United Country Real Estate | Big6 Properties | Blue Ridge Land & Auction Co., Inc

Online Auction Bidders Agreement

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

AUCTION FOR – Reita Bryant

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

AUCTION DATE – Wednesday, November 18th, 2026 at 4 PM

*** Bids at 4 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **"SOFT CLOSE".**

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

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

OFFERING –

Legally described as:
+/- 0.50 acres and Improvements; Parcel ID: 0008950; PIN 3759 66 4906

Address:
12 1st Ave Dr. SE, Taylorsville, NC 28681

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, November 18th, 2026 at 4 PM (EST)**

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

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

Online Auction Terms & Conditions

1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval**.** This means that this auction is subject to a seller's reserve, which means that if the reserve is not met, the seller is not required to sell the property.

2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at BlueRidgeLandandAuction@gmail.com.** Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.

3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).

4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585 or Auctioneer Sharon Roseman at (828) 320-4726.

5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.

6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid $100,000 + 10% buyer's premium = total purchase price of $110,000).

7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land & Auction/Big6 Properties** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

8) **Earnest Money Deposit:** A **$5,000** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to Attorney/Title Company of Purchaser's Choice no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.

9) **Closing:** Closing shall be on or before **Monday, January 4th, 2027**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.

10) **Easements:** The sale of the property is subject to any and all easements of record.

11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.

12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.

13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).

14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.

15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country | Blue Ridge Land & Auction/Big6 Properties, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

18) **Bidding Disclosures:** The property is available for and subject to sale prior to auction. Per North Carolina Administrative Code: 21 NCAC 04B .0605 Seller or auctioneer on sellers behalf, may bid up to but not beyond sellers reserve price. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

19) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to NC State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to BlueRidgeLandandAuction@gmail.com. If these steps have not been completed, a broker referral fee will not be paid.

20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating NC State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

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

Individual State License #'s

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

Firm State License #'s

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

Sharon Roseman – United Country Big6 Properties
Owner, Real Estate Broker, Auctioneer
153 NC-16
Taylorsville, NC 28681
828-632-2446 office
828-320-4726

