Surveyor's Notes  
- This property does NOT lie in a FLOOD HAZARD AREA. See FIRM Panel 3704784 00L 03-18-2008.  
- Area Determined by Coordinate Computation.  
- No N.C.G.S. Station Found within 2000'.  
- Property is subject to Public Right of Way.  
- Road 2528 Furr Road.  
- Lots to be served by Wells and Septic Tanks.  
- Building Setback: Sidelines 15'.  
- Lots are subject to a 10' Drainage & Utility Easement.  
- All Property shown is Zoned RA.



Plat Purpose  
The Purpose of this plat is to correct the original plat (recorded at Book 55, Page 143), by including Lot Numbers, which were not included on the original Plat.

NCBBLT: Maintenance ends here.



Surveyor's Statement  
I, Joseph W. Rayner, Professional Land Surveyor, certify that I have personally surveyed and supervised the performance of the survey shown on this plat, and that the boundaries not surveyed are shown as broken lines, and that this map conforms to G.S. 47-59 as amended.  
Date of Precision 1 / 11/044  
Witness my hand and seal this 25th day of February, 2009.  
Joseph W. Rayner, PLS  
268 Absher Farm Loop  
Statesville, NC. 28685

Surveyor's Statement  
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
I, Joseph W. Rayner, do hereby certify that I do lie within the V.S. 4 Protected Area of the South Yadkin River Basin as designated by the North Carolina Division of Environment and Natural Resources on the Mastered Protection Map of Iredell County.  
Subdivision Administrator, Iredell County  
Date: 02-25-2009

Yates B. Hager  
088 - 389  
489-123  
Zoned RA

Pin: 4785 65 3010  
Yates B. Hager  
088 - 389  
489-123  
Zoned RA

Pin: 4785 63 7844  
Robert Franklin Private  
484-39  
Zoned RA

Pin: 4785 63 2589  
Jessie Monroe Rugs  
705-988  
Zoned RA

Pin: 4785 63 8863  
Briana M. Boyd  
Shannon O. Boyd  
508-989  
Zoned RA

Legend  
EIP - Existing Iron pin  
IPS - Iron pin set  
CPT - Computed point  
GNS - Geodetic Network Station  
PK - Parkway-Kaydon Nail  
MN - Meg Nail  
PP - Power/Utility Pole  
VM - Water Meter  
VMT - Water Meter Transformer  
CATV - Cable TV Pedestal  
PM - Padmount Transformer  
ST - Septic Tank  
MH - Manhole  
---X--- Overhead Elec. Line  
---X--- Fence

**IREDELL COUNTY HEALTH DEPARTMENT**

STATESVILLE 704-878-5305

MOORESVILLE 704-664-5281

**IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM INSPECTION**

PERMIT # 1597154 PIN # 4785-64-0597 DATE 3/25

OWNER or APPLICANT Donald and Michelle Johnson PHONE: Business \_\_\_\_\_

OWNER or APPLICANT ADDRESS 139 S. Gorman Lane, Statesville

LOCATION / DIRECTIONS 44 E. Gary Rd. Turn rd 1/2 mi. on left

SUBDIVISION \_\_\_\_\_ BLOCK / SECTION \_\_\_\_\_ LOT # 1 LOT AREA 2+42 DESIGN FLOW 360 L.T.A.R. 12

Septic Tank Gallons: STB 100 Date 4-25-09  New System  Repair  Expansion System Type I III IV V VI

