

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 singlefamily 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.

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:

No Representation

145.51	1. Mineral rights were severed from the property by a previous owner.			X	
Buyer Initials		_			
	2. Seller has severed the mineral rights from the property.		X		
Buyer Initials					
<u> </u>	3. Seller intends to sever the mineral rights from the property prior to		X		
Buyer Initials	transfer of title to the Buyer.				
	4. Oil and gas rights were severed from the property by a previous owner.		2	X	
Buyer Initials		-	_		
Duna Initials	5. Seller has severed the oil and gas rights from the property.		X		
Buyer Initials	The second secon	_	_		
Buyer Initials	Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.		X		
Dayer Initials	Note to Purchasers		<u> </u>	to a series.	7
personally of days follow occurs first. (in the case Property Address: 2 Owner's Name(s): 3	n conditions cancel any resulting contract without penalty to you as the purchaser. It is considered to the owner or the own ing your receipt of this Disclosure Statement, or three calendar days following the However, in no event does the Disclosure Act permit you to cancel a contract after of a sale or exchange) after you have occupied the property, whichever occurs first. 220 Gettys Rd, Ellenboro, NC 28040 Soseph J Gingerich, Mattie Gingerich, Fost Gingerich and that all is	er's agent date of the settlement	within three ne contract, on the of the trans	e calendar whichever asaction or	
date signed. Owner Signature:	Joseph J Gingerich Mattie Gingerich Mattie Gingerich	ich _ Date_	5-26-2	23 6-23	s oj ine
Owner Signature:	Mattie Gingerich Mattie Gingerich	Date	5-26	-23	
Purchaser(s) acknov	wledge receipt of a copy of this Disclosure Statement; that they have examine rranty by owner or owner's agent; and that the representations are made by	a u vejoi	e signing; i	inat iney una	iersiana
Purchaser Signature	n	Date			
Purchaser Signature	:	Date			
					REC 4.25
Mossy Oak Properties Carolin	a, 3422 US 441 N Whittler NC 28789 Phone: (828)788-	1313	Fax:		1/1/15 Gingerich,
Charles Fowler					