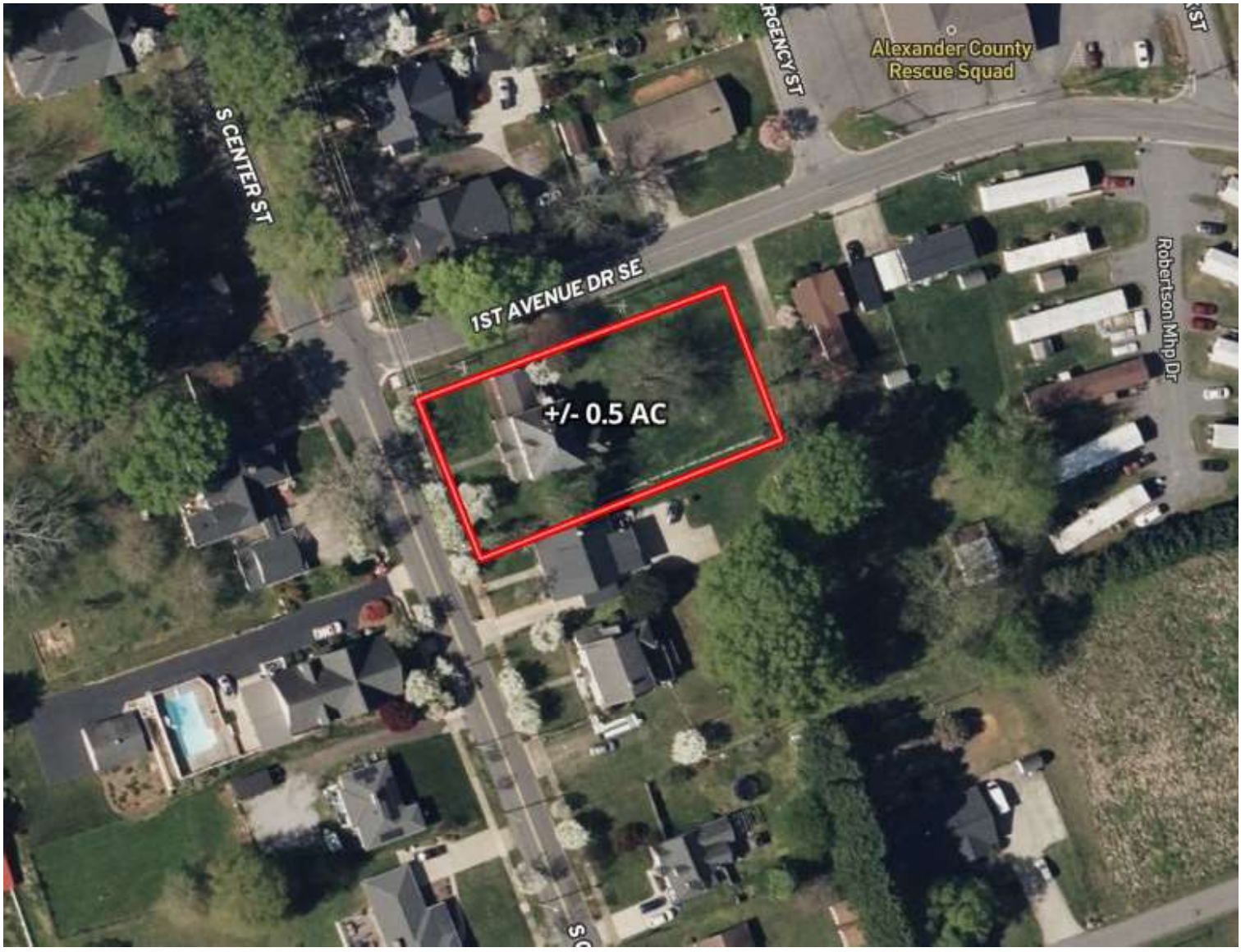
License #'s

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

United Country Real Estate

Auction Services

Aerial



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

United Country Real Estate

Auction Services

Contour



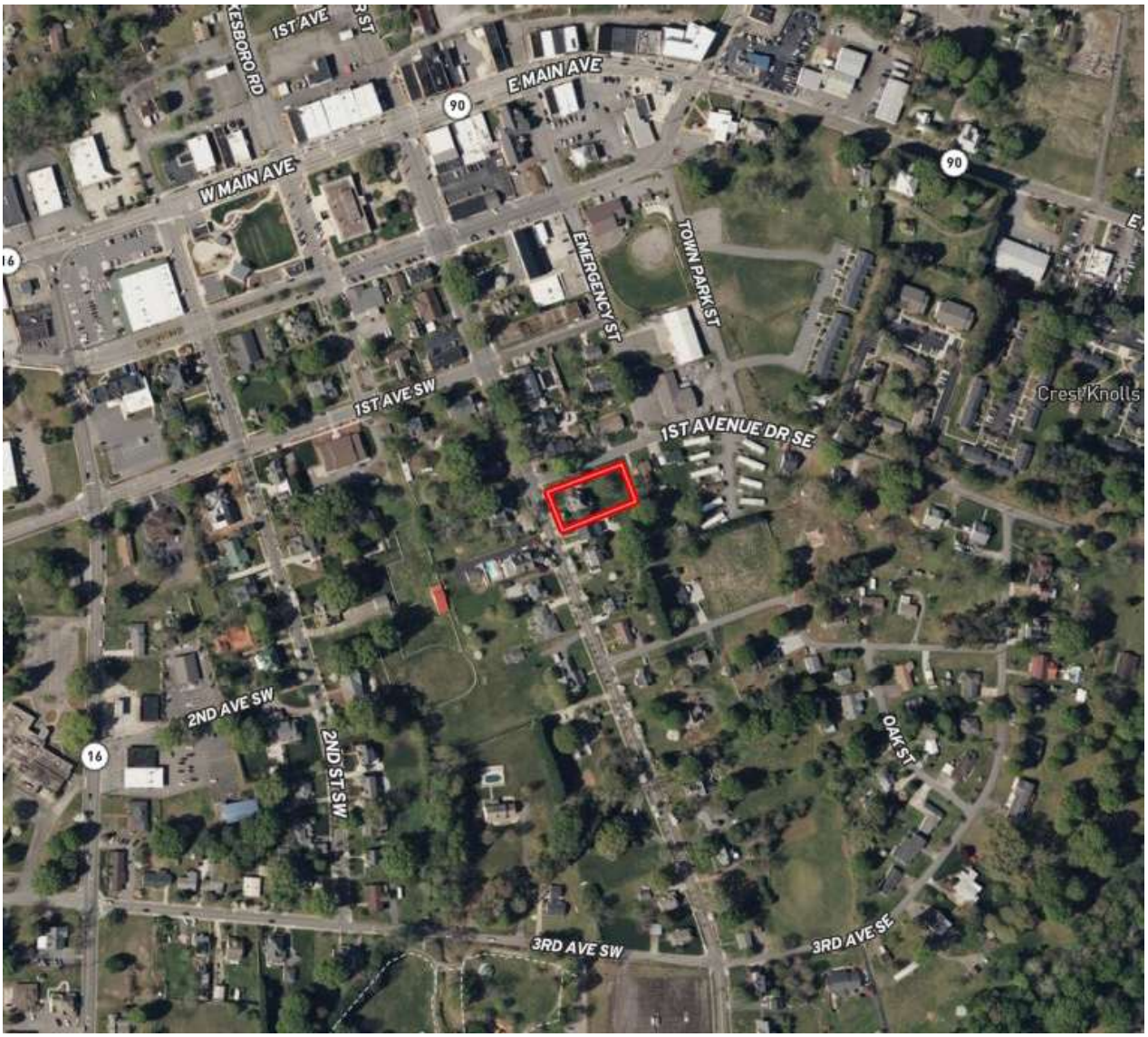
** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries.**