Pump Tank Gallons: P.T. \_\_\_\_\_ Date \_\_\_\_\_

Pump Make \_\_\_\_\_ Model \_\_\_\_\_

Nitrification Field No Fields 4 Linear Feet 450

Trench Width 36" Max. Trench Bottom Depth 36" Gravel Depth \_\_\_\_\_

Comments / Conditions Unknown See head of Bill

Water Supply  Private  Public

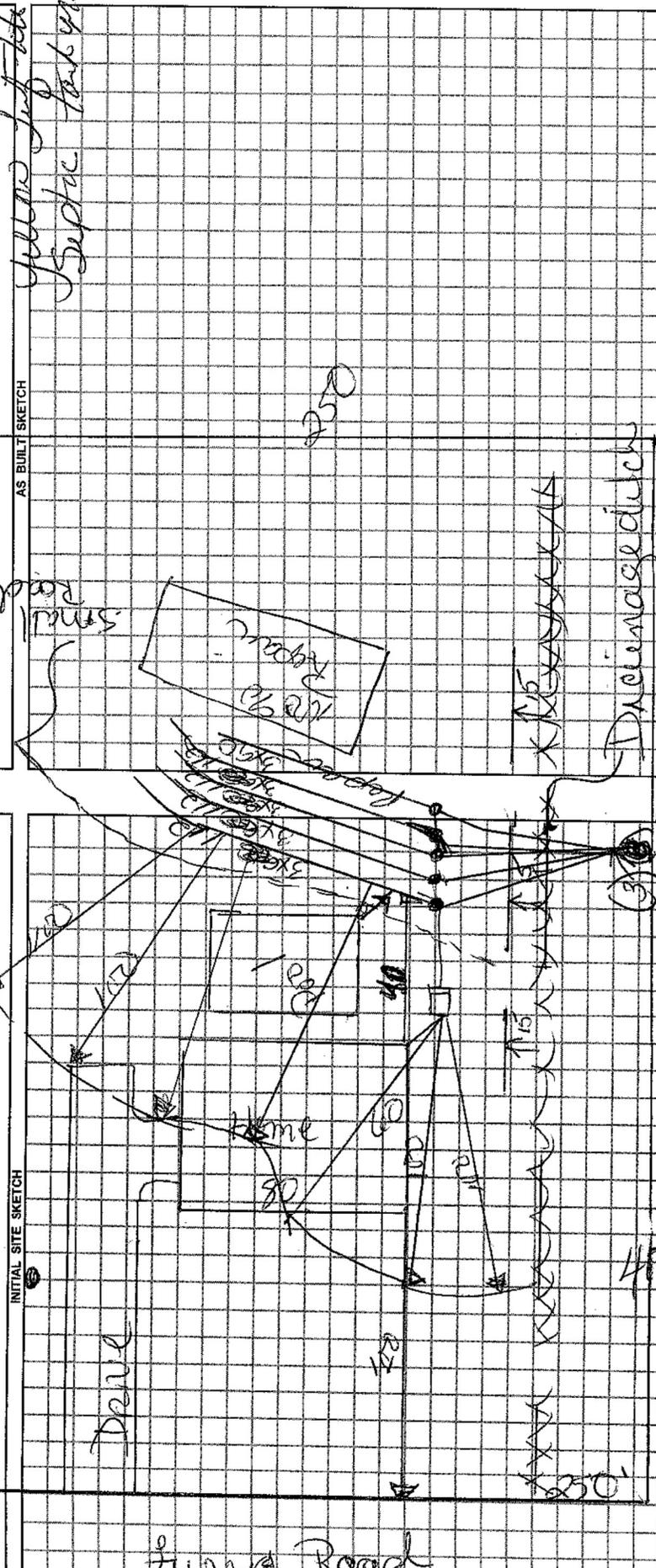
Residence  Business  Other  Slab  Basement w/plumbing  Basement w/o plumbing

No. Bedrooms 3 No. Persons \_\_\_\_\_ No. Employees \_\_\_\_\_ No. Crawlspace \_\_\_\_\_

Comments / Conditions Install on location all outdoor

Septic tank

Septic tank system



Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made to the installation of the system.

IMPROVEMENT PERMIT w/ plat valid without expiration.  IMPROVEMENT PERMIT w/ site plan valid for 60 mos.

