

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

#### **Instructions to Property Owners**

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

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the nroperty, whichever occurs first

In the space below, type or pr	rint in ink the address of the property (sufficient to identify it) and yo	ur name. Then sign and date.
Property Address: 277 Dalton R		
Owner's Name(s): Elizabeth De	stiny Dalton, Natalie Dalton Lamberton, and (See Additional Signature	Addendum)
Owner(s) acknowledge(s) havi	ing examined this Disclosure Statement before signing and that all in	formation is true and correct as
of the date signed Authentison Owner Signature: Elizabeth Destiny   Owner Signature:	Dalton Elizabeth Destiny Dalton	Date 11/12/2023
Owner Signature:	Natalie Dalton Lamberton, and (See	Date
this is not a warranty by owner representations are made by the	a copy of this Disclosure Statement; that they have examined it before ers or owners' agents; that it is not a substitute for any inspections they he owners and not the owners' agents or subagents. Buyers are strong to inspector or other professional. As used herein, words in the plural includes	may wish to obtain; and that the ly encouraged to obtain their own
Buyer Signature:		Date
Buyer Signature:		Date
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## STATE OF NORTH CAROLINA RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

#### **Instructions to Property Owners**

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

Note to Buyer: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the

property, whichever of	ccurs first.		
In the space below, ty	pe or print in ink the address of	the property (sufficient to identify it) and your	name. Then sign and date.
	Dalton Road, Mocksville, NC 270 beth Destiny Dalton, Natalie Dalt	)28 ton Lamberton, and (See Additional Signatures A	ddendum)
Owner(s) acknowledge of the date signed.	(s) having examined this Disclo	sure Statement before signing and that all info	rmation is true and correct as
Owner Signature: Authent	ásch	Elizabeth Destiny Dalton	Date
Owner Signature:	Dalton Lamberton	Natalie Dalton Lamberton, and (See	Date 12/19/2023
this is not a warranty representations are ma	by owners or owners' agents; that de by the owners and not the o	e Statement; that they have examined it before signt it is not a substitute for any inspections they m wners' agents or subagents. Buyers are strongly a sional. As used herein, words in the plural include th	nay wish to obtain; and that the encouraged to obtain their own
Buyer Signature:			Date
Buyer Signature:			Date
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Property Address/Description:	277 Dalton Road, Mocksville, NC 27028	

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

		Yes	<u>No</u>	<u>No</u> Representation
1.	In what year was the dwelling constructed?  Explain if necessary:			X
2.	Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?			X
3.	The dwelling's exterior walls are made of what type of material? Brick Veneer Wood Stone Vinyl Synthetic Stucco Composition/Hardboard Concrete Fiber Cement Aluminum Asbestos Other (Check all that apply)			X
4.	In what year was the dwelling's roof covering installed? (Approximate if no records are available) Explain if necessary:			X
5.	Is there any leakage or other problem with the dwelling's roof?			X
6.	Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?			X
7.	Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?			X
8.	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?			X
9.	Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?			X
	What is the dwelling's heat source? Furnace Heat Pump Baseboard Other (Check all that apply) Age of system:			X
11.	What is the dwelling's cooling source? Central Forced Air Wall/Window Unit(s) Other (Check all that apply) Age of system:			X
12.	What are the dwelling's fuel sources? Electricity Natural Gas Propane Oil Other (Check all that apply)			
	If the fuel source is stored in a tank, identify whether the tank is above ground or below ground, and whether the tank is leased by seller or owned by seller. (Check all that apply)			X
13.	What is the dwelling's water supply source? City/County Community System Private Well Shared Well Other (Check all that apply)			X
14.	The dwelling's water pipes are made of what type of material? Copper Galvanized Plastic Polybutylene Other (Check all that apply)			X
15.	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?	П	П	X
16.	What is the dwelling's sewage disposal system? Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law])			
	Other (Check all that apply)			X
17.	If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?	_	_	_
	If your answer is "yes," how many bedrooms are allowed? No records available		Ц	X
	Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?		Ш	X
19.	Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?			X
20.	Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?			X
Buy	yer Initials and Date Owner Initials and Date	11/1	2/202	3
Buy	ver Initials and Date Owner Initials and Date			
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	Property Address/Description:	: 277 Dalton Road,	Mocksville, NC	27028
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The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