United Country Real Estate

Auction Services

Neighborhood

12 1st Ave Dr. SE,
Taylorsville, NC 28681



United Country Real Estate

Auction Services

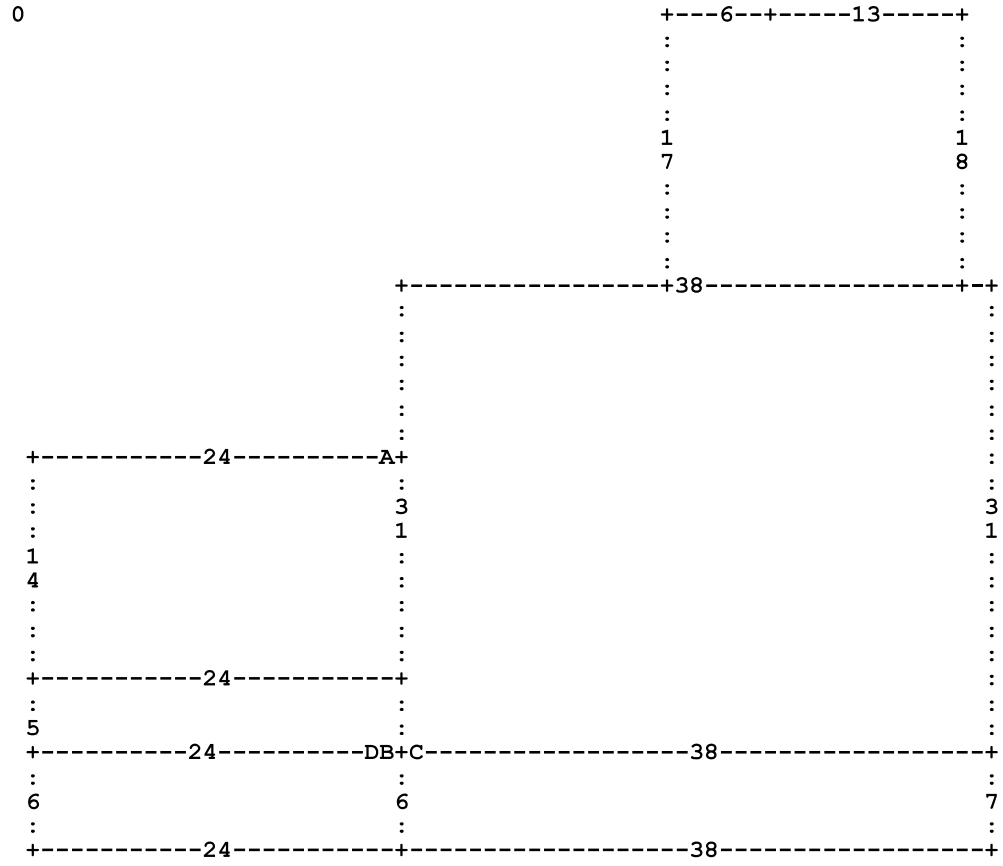
Location

12 1st Ave Dr. SE,
Taylorsville, NC 28681



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ALEXANDER CO TAX OFFICE,   YR 2026     REQUESTED BY TAXADMIN    RUN  7/28/26  TIME  9:55:05                                  PAGE    1
S CENTER ST                BRYANT REITA                    BRYANT REITA                    NBHD:       0575  0008950
                           180 S CENTER STREET             180 S CENTER STREET             3759 66 4906              ROUTE#:
E-7D 0052                  TAYLORSVILLE NC 28681           TAYLORSVILLE NC 28681           12 1ST AVENUE DR SE
Plat Bk/Pg                 9351445                         9351445       EXCD:             3759  66    4906
Bldg No.   1  Appraiser: SV   Appr Date: 10/01/2000       APPR: CKM APPR DT:  4/04/2022   LAND VALUE          22,572          22,572
Imp Desc:  14    TWO-STORY                  Eff Yr: 1945   USE CODE: 02    RESIDENTIAL IM  MISC VALUE              0               0
Grade    :  C+10  AVERAGE QUALITY         Act Yr Bt: 1945   DISTRICT: 151  CITY OF TAYLORS  BLDG VALUE         167,166         167,166
  1.64 Stories/     5 Rms/   3 Bed/   2.0 Bth/   1 HBth     NBHD: 0575  SOUTH CENTER        TOTAL VALUE         189,738         189,738
Finished Area:       3,034.00     ASV SqFt        62.54     Sales SqFt                2025  PRIOR YEAR          189,738         189,738
0   COMPONENT TYPE/CODE/DESC   PCT      UNITS        RATE     STR#    STR%  SIZ%   HGT%   PER%  CDS%      COST      %CMPL
    ---------------------------------------------------------------------------------------------------------------------
AC 06    PORCH COVERED         100       120.00       32.00                116.00                              4,454
AC 06    PORCH COVERED         100       266.00       32.00                108.00                              9,192
AC 20    STOOP MASONARY        100       144.00       17.00                116.00                              2,839
MA 37W   SINGLE FAMILY UNIT    100      1850.00      135.00    1.64         81.00                            202,297
MA 37W   (UPPER FLOORS)        100      1184.00      135.00    1.64  65.00  81.00                             84,155
- FN 04   PERIMETER FOOTING    100      1850.00         .00                 81.00                                  0
- FP 06   TWO STORY SINGLE       0         2.00     5500.00                                                   11,000
- HC 05   FORCED HOT AIR       100      1850.00         .00                 81.00                                  0
- PL 02   ADDITIONAL FIXTURES 100         3.00     2000.00                                                    6,000
- RC 01   COMPOSITION          100      1850.00         .00                 81.00                                  0
- RD 04   HIP                  100      1850.00         .00                                                        0
                                                                                                        --------------
0                      RCN...            PCT COMPLETE                 100     x                             319,937
                       RCN...            COUNTY RCN ADJ               100.00  x                             319,937
                       QUAL.. QG  C+10   AVERAGE QUALITY              110.00  x                             351,930
                       DEPR.. FR         FAIR CDU                      50.00  -       175,965               175,965  T
0                     --FMV... MKT 0575  MARKET ADJUSTMENT             95.00  x                             167,166   EXCD:
-
-
0   PROPERTY NOTES:                                                          BOOK    PAGE   DT      DATE     QS SALES PRICE
                                                                             PER     DEATH  TWO    1/10/2025 3
                                                                             0254    0391   CVT    1/01/1985 A
                                                                             PERMIT NO
+                                                                            _________       TYPE
+                                                                                    ____    DATE
+                                                                                    ______                  AMOUNT
+                                                                                                            ______
-BLDG CODE DESC                          UNITS      EYB DT   PCT    ADD.DEPR PCT     QGCD  LOC%            VALUE    EXCD %COMP
                                                                .00
                                                                .00
                                                                .00
                                                                .00
0LND          LAND  TOTAL ACRES:        .440  VALUE PER ACRE:      51,300                                  TOT     CURRENT
  #   ZONE    TYPE/CODE  LAND QTY   LAND ACRES   LAND RATE  DPTH   DPT%   TOP%   LOC%   SIZ%   SHP%   OTH%   ADJ      FMV     EXMPT
   1           AC BSP          .440        .440  51,300.00          .00    .00 100.00    .00    .00    .00    .00      22,572
-
-
-
  0008950                  12 1ST AVENUE DR SE
1
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ALEXANDER CO TAX OFFICE 2026 0008950 PAGE 2



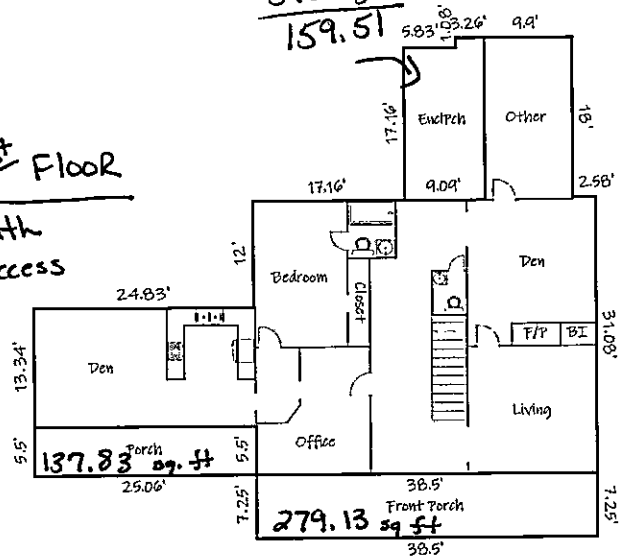
B= AC 06 PORCH COVERED C= AC 06 PORCH COVERED D= AC 20 STOOP MASONARY
A= MA 37W SINGLE FAMILY UNIT

