

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

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47B) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, toyndhouses, 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:

1. Mineral rights were severed from the property by a previous owner.

No Representation

N

No

П

Buyer Initials					
Buyer Initials	2. Seller has severed the mineral rights from the property.		X		
Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.		X		
Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.			X	
Buyer Initials	5. Seller has severed the oil and gas rights from the property.		X		
Buyer Initials	 Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer. 		X		
may under you must p calendar da whichever transaction Property Address: Owner's Name(s);	the property, or exercise an option to purchase the property pursuant to a lease we certain conditions cancel any resulting contract without penalty to you as the pure ersonally deliver or mail written notice of your decision to cancel to the owner of your following your receipt of this Disclosure Statement, or three calendar days following first. However, in no event does the Disclosure Act permit you to cancel a or (in the case of a sale or exchange) after you have occupied the property, whichever the property of the p	renaser. 1 r the owne lowing the contract er occurs	o cancer the er's agent wise date of the after settlem first.	e contract, ithin three e contract, eent of the	 the
date signed.					
Owner Signature:	Jarry Herry V. P.	Date	3-0	5 = 25	
Purchaser(s) acknowledge that this is not a we or subagent(s).	Waccaway Farms, LLC Ruy Waccaway Farms, LLC whedge receipt of a copy of this Disclosure Statement; that they have examinarranty by owner or owner's agent and that the representations are made by	ed it before the own	re signing; ier and not	that they undersid! The owner's agent	md t(s)
Purchaser Signatur	·e:	Date			
	re:		·	REC	4 25
United Country Respess Rea Richy Clayton	l B4, 1550 NY 5th Street Washington NC 27889 Phone: (252)94 Produced with Lone Wolf Trensactions (zipForm Edition) 717 N Harwood St, Suito 2200, Davis,	s-7632 TX 75201 y	Fax: www.hvoli.com		1/15