Owner / Applicant Signature: Michelle Johnson Date 3/25/09

Installation by: Calvin Deaton Date 4-21-09

Operation Permit by: Calvin Deaton Date 4-21-09

Existing System Inspected by: \_\_\_\_\_ Date \_\_\_\_\_

WHITE COPY Environmental Health YELLOW COPY (Final) Owner / Applicant PINK COPY (Initial) Owner / Applicant

**YOU SHOULD CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION.**

REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT

United Country Real Estate

Following an auction conducted by Big6 Properties 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": Bernie Parsons, Karen Parsons

(b) "Buyer": \_\_\_\_\_

(c) "Property": Street Address: 143 Furr Rd

City: Cleveland Zip: 27013 County: Iredell, NC

Lot/Unit \_\_\_\_\_, Block/Section \_\_\_\_\_, Subdivision/Condominium \_\_\_\_\_

Plat Book/Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_ PIN/PID: 4785-64-3125

Other description: Home and +/-2.29 acres

Some or all of the Property may be described in Deed Book 2925 at Page 2123

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": \$ TBD 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

\$ TBD 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 TBD ("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): 45 days from contract

**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.**



NC REALTORS®

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



STANDARD FORM 620-T

Revised 7/2024

© 7/2025

# Sample

**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:  
n/a

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: Generator does not convey, but home is wired for a generator

**3. PERSONAL PROPERTY:** The following personal property shall be transferred to Buyer at no value at Closing:  
Hot tub, Refrigerator, dishwasher, Range, Microwave

**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.

On or before 45 days from contract

**8. CLOSING:** The closing shall take place on \_\_\_\_\_ (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 As Buyer requests. 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.

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)

**Form 220 Broker Compensation agreement**

**From 610 Buyer's Premium Agreement**

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

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: \_\_\_\_\_

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

(f) **Other:**

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

**14. ENTIRE AGREEMENT; NOTICE:** This Contract constitutes the sole and entire agreement of the parties hereto and there are no representations, inducements or other provisions other than those expressed herein. No modification shall be binding unless in writing and signed by all parties hereto.

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]



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)

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: Paula A Price **Sharon C Roseman** Real Estate License #: 297094 229274

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

SharonCRoseman@gmail.com

Individual Selling Agent Phone #: (828) 855-6124 Fax #: 828-635-7363 Email: paulapricebroker@gmail.com

Firm Name: Big6 Properties  
Acting as  Seller's (sub)Agent  Buyer's Agent  Dual Agent

Firm Mailing Address: Big6 Properties: 153 NC 16N Taylorsville NC 28681

NCAL Firm License #: 10471

**LISTING AGENT INFORMATION:**

Individual Listing Agent: Paula A Price **Sharon C Roseman** Real Estate License #: 297094 229274

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

SharonCRoseman@gmail.com

Individual Listing Agent Phone #: (828) 855-6124 Fax #: (828) 635-7363 Email: Paula@Big6Properties.com

Firm Name: Big 6 Properties  
Acting as  Seller's (sub)Agent  Dual Agent

Firm Mailing Address: Big6 Properties: 153 NC 16N Taylorsville NC 28681

NCAL Firm License #: 10471

**BID CALLER INFORMATION:**

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

**Co-listed by United Country Real Estate Blue Ridge Land & Auction:  
Matthew Gallimore  
102 S Locust St Floyd Va 24091  
Broker311692 Firm: c35716  
NCAL: 10250 NCAF:10299  
540-239-2585  
Gallimore.matt@gmail.com**

# Sample

## BUYER'S PREMIUM AGREEMENT AUCTION SALES

THIS AGREEMENT, between Big6 Properties United Country Real Estate Blue Ridge Land & Auction, Firm, and \_\_\_\_\_, Bidder, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, pursuant to the laws of the State of North Carolina, is based upon the mutual promises, undertaking and considerations recited herein in connection with the sale by auction of the following property: 143 Furr Rd, Cleveland, NC 27013 ("Property").