Building Sketch

Borrower							
Property Address	12 1st Avenue Dr SE						
City	Taylorsville	County		State	NC	Zip Code	28681
Lender/Client							

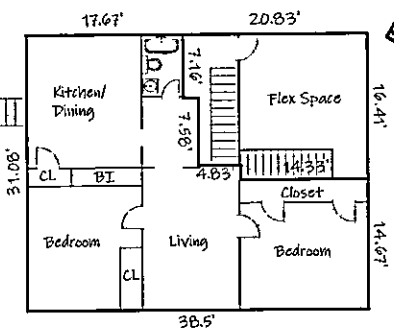
Storage (not included in main level)
159.51 sq. ft

(1705.59 sq. ft) 1st Floor
1 bed 1.5 bath
w/ stairs to access
upper Flex Space



2nd Floor Total
(1196.58 sq. ft)

Exterior Access
2nd Floor Apt
2bed / 1 bath
(878.27 sq. ft)



← Accessed from main Home (318.31 sq. ft)

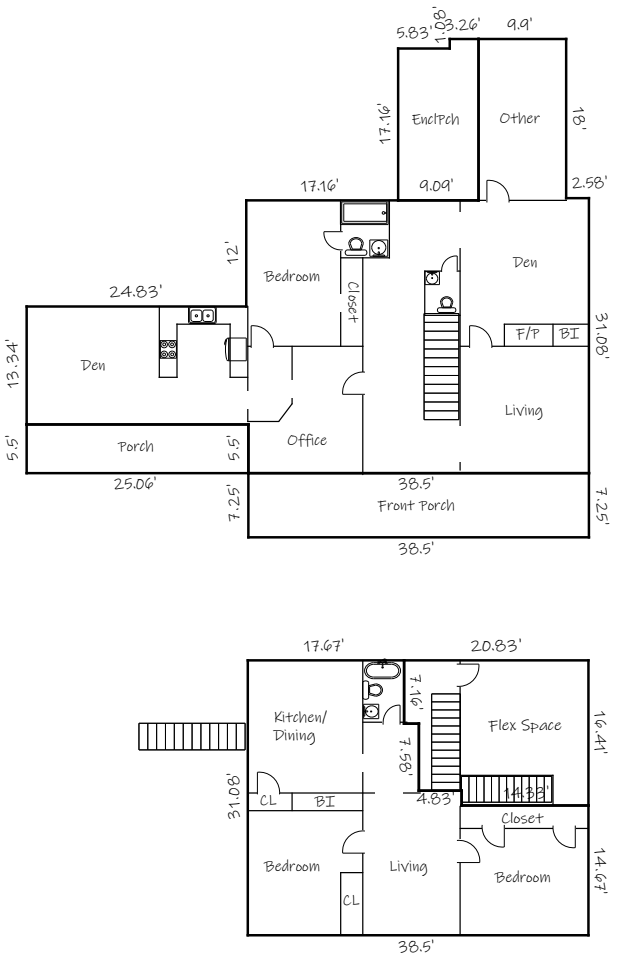
TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area		
Porch	279.13 Sq ft	38.5 × 7.25 = 279.12
Porch	137.83 Sq ft	5.5 × 25.06 = 137.83
First Floor	1705.59 Sq ft	9.9 × 18 = 178.2
		13.34 × 24.83 = 331.23
		31.08 × 12.48 = 387.88
		26.25 × 25.34 = 665.18
		5.5 × 26.02 = 143.11
Enclosed Porch	159.51 Sq ft	9.09 × 17.16 = 155.98
		1.08 × 3.26 = 3.52
Second Floor	318.31 Sq ft	16.41 × 14.33 = 235.16
		6.5 × 7.16 = 46.54
		7.58 × 4.83 = 36.61
Apartment	878.27 Sq ft	14.67 × 14.33 = 210.22
		24.17 × 16.34 = 394.94
		14.74 × 17.67 = 260.46
		1.67 × 7.58 = 12.66

Building Sketch

Borrower							
Property Address	12 1st Avenue Dr SE						
City	Taylorsville	County		State	NC	Zip Code	28681
Lender/Client							



TOTAL Sketch by a la mode

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		24.17 × 16.34	= 394.94
		14.74 × 17.67	= 260.46
		1.67 × 7.58	= 12.66

Alexander County
TAX ADMINISTRATION RECORD SEARCH

Property Owner	Owner's Mailing Address	Property Location
BRYANT REITA	180 S CENTER STREET TAYLORSVILLE , NC 28681	12 1ST AVENUE DR SE

Administrative Data

Parcel ID No.	**0008950**
OLD Tax ID	**E-7D 0052**
PIN	**3759 66 4906**
Owner ID	**9351445**
Tax District	**151 - CITY OF TAYLORSVILLE**
Land Use Code	**02**
Land Use Desc	**RESIDENTIAL IMPROVED**
Neighborhood	**0575**

Administrative Data

Legal Desc	**S CENTER ST**
Deed Year Bk/Pg	**2025 - PER / DEATH**
Plat Bk/Pg	**/**

Sales Information

Grantor	**MATHESON CAROL ANN**
Sold Date	**2025-01-10**
Sold Amount $	**0**

Valuation Information

Market Value $ **189,738**

Market Value - Land and all permanent improvements, if any, effective January 1, 2008, date of County's most recent General Reappraisal

Assessed Value $ 189,738

If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.