		Yes	<u>No</u>	<u>No</u> Representation
1.	In what year was the dwelling constructed?  Explain if necessary:			X
2.	Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?			X
3.	The dwelling's exterior walls are made of what type of material?  Brick Veneer  Wood Stone Vinyl Synthetic Stucco Composition/Hardboard Concrete Fiber Cement Aluminum Asbestos Other (Check all that apply)			X
4.	In what year was the dwelling's roof covering installed? (Approximate if no records are available) Explain if necessary:			X
5.	Is there any leakage or other problem with the dwelling's roof?			X
6.	Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?			X
7.	Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?			X
8.	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?			X
9.	Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?			X
10.	What is the dwelling's heat source? Furnace Heat Pump Baseboard Other (Check all that apply) Age of system:			X
11.	What is the dwelling's cooling source? Central Forced Air Wall/Window Unit(s) Other (Check all that apply) Age of system:			X
12.	What are the dwelling's fuel sources? Electricity Natural Gas Propane Oil Other (Check all that apply)			
	If the fuel source is stored in a tank, identify whether the tank is above ground or below ground, and whether the tank is leased by seller or owned by seller. (Check all that apply)			X
13.	What is the dwelling's water supply source? City/County Community System Private Well Shared Well Other (Check all that apply)			X
14.	The dwelling's water pipes are made of what type of material? Copper Galvanized Plastic Polybutylene Other (Check all that apply)			<u> </u>
15.	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?	П	П	X
16.	What is the dwelling's sewage disposal system?  Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law])		<b>1</b>	
	Other (Check all that apply)			X
17.	If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?  If your answer is "yes," how many bedrooms are allowed?  No records available			X
18.	Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	Ħ	Ħ	X
	Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers,			_
20	gas logs, or other systems?	Ш	L	X
<b>∠</b> υ,	Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?			X
Buy	ver Initials and Date Owner Initials and Date			
Buy	ver Initials and Date Owner Initials and Date	12/1	9/202	3
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Property Address/Description:	: 277 Dalton	Road,	Mocksville,	NC	27028

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

2		Yes	No	No Representation
1.	In what year was the dwelling constructed?  Explain if necessary:			X
2.	Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?			X
3.	The dwelling's exterior walls are made of what type of material? Brick Veneer Wood Stone Vinyl Synthetic Stucco Composition/Hardboard Concrete Fiber Cement Aluminum Asbestos Other (Check all that apply)			X
4.	In what year was the dwelling's roof covering installed? (Approximate if no records are available) Explain if necessary:			X
5.	Is there any leakage or other problem with the dwelling's roof?			X
6.	Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?			X
7.	Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?			X
8.	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?			X
9.	Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?			X
	What is the dwelling's heat source? Furnace Heat Pump Baseboard Other (Check all that apply) Age of system:			X
11.	What is the dwelling's cooling source? Central Forced Air Wall/Window Unit(s) Other (Check all that apply) Age of system:			X
12.	What are the dwelling's fuel sources? Electricity Natural Gas Propane Oil Other (Check all that apply)			
	If the fuel source is stored in a tank, identify whether the tank is above ground or below ground, and whether the tank is leased by seller or owned by seller. (Check all that apply)			X
13.	What is the dwelling's water supply source? City/County Community System Private Well Shared Well Other (Check all that apply)			X
14.	The dwelling's water pipes are made of what type of material? Copper Galvanized Plastic Polybutylene Other (Check all that apply)			X
15.	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?			X
16.	What is the dwelling's sewage disposal system? Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law])			
	Other (Check all that apply)			X
17.	If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?  If your answer is "yes," how many bedrooms are allowed?  No records available	П	П	X
18.	Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	П	H	X
	Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan,			
	exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?			X
20.	Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?			X
Buy	ver Initials and Date Owner Initials and Date	11/1	1/202	3
Buy	ver Initials and Date Owner Initials and Date	11/1	1/202	3
	Page 2 of 4			

Jaiton Koad,	Mocksville,	NC	27028
Į	alton Road,	alton Road, Mocksville,	alton Road, Mocksville, NC

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

		Yes	No	<u>No</u> Representation
1.	In what year was the dwelling constructed?  Explain if necessary:			X
2.	Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?			X
3.	The dwelling's exterior walls are made of what type of material? Brick Veneer Wood Stone Vinyl Synthetic Stucco Composition/Hardboard Concrete Fiber Cement Aluminum Asbestos Other (Check all that apply)			X
4.	In what year was the dwelling's roof covering installed? (Approximate if no records are available) Explain if necessary:			X
5.	Is there any leakage or other problem with the dwelling's roof?			X
6.	Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?			X
7.	Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?			X
8.	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?		Ц	X
9.	Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?			X
	What is the dwelling's heat source? Furnace Heat Pump Baseboard Other (Check all that apply) Age of system:			X
11.	What is the dwelling's cooling source? Central Forced Air Wall/Window Unit(s) Other (Check all that apply) Age of system:			X
12.	What are the dwelling's fuel sources? Electricity Natural Gas Propane Oil Other (Check all that apply)			
	If the fuel source is stored in a tank, identify whether the tank is above ground or below ground, and whether the tank is leased by seller or owned by seller. (Check all that apply)			X
13.	What is the dwelling's water supply source? City/County Community System Private Well Shared Well Other (Check all that apply)			X
14.	The dwelling's water pipes are made of what type of material? Copper Galvanized Plastic Polybutylene Other (Check all that apply)			X
15.	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?			X
16.	What is the dwelling's sewage disposal system? Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law])			□
17	Other (Check all that apply)			X
17.	system permit?  If your answer is "yes," how many bedrooms are allowed?  No records available	П	П	X
18	Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	Ħ	Ħ	X
	Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan,			
	exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?			X
20.	Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?			X
Buy	ver Initials and Date Owner Initials and Date	01/02	2/2024	
	ver Initials and Date Owner Initials and Date 17	01/02	2/2024	
	Page 2 of 4			