1. Firm is the agent of the Seller of the Property offered for sale by auction, and Broker and Seller have agreed that this sale is to be conducted by including a buyer's premium of Ten percent upon the final high bid price as determined by the Broker ("Buyer's Premium"). The actual contract sale price shall be the sum of the successful high bid plus the Buyer's Premium.
2. Bidder desires to bid upon said Property.
3. In consideration for the Seller and Firm allowing Bidder to bid at the auction of the Property, Bidder hereby acknowledges and agrees that if Bidder is the successful high bidder for the Property, then Bidder will enter into a purchase and sale contract on the day of sale, under the terms and conditions stated in the auction materials.
4. Bidder acknowledges and agrees that inclusion and/or payment of the Buyer's Premium shall not make Firm the agent of the Bidder and that Firm continues to act as the agent of Seller in the sale of the Property.
5. Bidder acknowledges that information on Lead-Based Paint and/or Lead-Based Paint Hazards, if applicable, a North Carolina Residential Property and Owners' Association Disclosure Statement, if applicable, and a Mineral and Oil and Gas Rights Mandatory Disclosure Statement, if applicable, have been made available by Firm for Bidder's review prior to the start of the auction.

\_\_\_\_\_ (initials) Bidder acknowledges receipt and acceptance of the terms and conditions of the auction to be conducted.

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Date

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

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

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

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

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

Big6 Properties 311692 United Country Real Estate Blue Ridge Land & Auction  
Firm

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

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





**NORTH CAROLINA REAL ESTATE COMMISSION**

**Residential Property And Owners' Association Disclosure Statement**

**Protecting the Public Interest in Real Estate Brokerage Transactions**

Property Address/Description: 143 Furr Rd, Cleveland, NC 27013

Owner's Name(s): Bernie Parsons, Karen Parsons

North Carolina law [N.C.G.S. 47E](#) requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

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

**OWNERS:** The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

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

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

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

**BROKERS:** A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

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

Buyer Initials \_\_\_\_\_ Owner Initials BP

Buyer Initials \_\_\_\_\_ Owner Initials KP

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

	<b>Yes</b>	<b>No</b>	<b>NR</b>
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>April 20, 2118</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>1 week</u>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
A2. In what year was the dwelling constructed? <u>2009</u>			<input type="radio"/>
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input checked="" type="checkbox"/> Brick Vener <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other: _____			<input type="radio"/>
A5. In what year was the dwelling's roof covering installed? <u>2009</u>			<input type="radio"/>
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

A9. Is there a problem, malfunction, or defect with the dwelling's:															
	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR	
Foundation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Windows	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Attached Garage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Slab	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Fireplace/Chimney	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Patio	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Ceilings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Interior/Exterior Walls	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Floors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Deck	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

*Explanations for questions in Section A (identify the specific question for each explanation):*  
A9/ Increased deck size  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SECTION B.  
HVAC/ELECTRICAL**

	<b>Yes</b>	<b>No</b>	<b>NR</b>
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture) <input type="checkbox"/> Furnace [ _____ # of units] Year: _____ <input checked="" type="checkbox"/> Heat Pump [ <u>1</u> # of units] Year: <u>22</u> <input type="checkbox"/> Baseboard [ _____ # of bedrooms with units] Year: _____ <input type="checkbox"/> Other: _____ Year: _____			<input type="radio"/>

Buyer Initials \_\_\_\_\_ Owner Initials BP  
 Buyer Initials \_\_\_\_\_ Owner Initials KP

Yes No NR

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

Central Forced Air: 1 Year: 22  Wall/Windows Unit(s): \_\_\_\_\_ Year: \_\_\_\_\_  
 Other: \_\_\_\_\_ Year: \_\_\_\_\_

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

Electricity  Natural Gas  Solar  Propane  Oil  Other: \_\_\_\_\_

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

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

Yes No NR

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

City/County  Shared well  Community System  Private well  Other: \_\_\_\_\_

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

Quality  Pressure  Quantity

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

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

Copper  Galvanized  Plastic  Polybutylene  Other: \_\_\_\_\_

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

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

Septic tank with pump  Community system  Septic tank  Drip system  
 Connected to City/County System  City/County system available  Other: \_\_\_\_\_

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

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? 3  No Records Available

Date the septic system was last pumped: Sept 7, 2024

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

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

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

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Buyer Initials \_\_\_\_\_ Owner Initials BP  
 Buyer Initials \_\_\_\_\_ Owner Initials KP