Improvement Detail

(1st Major Improvement on Subject Parcel)

Year Built	**1945**
Built Use/Style	**TWO-STORY**
Current Use	**C+10 /**
Grade	**C+10 /**
* Percent Complete	**100**
Heated Area (S/F)	**3,034**
Fireplace (Y/N)	**N**
*** Multiple Improvements	**0**

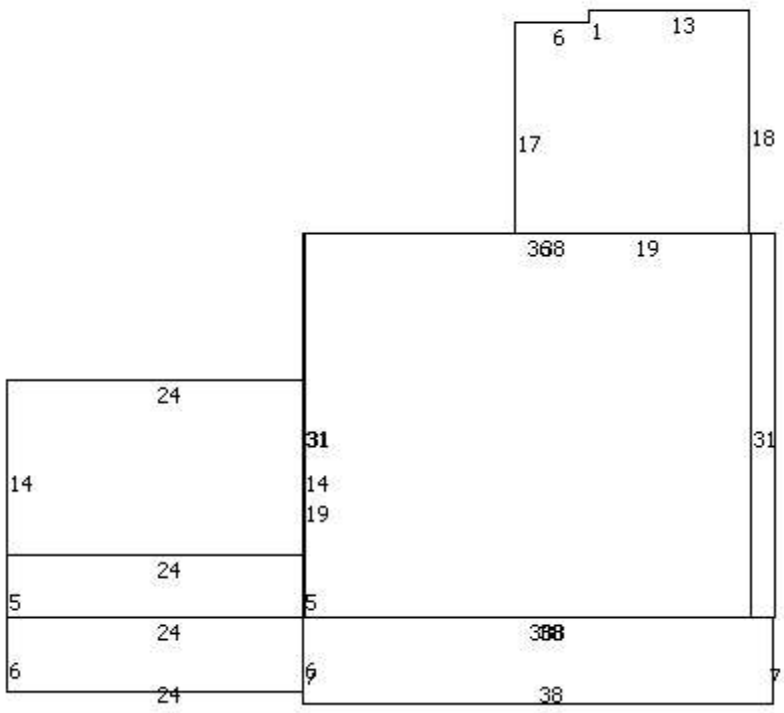
* Note - As of January 1
* * * Note - If multiple improvements equal "MLT" then parcel includes additional major improvements

Sales History

2 Previous Sales Found for Parcel number 0008950

Record Num	Sales Year	Name	Book/Page	Sale Price
1	2026	BRYANT REITA	PER / DEATH	$0.00
2	1986	MATHESON CAROL ANN	0254 / 0391	$0.00

Building Sketch



Land Supplemental

Deeded Acres	**0**
Tax District Note	**151 - CITY OF TAYLORSVILLE**
Present-Use Info	**RESIDENTIAL IMPROVED**

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value $	** Improvement Assessed Value $
167,166	**167,166**

* Note - Market Value effective Date equal January 1, 2008, date of County's most recent General Reappraisal
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)

Land Full Value (LFV) $	Land Present-Use Value (PUV) $ **	Land Total Assessed Value $
22,572	**22,572**	**22,572**

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

Mail To: Drawn by: V. Edward Jennings, Jr., Attorney

Book 259 P 391

Prepared at Law Office by James, McElroy & Diehl, P.A., Charlotte, N. C. 28208

WARRANTY DEED Form WD-602

STATE OF NORTH CAROLINA, ALEXANDER County.

THIS DEED, Made this 27th day of December, 1985, by and between

R. Z. MATHESON and wife, BEATRICE C. MATHESON,

of Alexander County

and State of North Carolina, hereinafter called GRANTOR, and CAROL ANN MATHESON
160 3rd Avenue Drive, SE
Taylorsville, N. C. 28681

of Alexander County and State of North Carolina, hereinafter called GRANTEE.

WITNESSETH That the Grantor, for and in consideration of the sum of other valuable considerations and ten Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Taylorsville Township Alexander County, North Carolina, described as follows:

BEGINNING at the Southeast intersection of South Main Street and Statesville Avenue, in the Town of Taylorsville, Alexander County, North Carolina, and running North 71° East with said Statesville Avenue 353 feet to a stake and ditch, Tom Watts' corner; thence South 13° East and with the said ditch 166 feet to a stake, Lynn Mays' corner; thence South 71° West and with Mays' line 133 feet to a stake, J. T. Cloer's corner; thence North 19° West and with J. T. Cloer's line 56 feet to a stake, J. T. Cloer's corner; thence South 71° West and with J. T. Cloer's line 200 feet to a stake on the East side of South Main Street, J. T. Cloer's corner; thence North 19° West and with the East side of South Main Street 110 feet to the BEGINNING.

Title reference is made to Deed from Luna A. Alexander, Widow, to the Grantors herein, dated May 19, 1983, and recorded in Book 239, page 104, this being the identical lands therein conveyed.

THERE IS EXCEPTED from the above described boundary the following tracts:

(1) BEGINNING at a stake in ditch in line of L. G. Sweet, and runs Westwardly with street or road 137 feet to a stake; thence Southwardly a straight line to a fence post in Osborne's line 164 feet; thence from fence post Eastwardly back to ditch in Sweet's line 122 feet; thence Northwardly with ditch 166 feet back to BEGINNING corner at road and ditch. See Deed from Luna Alexander to Samuel James Potts, dated May 10, 1961, recorded in Book 64, page 485.

(2) BEGINNING at an iron stake, E. L. Hedrick's Northeast corner, and runs North 70° 45' East 10.6 feet to an iron stake, Postts and Osborne's corner; thence North 17° 45' West 56 feet to an rion stake in Postts and Alexander's line; thence South 70° 15' West 10.6 feet to E. L. Hedrick's Southeast corner; thence with E. L. Hedrick's line South 17° 45' East to the BEGINNING. See Deed from Luna Alexander to E. L. Hedrick and wife, Johnsie S. Hedrick, dated April 16, 1960, recorded in Book 61, page 387.

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $20.00

$ 20.00

FILED
BOOK 259 PAGE 391
FEB 28 4 21 PM '85
REGISTER OF DEEDS
ALEXANDER COUNTY, N.C.

(Continued on Reverse Side)

(Continued From Reverse Side)

Bk. 4[illegible] 351 A

The above land was conveyed to Grantor by _____. See Book No. _____, Page _____.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

R. Z. Matheson (SEAL) Beatrice C. Matheson (SEAL)

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA, Alexander COUNTY.

I, Helen Hammer, a Notary Public of said County, do hereby certify that R. Z. Matheson and wife, Beatrice C. Matheson,

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 27th day of December, 19 85.

My Commission Expires: 9/28/85 Helen Hammer, N. P. [SEAL]

OFFICIAL SEAL
Notary Public-Alexander Co., N.C.
My Commission Expires Sept. 28, 1985

STATE OF NORTH CAROLINA _____ COUNTY.