		Yes	No	No Representation
21.	Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?			X
	Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property?			X
	Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?	[]		X
	Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?	r []		X
25.	Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, rade gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminate soil or water, or other environmental contamination) located on or which otherwise affect the property?	or d	П	X
26.	Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property		Ħ	X
	Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?	n _		X
28.	Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, to liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency the could affect title to the property?	ax at		X
29.	Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard are	===	H	
	Does the property abut or adjoin any private road(s) or street(s)?	=	П	X
	If there is a private road or street adjoining the property, is there in existence any owners' association or maintenar agreements dealing with the maintenance of the road or street?	ice _		X
If y	ou answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if r	1ecessa1	ry):	<u> </u>
the The det	rney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, scope of that public agency's functions or the expert's license or expertise.  e following questions pertain to the property identified above, including the lot to be conveyed and a ached garages, or other buildings located thereon.  Is the property subject to governing documents which impose various mandatory covenants, conditions, an restrictions upon the lot or unit?  If you answered "yes" to the question above, please explain (attach additional sheets if necessary):	ny dwe <u>Yes</u> d		
33.	Is the property subject to regulation by one or more owners' association(s) including, but not limited obligations to pay regular assessments or dues and special assessments? If your answer is "yes," please provie the information requested below as to each owners' association to which the property is subject [insert N/A intany blank that does not apply]:	de	X	
	• (specify name) whose re			
	are \$ per The name, address and telephone number of the president of the association manager are			
	• (specify name) whose re	egular a	ssess	ments ("dues")
	are \$ per The name, address and telephone number of the president of the	ie owne	rs' as:	sociation or the
	association manager are	· · · · · · · · · · · · · · · · · · ·	<del></del>	
Bu	yer Initials and Date Owner Initials and Date	11/	12/20	23
יחמי	yer Initials and Date Owner Initials and Date			

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		Yes	No	<u>No</u> Representation
21.	Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?			X
22.	Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property?			X
	Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?			X
	Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land- use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?			X
25.	Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property?			X
26	Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property?	H	Н	X
	Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?		П	X
28.	Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that			
• •	could affect title to the property?		Н	X
	Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area?	H	님	X
	Does the property abut or adjoin any private road(s) or street(s)?			X
	agreements dealing with the maintenance of the road or street?			X
atto the The	lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a prince, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, des scope of that public agency's functions or the expert's license or expertise.  The following questions pertain to the property identified above, including the lot to be conveyed and any	aling	with	
uen		awe	шіу	unit(s), sheds,
	ached garages, or other buildings located thereon.			<u>No</u>
32.			No	
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes		No Representation
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	<u>No</u>	No Representation
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No	No Representation  X  ments ("dues")
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No	No Representation  X  ments ("dues") sociation or the
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No  Seessi	No Representation  X  ments ("dues") sociation or the
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No X	No Representation  X  ments ("dues") sociation or the ments ("dues")
	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No Ssessirs' assessirs' assessiration and the second assessing a second asset a second asse	Representation  X  ments ("dues") sociation or the ments ("dues") sociation or the
33.	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No Ssessirs' assessirs' assessiration and the second assessing a second asset a second asse	Representation  X  ments ("dues") sociation or the ments ("dues") sociation or the
33. Buy	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No Ssessirs' assessirs' assessiration and the second assessing a second asset a second asse	Mo Representation  X  ments ("dues") sociation or the ments ("dues") sociation or the