**SECTION D.  
FIXTURES/APPLIANCES**

	<b>Yes</b>	<b>No</b>	<b>NR</b>
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

D2. Is there a problem, malfunction, or defect with the dwelling's:

	<b>NA</b>	<b>Yes</b>	<b>No</b>	<b>NR</b>		<b>NA</b>	<b>Yes</b>	<b>No</b>	<b>NR</b>		<b>NA</b>	<b>Yes</b>	<b>No</b>	<b>NR</b>					
Attic fan, exhaust fan, ceiling fan	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Irrigation system	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sump pump	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Garage door system	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Elevator system or component	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Pool/hot tub /spa	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Gas logs	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Security system	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Appliances to be conveyed	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	TV cable wiring or satellite dish	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Central vacuum	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Other: _____	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

**Refrigerator, stove, microwave, dishwasher**

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**SECTION E.  
LAND/ZONING**

	<b>Yes</b>	<b>No</b>	<b>NR</b>
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
E5. Does the property abut or adjoin any private road(s) or street(s)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? <input type="radio"/> NA	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

**Furr Rd. 60' right-of-way, Building set back front = 35', rear = 35', sideline = 15'.**

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**SECTION F.  
ENVIRONMENTAL/FLOODING**

	<b>Yes</b>	<b>No</b>	<b>NR</b>
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Buyer Initials \_\_\_\_\_ Owner Initials BP  
 Buyer Initials \_\_\_\_\_ Owner Initials KP

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

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

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

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### SECTION G. MISCELLANEOUS

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

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

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Buyer Initials \_\_\_\_\_ Owner Initials BP  
 Buyer Initials \_\_\_\_\_ Owner Initials KP

**SECTION H.  
OWNERS' ASSOCIATION DISCLOSURE**

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

**Yes No NR**

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

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

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

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

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

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

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

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

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

If "yes," state the amount of the fees: \_\_\_\_\_

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

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

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

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

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

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

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

Owner Signature: Bernie Parson Date 12/10/2025

Owner Signature: Karen Parsons Date 12/08/2025

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

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_



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

Instructions to Property Owners

- 1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b), including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

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

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 143 Furr Rd, Cleveland, NC 27013

Owner's Name(s): Bernie Parsons, Karen Parsons

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: Bernie Parsons Date 12/10/2025

Owner Signature: Karen Parsons Date 12/08/2025

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

**COOPERATIVE COMPENSATION AGREEMENT**

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

“Seller”: Bernie Parsons, Karen Parsons  
 “Buyer”: \_\_\_\_\_  
 “Property”: 143 Furr Rd, Cleveland, NC 27013

- 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 hi-bid/Gavel price and not contract sales price.
- 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 April 30, 20 26, 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.**

*Matt Gallimore*

United Country Real Estate Blue Ridge Land & Auction 12/10/2025

Listing Firm: <u>Big 6 Properties</u> Agent Name (Print): <u>Paula A Price /Sharon Roseman</u> By: <u>Paula Price</u> <u>Sharon C Roseman</u> (Agent Signature) Date: <u>12/07/2025</u> <u>12/07/2025</u>	Selling Firm: <u>Big6 Properties</u> Agent Name (Print): <u>Paula A Price</u> By: _____ (Agent Signature) Date: _____
Seller: <u>Bernie Parsons</u> (Signature) Date: <u>12/10/2025</u> Seller: <u>Karen Parsons</u> (Signature) Date: <u>12/08/2025</u> 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: _____



NC REALTORS®





# 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](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

_____ Buyer's Signature	_____ Print Name	_____ Buyer's Signature	_____ Print Name	_____ Date
12/07/2025 Paula A Price Paula Price		297094	Big6 Properties	

Agent's Name	Agent's License No.	Firm Name
12/07/2025 REC. 4.27 • 1/1/2022 Sharon C Roseman	229274 Big6 Properties	311692 United Country Real Estate Blue Ridge Land & Auction
Created by Paula A Price with SkySlope Forms	12/10/2025 Matt Gallimore	