I. _____, a Notary Public of said County, certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19____.

My Commission Expires: _____, N. P. [SEAL]

STATE OF NORTH CAROLINA, Alexander COUNTY.

The foregoing certificate(s) of Helen Hammer

is (are) certified to be correct. This instrument was presented for registration this 28th day of Feb., 19 86, at _____ A. M., P. M., and duly recorded in the office of the Register of Deeds of Alexander County, North Carolina, in Book _____, Page _____.

This the 28th day of Feb., A.D., 1986

Register of Deeds

By _____
Assistant, Deputy Register of Deeds

Warranty Deed

R. Z. Matheson, et ux

TO

Carol Ann Matheson

Consideration - - - - $

Dated 27th day of December 1985

Sample

REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT

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

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

(a) **"Seller"**: Reita Bryant

(b) **"Buyer"**: TBD

(c) **"Property"**: Street Address: 12 1st Ave Dr. SE
City: Taylorsville Zip: NC County: Alexander, NC
Lot/Unit _____, Block/Section _____, Subdivision/Condominium _____
Plat Book/Slide _____ at Page(s) _____ PIN/PID: 0008950
Other description: _____
Some or all of the Property may be described in Deed Book per death at Page (inherited From Sister)
Government authority over taxes, zoning, school districts, utilities, and mail delivery may differ from address. The Property shall include all the above real estate described together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in paragraphs 2 and 3 below.

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

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

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

$ 5,000 EARNEST MONEY DEPOSIT as ☐ cash ☐ personal check ☐ official bank check ☐ wire transfer ☐ electronic transfer

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

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

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

(e) **"Closing Date"** (See paragraph 8 for details): On or before 45 days from Contract

THE PARTIES AGREE THAT A REAL ESTATE BROKERAGE FIRM ACTING AS ESCROW AGENT MAY PLACE ANY EARNEST MONIES DEPOSITED BY BUYER IN AN INTEREST-BEARING TRUST ACCOUNT AND THAT ANY INTEREST EARNED THEREON SHALL BE DISBURSED TO THE ESCROW AGENT MONTHLY IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.

REALTOR®

NC REALTORS®

Buyer Initials _____ _____ Seller Initials _____ _____

EQUAL HOUSING OPPORTUNITY

STANDARD FORM 620-T
Revised 7/2024
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NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of the earnest money, Firm is required by state law to retain said earnest money in the Firm's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a Firm is holding the earnest money, the Firm may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

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

All other items attached or affixed to the Property shall also be included in the Purchase Price unless excluded in subparagraph (b) below.
(b) **Excluded Items:** The following items, if any, which are attached or affixed to the Property are leased or not owned by Seller or otherwise are NOT included in the Purchase Price: N/a

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

4. **RESTRICTIVE COVENANTS**: Prior to signing this Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, Bylaws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable. If the Property is subject to regulation by an owners' association, it is recommended that Buyer obtain a copy of a completed Owners' Association Disclosure Addendum (standard form 2A12-T) prior to signing this Contract and include it as an addendum hereto.

5. **NO FINANCING CONTINGENCIES OR INSPECTION RIGHTS:** THERE ARE NO FINANCING CONTINGENCIES OR INSPECTION RIGHTS FOR BUYER. SELLER IS NOT OBLIGATED TO MAKE ANY REPAIRS, CHANGES, IMPROVEMENTS OR OTHER MODIFICATIONS TO THE PROPERTY. PRIOR TO SUBMITTING THE HIGH BID FOR THE PROPERTY, BUYER DETERMINED THAT THE PROPERTY MEETS ALL LEGAL REQUIREMENTS FOR BUYER'S INTENDED USE OF THE PROPERTY AND IS NOT SUBJECT TO GOVERNMENTAL OR PRIVATE RESTRICTIONS THAT WILL INTERFERE WITH SUCH INTENDED USE, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL REGULATIONS, WETLAND QUALIFICATION, FLOOD HAZARD OR FLOOD PLAIN DESIGNATION AND SEPTIC SYSTEM SUITABILITY. THIS PROPERTY IS BEING SOLD "AS IS" IN ITS CURRENT CONDITION.

6. **REASONABLE ACCESS/RESTORATION AND INDEMNITY**: Seller will provide reasonable access to the Property through Closing for the purpose of evaluating the Property. Buyer shall, at Buyer's expense, promptly repair any damage to the Property resulting from any activities of Buyer and Buyer's agents and contractors. Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property except for any loss, damage, claim, suit or cost arising out of pre-existing conditions of the Property and/or out of Seller's negligence or willful acts or omissions. This repair obligation and indemnity shall survive this Contract and any termination hereof. Buyer may conduct a walk-through inspection of the Property prior to Closing.

7. **SPECIAL ASSESSMENTS:** If the Property is subject to any pending or confirmed governmental or owners' association special assessments, then they shall be the sole obligation of Buyer to pay.

8. **CLOSING:** The closing shall take place on on or before 45 days from effective date of Contract (the "Closing Date") unless otherwise agreed in writing, at a time and place designated by Buyer. Closing is defined as the date and time of recording of the deed. The deed is to be made to As Buyer Requests. Absent agreement to the contrary in this Contract or any subsequent modification thereto, if one party is ready, willing and able to complete Closing on the Closing Date ("Non-Delaying Party") but it is not possible for the other party to complete Closing by the Closing Date ("Delaying Party"), the Delaying Party shall be entitled to a delay in Closing and shall give as much notice as possible to the Non-Delaying Party and closing attorney. If the Delaying Party fails to complete Closing within seven (7) days of the Closing Date (including any amended Closing Date agreed to in writing by the parties), then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

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9. **POSSESSION:** Possession, including all means of access to the Property (keys, codes including security codes, garage door openers, electronic devices, etc.), shall be delivered, subject to existing leases, ☑ at Closing OR ☐ on _____.