THE RESIDENCE		Yes	No	Representation
21.	Is there any problem with present infestation of the dwelling, or damage from past infestation of wood			v
22	destroying insects or organisms which has not been repaired?	H	$\vdash$	X
	Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed	Ш		X
	with the property?			X
24.	Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land- use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?	П	П	X
25.	Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property?			X
26.	Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property?			X
27.	Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?	П	П	X
28.	Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?			X
	Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area?			X
30.	Does the property abut or adjoin any private road(s) or street(s)?			X
31.	If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?			X
Ifv	ou answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if nec	essar	v):	10-0-00
The	scope of that public agency's functions or the expert's license or expertise.  c following questions pertain to the property identified above, including the lot to be conveyed and any ached garages, or other buildings located thereon.	dwe	lling	unit(s), sheds,
22		Ves	No	No Representation
32.	Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?	Yes	No	No Representation
	restrictions upon the lot or unit?			Representation
	restrictions upon the lot or unit?		<u>No</u>	Representation
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):  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 your answer is "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]:  • (specify name) whose regu		X ssessi	Representation  X  ments ("dues")
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):  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 your answer is "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]:		X ssessi	Representation  X  ments ("dues")
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):  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 your answer is "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]:  • (specify name) whose regu	llar a	ssessirs' ass	Representation  X  ments ("dues")
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):  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 your answer is "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]:  • (specify name) whose regular association manager are	llar a	ssessi rs' ass	ments ("dues") sociation or the ments ("dues")
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):  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 your answer is "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]:  • (specify name) whose regular association manager are	llar a	ssessi rs' ass	ments ("dues") sociation or the ments ("dues")
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):  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 your answer is "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]:  • (specify name) whose regulare \$ per The name, address and telephone number of the president of the cassociation manager are	allar a	ssessi rs' ass	ments ("dues") sociation or the ments ("dues") sociation or the
33.	restrictions upon the lot or unit?	allar a	ssessi rs' ass	ments ("dues") sociation or the ments ("dues") sociation or the
33. Buy	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 your answer is "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]:  • (specify name) whose regulares The name, address and telephone number of the president of the cassociation manager are The name, address and telephone number of the president of the cassociation manager are The name, address and telephone number of the president of the cassociation manager are The name, address and telephone number of the president of the cassociation manager are The name, address and telephone number of the president of the cassociation manager are	llar a sowne	ssessi rs' ass	ments ("dues") sociation or the ments ("dues") sociation or the

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		Yes	No	No Representation
21.	Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?			X
	Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property?			X
	Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?			X
24.	Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land- use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?			X
25.	Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property?			X
26.	Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property?			X
27.	Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?			X
	Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?			X
	Does the property abut or adjoin any private road(s) or street(s)?	П	Ħ	X
	If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street?			X
If y	ou answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets if nec	essai	y):	
The	scope of that public agency's functions or the expert's license or expertise.  e following questions pertain to the property identified above, including the lot to be conveyed and any ached garages, or other buildings located thereon.  Is the property subject to governing documents which impose various mandatory covenants, conditions, and		lling <u>No</u>	No Representation
	If you answered "yes" to the question above, please explain (attach additional sheets if necessary):			<u> X </u>
33.	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 your answer is "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]:	. 🗆	X	
	• (specify name) whose regu	ılar a	ssess	ments ("dues")
	are \$ per The name, address and telephone number of the president of the	owne	rs' as	sociation or the
	association manager are			
	• (specify name) whose regu	ılar a	ssess	ments ("dues")
	are \$ per The name, address and telephone number of the president of the	owne	rs' as	sociation or the
	association manager are			
Bur	yer Initials and Date Owner Initials and Date	04.6	22.420	
-Ju.	ver miliais and Date	01/0	02/20	24
В	yer Initials and Date Owner Initials and Date		02/20	

REC 4.22 REV 8/21

conveyance or transfer of the lot or property to a new own of the fees:  35. As of the date this Disclosure Statement is signed, are ther been duly approved as required by the applicable declarati to which the lot is subject? If your answer is "yes," pleas	Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount		No	No Representation
	As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject:			
				П
36.	As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment:			
37.	As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment:			
38.	Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).			
	Management Fees  Exterior Building Maintenance of Property to be Conveyed  Master Insurance  Exterior Yard/Landscaping Maintenance of Lot to be Conveyed  Common Areas Maintenance  Trash Removal  Recreational Amenity Maintenance (specify amenities covered)		No	No Representation
	Pest Treatment/Extermination			
Box	yer Initials and Date Owner Initials and Date	11/	12/202	)3
	yer Initials and Date Owner Initials and Date			

34.	are any fees charged by the association or by the association's management company in connection with onveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amof the fees:		Yes	No	NO Representation	
36. As of the date this Disclosure Statement is signed, are there any unsati lawsuits involving the property or lot to be conveyed? If your answer is '	Sees, or special assessments which have an an attack are payable to an association atture and amount of the dues, fees, or					
	As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment:					
37.	As of the date this Disclosure Statement is signed, are there any uns lawsuits involving the planned community or the association to which the exception of any action filed by the association for the collection of dethe property and lot to be conveyed? If your answer is "yes," please stand the amount of each unsatisfied judgment:	ne property and lot are subject, with the linquent assessments on lots other than ate the nature of each pending lawsuit,				
38.	Which of the following services and amenities are paid for by the o out of the association's regular assessments ("dues")? (Check all that appears to the control of the co	wners' association(s) identified above				
	Management Fees  Exterior Building Maintenance of Property to be Conveyed  Master Insurance  Exterior Yard/Landscaping Maintenance of Lot to be Conveyed  Common Areas Maintenance  Trash Removal  Recreational Amenity Maintenance (specify amenities covered)			<b>No</b>	No Representation	
Buy	yer Initials and Date Own	ner Initials and Date		<u> </u>		
Buy	yer Initials and DateOwn	er Initials and Date	12/1	9/202	3	

34.	Are any fees charged by the association or by the association's ma			Yes	No	No Representation
	conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees:  As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject:	the amount		П	П	
35.						
				П	П	
36.	As of the date this Disclosure Statement is signed, are there any lawsuits involving the property or lot to be conveyed? If your answ pending lawsuit, and the amount of each unsatisfied judgment:	ver is "yes," please state the na	ature of each			
37.	As of the date this Disclosure Statement is signed, are there any lawsuits involving the planned community or the association to white exception of any action filed by the association for the collection of the property and lot to be conveyed? If your answer is "yes," pleasand the amount of each unsatisfied judgment:	ch the property and lot are sub of delinquent assessments on lose se state the nature of each pen	ject, with the ots other than ding lawsuit,			_
				П	П	
38.	Which of the following services and amenities are paid for by thout of the association's regular assessments ("dues")? (Check all the		tified above			
				Voc	No	No Representation
	Management Fees					Kepresentation
	Exterior Building Maintenance of Property to be Conveyed			H	H	H
	Master Insurance.			П	П	H
	Exterior Yard/Landscaping Maintenance of Lot to be Conveyed			П	Ħ	Ħ
	Common Areas Maintenance			П	Ħ	Ħ
	Trash Removal			П	Ħ	Ħ
	Recreational Amenity Maintenance (specify amenities covered)					
	(4 )			П	П	П
	Pest Treatment/Extermination.			П	П	П
	Street Lights			П	$\Box$	
	Water					
	Sewer					
	Storm water Management/Drainage/Ponds					
	Internet Service					
	Cable					
	Private Road Maintenance					
	Parking Area Maintenance					
	Gate and/or Security					
	Other: (specify)					
		phoeosian				
Buy	yer Initials and Date	Owner Initials and Date		11/1	1/202	3
Buy	yer Initials and Date	Owner Initials and Date		11/1	1/202	13

34.	Are any fees charged by the association or by the association's manager conveyance or transfer of the lot or property to a new owner? If your ans		on with the	No	No Representation		
35.	As of the date this Disclosure Statement is signed, are there any dues, fe been duly approved as required by the applicable declaration or bylaws, to which the lot is subject? If your answer is "yes," please state the nat	es, or special assessments v and that are payable to an a ure and amount of the dues	which have association by, fees, or				
36.	As of the date this Disclosure Statement is signed, are there any unsal lawsuits involving the property or lot to be conveyed? If your answer is pending lawsuit, and the amount of each unsatisfied judgment:	tisfied judgments against, c	or pending ure of each				
37.	As of the date this Disclosure Statement is signed, are there any unsat lawsuits involving the planned community or the association to which the exception of any action filed by the association for the collection of deli the property and lot to be conveyed? If your answer is "yes," please stated and the amount of each unsatisfied judgment:	e property and lot are subject inquent assessments on lots te the nature of each pendin	et, with the other than ng lawsuit,				
38.	Which of the following services and amenities are paid for by the ow out of the association's regular assessments ("dues")? (Check all that approximately ap	vners' association(s) identif					
	Management Fees  Exterior Building Maintenance of Property to be Conveyed  Master Insurance  Exterior Yard/Landscaping Maintenance of Lot to be Conveyed  Common Areas Maintenance  Trash Removal				No Representation		
	Pest Treatment/Extermination Street Lights Water Sewer Storm water Management/Drainage/Ponds Internet Service Cable Private Road Maintenance Parking Area Maintenance Gate and/or Security Other: (specify)						
Bu	yer Initials and Date Owne	er Initials and Date	01/	02/20	24		
Bu		er Initials and Date ]T	01/	01/02/2024			

# [Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 277 Dalton Road, Mocksville, N	IC 27028	
		nd made a part of the following named document including any ential Property and Home Owners' Association Disclosure
Statement - Form 140		("Document").
The number of parties who need to sign the Doo Addendum is to provide additional spaces for the ide		e space provided in the Document. The sole purpose of this gnature of the Document by all necessary parties.
By signing this Addendum, each of the additional partial by all the terms, conditions and/or other provisions of		w acknowledges receipt of the Document and agrees to be bound ocument.
		NC. AND THE NORTH CAROLINA BAR ASSOCIATION OR ADEQUACY OF ANY PROVISION OF THIS FORM IN
Party Name (print): Newman Dalton, IV		Buyer X Seller Other:
Signature: Newman Dalton, IV		Date:11/11/23
The state of the s		Buyer X Seller Other:
Signature: Jvíe Dalton		11/11/23 Date:
Party Name (print): Nicole Dalton Tann		Buyer X Seller Other:
Signature:		Date:
Party Name (print): Jesse Tann		□ P ₩ C-11 □ O4
Signature:		
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		
Signature:		
Party Name (print):		
Signature:		
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Entity Party Name (print):		
Ву:		
Signature of authorized representative	Date	Print name and title
		Buyer Seller Other:
Entity Party Name (print):		
By: Signature of authorized representative	Data	Print name and title
Signature of authorized representative	Date	Buyer Seller Other:
	Page 1 o	
This forms is in the annual burn	1 age 1 (	
This form jointly approved by: North Carolina Bar Association's Real	Property Section	STANDARD FORM 3-T Revised 7/2020



North Carolina Association of REALTORS®, Inc.