10. **PRORATIONS AND PAYMENT OF CLOSING EXPENSES:** Seller shall pay any real estate transfer or excise tax and the cost of deed preparation. Rental income from agricultural tenancies ☐ shall be prorated on a calendar year basis as of the date of Closing ☐ shall not be prorated. In the event that such income is not prorated, then the parties agree that ☐ Seller ☐ Buyer is entitled to any such income for the current year. Any other rental income from the Property, Property taxes for the current year, any deferred ad valorem taxes due as a result of the Closing (except deferred taxes for prior years, which are the Seller's sole responsibility) and Owners' association dues or other like charges shall be prorated on a calendar year basis as of the date of Closing, with Seller responsible for the prorated amounts of any taxes and dues through the date of Closing. Buyer shall be responsible for all other expenses in connection with Buyer's purchase of the Property, including, but not limited to, the expense of any survey ordered by Buyer for the benefit of Buyer, compensation of the Closing Agent, recording fees and preparation fees for any other documents.

11. **SELLER OBLIGATIONS:**

(a) **Affidavit and Indemnification Agreement:** Seller shall furnish at Closing an affidavit(s) and indemnification agreement(s) in form satisfactory to Buyer and Buyer's title insurer, if any, executed by Seller and any person or entity who has performed or furnished labor, services, materials or rental equipment to the Property within 120 days prior to the date of Closing and who may be entitled to claim a lien against the Property as described in N.C.G.S. §44A-8 verifying that each such person or entity has been paid in full and agreeing to indemnify Buyer, Buyer's lender(s) and Buyer's title insurer against all loss from any cause or claim arising therefrom.

(b) **Designation of Lien Agent, Payment and Satisfaction of Liens:** If required by N.C.G.S. §44A-11.1, Seller shall have designated a Lien Agent, and Seller shall deliver to Buyer as soon as reasonably possible a copy of the appointment of Lien Agent. All deeds of trust, deferred ad valorem taxes, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at Settlement such that cancellation may be promptly obtained following Closing. Seller shall remain obligated to obtain any such cancellations following Closing.

(c) **Good Title, Legal Access:** Seller shall execute and deliver a ☑ GENERAL WARRANTY DEED ☐ SPECIAL WARRANTY DEED ☐ NON-WARRANTY (QUITCLAIM) DEED ☐ OTHER (sheriff's deed, tax deed, trustee's deed, executor or administrator's deed, etc.) (describe): _____ for the Property in recordable form no later than Closing, which shall convey fee simple marketable and insurable title, without exception for mechanics' liens, and free of any other liens, encumbrances or defects, including those which would be revealed by a current and accurate survey of the Property, except: ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and such other liens, encumbrances or defects as may be assumed or specifically approved by Buyer in writing. The Property must have legal access to a public right of way

12. **RISK OF LOSS:** Until Closing, the risk of loss or damage to the Property shall be borne by Seller, reasonable wear and tear excepted. In the event the Property is damaged so that the Property cannot be conveyed in substantially the same condition as of the time of the auction, Buyer may elect to terminate this Contract and the earnest money shall be returned to Buyer.

13. **OTHER PROVISIONS AND DISCLOSURES:**

(a) **North Carolina Residential Property and Owners' Association Disclosure Statement** (*check only one*):

☑ Prior to submitting the high bid for the Property, Buyer received a signed copy of the N.C. Residential Property and Owners' Association Disclosure Statement.

OR

☐ The transaction is exempt from N.C. Residential Property Disclosure Act because (SEE GUIDELINES):

_____.

(b) **Mineral and Oil and Gas Rights Mandatory Disclosure Statement** (*check only one*):

☑ Prior to submitting the high bid for the Property Buyer received a signed copy of the N.C. Mineral and Oil and Gas Rights Mandatory Disclosure Statement.

☐ The transaction is exempt from N.C. Mineral and Oil and Gas Rights Mandatory Disclosure Statement because (SEE GUIDELINES):_____.

Buyer's receipt of a Mineral and Oil and Gas Rights Mandatory Disclosure Statement does not modify or limit the obligations of Seller under Paragraph 11(c) of this Contract and shall not constitute the assumption or approval by Buyer of any severance of mineral and/or oil and gas rights, except as may be assumed or specifically approved by Buyer in writing.

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NOTE: The parties are advised to consult with a NC attorney prior to signing this Contract if severance of mineral and/or oil and gas rights has occurred or is intended.

(c) **Lead-Based Paint Disclosure** *(check if applicable)*:
☐ The Property is residential and was built prior to 1978. (Lead-Based Paint and/or Lead-Based Paint Hazards Disclosure is attached).
(d) **Addenda** (*itemize all addenda and attach hereto*):
☐ Seller Financing Addendum (Form 2A5-T)
☐ Short Sale Addendum (Form 2A14-T)
☑ Form 610 Buyers Premium addendum
☐ _____
☐ _____

(e) **Owners' Association(s) and Dues:** Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, or lender true and accurate copies of the following items affecting the Property, including any amendments:

- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

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

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

(f) **Other:**
_____
_____
_____
_____
_____

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

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

Buyer Initials_____ _____ Seller Initials _____ _____

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15. **SURVIVAL OF REPRESENTATIONS AND WARRANTIES:** All representations, warranties, covenants and agreements herein made by the parties shall survive the Closing. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments and take such other action as Buyer may reasonably request or as may be necessary to more effectively transfer to Buyer the Property described herein in accordance with this Contract.

16. **TAX-DEFERRED EXCHANGE:** In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

17. **APPLICABLE LAW:** This Contract shall be construed under the laws of the State of North Carolina.

18. **ASSIGNMENT:** This Contract may be assigned by Buyer at Buyer's discretion. If assigned, this Contract shall be binding on the assignee and assignee's heirs and successors.