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## [Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 277 Dalton Road, Mocksville, NC	27028	
		nd made a part of the following named document including any lential Property and Home Owners' Association Disclosure
Switchen 10m 110		("Document").
The number of parties who need to sign the Docur Addendum is to provide additional spaces for the ident		ne space provided in the Document. The sole purpose of this gnature of the Document by all necessary parties.
By signing this Addendum, each of the additional part by all the terms, conditions and/or other provisions cor		w acknowledges receipt of the Document and agrees to be bound occument.
		INC. AND THE NORTH CAROLINA BAR ASSOCIATION OR ADEQUACY OF ANY PROVISION OF THIS FORM IN
Party Name (print): Newman Dalton, IV		Buyer X Seller Other:
Signature:		Date:
		Buyer X Seller Other:
Signature:		Date:
Party Name (print): ANicole Dalton Tann		Buyer X Seller Other:
Signature: Nicole Dalton Tann		Date: 01/02/24
Party Name (print): Jesse Tann		Buyer X Seller Other:
Signature: Jesse Tann		Date: 01/02/24
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		
Signature:		
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Entity Party Name (print):		
By:		
By: Signature of authorized representative	Date	Print name and title
		Buyer Seller Other:
Entity Party Name (print):		
By: Signature of authorized representative	Date	Print name and title
Signature of authorized representative	Date	Buyer Seller Other:
	Page 1	
This form jointly approved by:	1 age 1	STANDARD FORM 3-T



North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.



Revised 7/2020 © 7/2023

Property: 277 Dalton Road, Mocksville, NC 27028	
Seller: Elizabeth Destiny Dalton, Natalie Dalton Lamberton, and (See Additional Signatures Addendum)	
Buyer:	
This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.	
During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.	
*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.	
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards	
Lead Warning Statement  Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.	
Seller's Disclosure (initial)	1
Presence of lead-based paint and/or lead-based paint hazards (check one below):  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).	
Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  Records and reports available to the Seller (check one)  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).	
Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.	
Buyer's Acknowledgement (initial)	
(c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed	
<ul><li>in (b) above, if any.</li><li>(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.</li></ul>	
(e) Buyer (check one below):	
<ul> <li>Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or</li> <li>Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.</li> </ul>	
Page 1 of 2	
This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.  © 7/2023	
Buyer Initials Seller Initials (1)	

Property: 277 Dalton Road, Mocksville, NC 27028	
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Seller's Disclosure (initial)	
(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).	
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Buyer's Acknowledgement (initial)  (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.  (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Buyer (check one below):  Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	
Page 1 of 2  This form jointly approved by:  STANDARD FORM 2A9-T	
North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.  Revised 7/2021 © 7/2023	
Buyer Initials Seller Initials	
Broker Associates, Inc., 301 N. Main Street, 24th Floor-Suite 2466 Winston-Salem NC 27101 Phone: (336) 655-6611 Fax: 277 Dalton	

Property: 277 Dalton Road, Mocksville, NC 27028
Seller: Elizabeth Destiny Dalton, Natalie Dalton Lamberton, and (See Additional Signatures Addendum)
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*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
Lead Warning Statement  Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from rish assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.
Seller's Disclosure (initial)
Presence of lead-based paint and/or lead-based paint hazards (check one below):  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  Records and reports available to the Seller (check one)  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazard in the housing.
Buyer's Acknowledgement (initial)  (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.  (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Buyer (check one below):  Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint and/or lead-based paint hazards.
Page 1 of 2  This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.  Buyer Initials  Page 1 of 2  STANDARD FORM 2A9-7  Revised 7/2023

Property: 277 Dalton Road, Mocksville, NC 27028
Seller: Elizabeth Destiny Dalton, Natalie Dalton Lamberton, and (See Additional Signatures Addendum)  Buyer:
Γhis Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.
During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.
*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
Lead Warning Statement  Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.
Seller's Disclosure (initial)
(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  Records and reports available to the Seller (check one)  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Buyer's Acknowledgement (initial)  (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.  (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.  (e) Buyer (check one below):  Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Page 1 of 2  This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.  Buyer Initials Seller Initials Seller Initials

Julia Long

Fax:

## Agent's Acknowledgment (initial)

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

#### **Certification of Accuracy**

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

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

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

Date: 11/13/2023
Seller: Elizabeth Destiny Dalton Elizabeth Destiny Dalton
Date:
Seller: Natalic Dalton Lamberton, and (See Additional Signatures
Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/etc.)
Ву:
Name: Print Name
Title:
Date:
Listing Agent: Tukal ang
Date: Julia Long 102 2024

# Agent's Acknowledgment (initial)

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

#### Certification of Accuracy

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

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

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Date:	Date:
Buyer:	Seller:
Date:	Elizabeth Destiny Dalton  Date: 12/19/2023
Buyer:	Seller: Natalie Dalton (amberton Natalie Dalton Lamberton, and (See Additional Signatures
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership/Trust/etc.)
Ву:	Ву:
Name:Print Name	Name:Print Name
Title:	Title:
Date:	Date:
Selling Agent:	Listing Agent: Tulid Long
Date:	Date: 102 202

## [Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 277 Dalton Road, Mocksville,	NC 27028	
addendum listed here (describe form and addendum	m by name) Lead B	d made a part of the following named document including an Based Paint or Lead Based Paint Hazard Addendum - Form e and Sale Contract - Form 620-T or Offer to Purchase and ("Document").
		e space provided in the Document. The sole purpose of the
By signing this Addendum, each of the additional play all the terms, conditions and/or other provisions		v acknowledges receipt of the Document and agrees to be bouncement.
		NC. AND THE NORTH CAROLINA BAR ASSOCIATIO OR ADEQUACY OF ANY PROVISION OF THIS FORM I
Party Name (print): Newman Dalkon, IV	<b></b> 1 /	Buyer X Seller Other:
Signature: Newman Dalton	, IV	Date:
Authentisign		Buyer X Seller Other:
Signature:	ı	11/11/23 Date:
Party Name (print): Nicole Dalton Tann		Buyer X Seller Other:
Signature:		
Darte Maria (mint). Inc. Tarre		Buyer X Seller Other:
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		
Signature:		Date:
By: Signature of authorized representative	Date	Print name and title
Signature of authorized representative	Date	Buyer Seller Other:
Entity Party Name (print):		
By: Signature of authorized representative	Date	Print name and title
		Buyer Seller Other:
	Page 1 o	f 1
This form jointly approved by: North Carolina Bar Association's Rea North Carolina Association of REAL	al Property Section	STANDARD FORM 3-





## [Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

This form jointly approved by: North Carolina Bar Association's Real Proposition of REALTORS®		STANDARD FORM 3-T Revised 7/2020 © 7/2023
	Page 1 of 1	OTTANDADD BODALATE
		Buyer Seller Other:
By: Signature of authorized representative	Date	Print name and title
Entity Party Name (print):		Buyer Seller Other:
By: Signature of authorized representative	Date	Print name and title
Ву:		
Entity Party Name (print):		
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:	and the second s	Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature: Jesse Tann		Date: 01/02/24
Party Name (print); Jesse Fann		Buyer X Seller Other:
Signature: Nicole Dalton Tann		Date: 01/02/24
Party Name (print): Nicole Dalton de la		Buyer X Seller Other:
Party Name (print): Ivie Dalton Signature:		Date:
Signature:		Date:
Party Name (print): Newman Dalton, IV		Buyer X Seller Other:
THE NORTH CAROLINA ASSOCIATION OF REAL MAKE NO REPRESENTATION AS TO THE LEGAL VANY SPECIFIC TRANSACTION.		DEQUACY OF ANY PROVISION OF THIS FORM IN
By signing this Addendum, each of the additional parties in by all the terms, conditions and/or other provisions contain		
The number of parties who need to sign the Document Addendum is to provide additional spaces for the identification.		
addendum listed here (describe form and addendum by na 2A9-T (to be attached to potential Real Property Auctio Contract - Form 2-T)	on Purchase and S	Sale Contract - Form 620-T or Offer to Purchase and ("Document").
This ADDITIONAL SIGNATURES ADDENDUM is att	ached to and made	
Property Address: 277 Dalton Road, Mocksville, NC 270	028	





# 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.
- You must respond to each of the following by placing a check √ in the appropriate box.

Broker Associates, Inc., 301 N. Main Street, 24th Floor-Suite 2466 Winston-Salem NC 27101

Julia Long

#### 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:

Buyer Initials	1. Mineral rights were severed from the property by a previous	owner. Yes	No	No Representation
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 property of transfer of title to the Buyer.	rior to	X	
Buyer Initials	4. Oil and gas rights were severed from the property by a previo	ous owner.		X
Buyer Initials	5. Seller has severed the oil and gas rights from the property.		X	
Buyer Initials	6. Seller intends to sever the oil and gas rights from the property to transfer of title to Buyer.	y prior	X	
occurs first. (in the case	ng your receipt of this Disclosure Statement, or three calendar days for However, in no event does the Disclosure Act permit you to cancel a cof a sale or exchange) after you have occupied the property, whichever 77 Dalton Road, Mocksville, NC 27028	contract after settlement o	of the t	ransaction or
Owner's Name(s): <u>E</u>	lizabeth Destiny Dalton, Natalie Dalton Lamberton, and (Se	ee Additional Signatur	res A	ddendum)
late signed.	ge having examined this Disclosure Statement before signing ar	·		-
Dwner Signature: 🖺	Izabeth Destiny Dalton Elizabeth Destiny Dalton	Date 11/1	12/202	:3
Owner Signature: _	Natalie Dalton Lamberton, and (See Add	litional Signatures Date		
	eledge receipt of a copy of this Disclosure Statement; that they ha cranty by owner or owner's agent; and that the representations a			
Purchaser Signature	•	Date		
	;			
•				REC 4.25

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: (336) 655-6611

277 Dalton



Julia Long

# 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). <u>A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)</u>, 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  $\sqrt{\ }$  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:

Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	es	140	No Representation
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	<ol><li>Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.</li></ol>		X	
(in the case of th	However, in no event does the Disclosure Act permit you to cancel a contract after so of a sale or exchange) after you have occupied the property, whichever occurs first.  77 Dalton Road, Mocksville, NC 27028  Clizabeth Destiny Dalton, Natalie Dalton Lamberton, and (See Additional lige having examined this Disclosure Statement before signing and that all injury.	l Signat	ures A	ddendum)
ate signed.				•
	Audministra Elizabeth Destiny Dalton			
Owner Signature: 📗	atalie Dalton Lamberton Natalie Dalton Lamberton, and (See Additional Signature	Es Date 1	2/19/202	23
Purchaser(s) acknow hat this is not a wan r subagent(s).	vledge receipt of a copy of this Disclosure Statement; that they have examined ranty by owner or owner's agent; and that the representations are made by t	it before he owne	e signing er and n	g; that they understand not the owner's agent(s)
urchaser Signature	:	_ Date _		
urchaser Signature	=	_ Date		
	Main Street 24th Days Suite 2466 Winston Suley NC 27181			REC 4.25 1/1/15

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## [Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 277 Dalton Road, Mocksville, NC 27	7028		
This ADDITIONAL SIGNATURES ADDENDUM is at addendum listed here (describe form and addendum by n - Form 141			
101m 111			("Document").
The number of parties who need to sign the Documer Addendum is to provide additional spaces for the identification.			
By signing this Addendum, each of the additional parties by all the terms, conditions and/or other provisions contains			nent and agrees to be bound
THE NORTH CAROLINA ASSOCIATION OF REA MAKE NO REPRESENTATION AS TO THE LEGAL ANY SPECIFIC TRANSACTION.			
Party Name (print), Newman Dalton, IV,		Buyer X Seller Other:	
Party Name (print) Newman Dalton, IV. Signature:		Date:11/11/23	
Party Name (print): [Ivie Daiton			
Signature: Jvíe Dalton		Data: 11/11/23	
Party Name (print): Nicole Dalton Tann			
Signature:		Date:	
Party Name (print): Jesse Tann			
Signature:			
Party Name (print):			
Signature:			
Party Name (print):			
Signature:		Date:	
Party Name (print):			
Signature:			
Party Name (print):			
Signature:			
Entity Party Name (print):			
By: Signature of authorized representative	Date	Print name and title	
			:
Entity Party Name (print):			
By: Signature of authorized representative			
Signature of authorized representative	Date	Print name and title	
		Buyer Seller Other	·
	Page 1 of 1		
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North Carolina Association of REALTORS®, Inc.



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Fax:

## [Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 277 Dalton Road, Mocksville, N	NC 27028	
		nd made a part of the following named document including any ral and Oil and Gas Rights Mandatory Disclosure Statement
- 1 VIIII 111		("Document").
The number of parties who need to sign the Do Addendum is to provide additional spaces for the id		ne space provided in the Document. The sole purpose of this gnature of the Document by all necessary parties.
By signing this Addendum, each of the additional p by all the terms, conditions and/or other provisions		w acknowledges receipt of the Document and agrees to be bound occument.
		NC. AND THE NORTH CAROLINA BAR ASSOCIATION OR ADEQUACY OF ANY PROVISION OF THIS FORM IN
Party Name (print): Newman Dalton, IV		Buyer X Seller Other:
Signature:		
D. A. M (		D. D. W. Callan D. Othani
Signature:		
Party Name (print): Nicole Dalton Fann		Buyer X Seller Other:
Signature: Nicole Dalton Tann	i	Date: 01/02/24
Party Name (print): Jesse Tann		Buyer X Seller Other:
Signature: Jesse Tann		Date: 01/02/24
Party Name (print):		
Signature:		Date:
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Party Name (print):		
Signature:		
Party Name (print):		Buyer Seller Other:
Signature:		Date:
Entity Party Name (print):		
By: Signature of authorized representative	Date	Print name and title
		Buyer Seller Other:
Entity Party Name (print):		
By: Signature of authorized representative		
Signature of authorized representative	Date	Print name and title
		Buyer Seller Other:
	Page 1 o	of 1
This form jointly approved by:	41.	STANDARD FORM 3-T



This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.



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