19. **PARTIES:** This Contract shall be binding upon and shall inure to the benefit of the parties, *i.e.*, Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

20. **REMEDIES:**
(a) **Breach by Seller**: In the event of material breach of this Contract by Seller, Buyer may elect to terminate this Contact as a result of such breach, and shall be entitled to the return of all earnest monies, but such return shall not limit any other damages available to Buyer for such breach. This provision shall not limit any other remedies available to Buyer.
(b) **Breach by Buyer**: In the event of breach of this Contract by the Buyer, all earnest monies shall be forfeited to Seller, but such forfeiture shall not limit any other damages available to Seller for such breach. This provision shall not limit any other remedies available to Seller.
(c) **Attorneys' Fees**: If legal proceedings are brought by Buyer or Seller against the other, the parties agree that a party shall be entitled to recover reasonable attorneys' fees to the extent permitted under N.C. Gen. Stat. § 6-21.2.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

Buyer Initials_____ _____ Seller Initials _____ _____

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

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

BUYER:

_____(SEAL)

Date: _____

_____(SEAL)

Date: _____

Entity Buyer

_____

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

By: _____

Name: _____

Title: _____

Date: _____

SELLER:

_____(SEAL)

Date: _____

_____(SEAL)

Date: _____

Entity Seller:

_____

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

By: _____

Name: _____

Title: _____

Date: _____

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WIRE FRAUD WARNING

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

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

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

Buyer Initials _____ _____ Seller Initials _____ _____

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

Date_____ **Escrow Agent:**_____

By:_____
(Signature)

SELLING AGENT INFORMATION:

Individual Selling Agent: Sharon Roseman Real Estate License #: 229274
☐ Acting as a Designated Dual Agent (check only if applicable)

Individual Selling Agent Phone #: 828-320-4726 Fax #: 828-635-7363 Email: SharonCRoseman@gmail.com

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

Firm Mailing Address: PO Box 99 Taylorsville NC 28681

NCAL Firm License #: 10471

LISTING AGENT INFORMATION:

Individual Listing Agent: Sharon Roseman Real Estate License #: 229274
☐ Acting as a Designated Dual Agent (check only if applicable)

Individual Listing Agent Phone #: 828-320-4726 Fax #: 828-635-7363 Email: SharonCRoseman@gmail.com

Firm Name: BigleProperties
Acting as ☐ Seller's (sub)Agent ☐ Dual Agent

Firm Mailing Address: PoBox 99 Taylorsville, NC 28681

NCAL Firm License #: 10471

BID CALLER INFORMATION:

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

United County Real Estate Blue Ridge Land + Auction
102 S. Locust St
Floyd Va 24091
Callimore, Matt@Gmail.com

540-745-2005
NC Broker #311692
NC Firm #C35716
NCAL #10250
NC AF #10299

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BUYER'S PREMIUM AGREEMENT
AUCTION SALES

THIS AGREEMENT, between United Country Biglo Properties & United Country Blue Ridge Land+Auction Firm, and _____, Bidder, entered into this _____ day of _____, 20____, pursuant to the laws of the State of North Carolina, is based upon the mutual promises, undertaking and considerations recited herein in connection with the sale by auction of the following property: 12 1st Ave Dr. SE, Taylorsville, NC, 28681 ("Property").

1. Firm is the agent of the Seller of the Property offered for sale by auction, and Broker and Seller have agreed that this sale is to be conducted by including a buyer's premium of 10 Percent upon the final high bid price as determined by the Broker ("Buyer's Premium"). The actual contract sale price shall be the sum of the successful high bid plus the Buyer's Premium.

2. Bidder desires to bid upon said Property.

3. In consideration for the Seller and Firm allowing Bidder to bid at the auction of the Property, Bidder hereby acknowledges and agrees that if Bidder is the successful high bidder for the Property, then Bidder will enter into a purchase and sale contract on the day of sale, under the terms and conditions stated in the auction materials.

4. Bidder acknowledges and agrees that inclusion and/or payment of the Buyer's Premium shall not make Firm the agent of the Bidder and that Firm continues to act as the agent of Seller in the sale of the Property.

5. Bidder acknowledges that information on Lead-Based Paint and/or Lead-Based Paint Hazards, if applicable, a North Carolina Residential Property and Owners' Association Disclosure Statement, if applicable, and a Mineral and Oil and Gas Rights Mandatory Disclosure Statement, if applicable, have been made available by Firm for Bidder's review prior to the start of the auction.

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

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

_____ _____
Bidder Date

_____ _____
Bidder Date

Entity Bidder:

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

By: _____ Date: _____

Name: _____ Title: _____

_____
Firm

By: _____ Date: _____

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STANDARD FORM 610
Revised 1/2015
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BUYER AGENT COMPENSATION ADDENDUM

(Only use this form when Seller is providing a credit to Buyer in Form 2-T, Form 12-T, or Form 800-T.)

"Seller": Reita Bryant

"Buyer": _____

"Property": 12 1ST AVENUE DR SE, Taylorsville, NC 28681

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

1. **Compensation and Affirmation by Buyer**: In addition to any other concessions, credits, or expenses Seller has agreed to pay in the Contract, if any, Seller will pay at Closing $_____ or 2 % of the Purchase Price toward Buyer's obligation to pay their real estate agent. Buyer affirms that the scope of their agency agreement includes the Property, and that the amount in this paragraph is not more than the amount Buyer has agreed to pay their agent.

2. **Negotiability**: Buyer and Seller both affirm that they have an independent, contractual duty to pay their own agent, and that no agent can be a third-party beneficiary of this Contract. *Seller understands they have no duty to pay any Buyer Agent Compensation unless agreed to herein. The amount, format, or rate of real estate compensation is not fixed by law and is fully negotiable.*

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

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

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

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

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

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

Seller: (Name) Reita Bryant (Signature) Reita Bryant (Date) 8/26/26

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

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

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

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NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 12 1ST AVENUE DR SE, Taylorsville, NC 28681
Owner's Name(s): Reita Bryant

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

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

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

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

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

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

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

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

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

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

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

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

	Yes	No	NR
A1. Is the property currently owner-occupied?	☐	☐	☑
Date owner acquired the property:_____			
If not owner-occupied, how long has it been since the owner occupied the property?_____			
A2. In what year was the dwelling constructed?_____			☑
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☐	☑
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)			☑
☐Brick Veneer ☐Vinyl ☐Stone ☐Fiber Cement ☐Synthetic Stucco ☐Composition/Hardboard			
☐Concrete ☐Aluminum ☐Wood ☐Asbestos ☐Other:_____			
A5. In what year was the dwelling's roof covering installed?_____			☑
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☑
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☑
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☑
A9. Has the dwelling ever experienced damage due to a fire?	☐	☐	☑
A10. Have you ever filed a claim for fire damage to the dwelling with any insurance provider?	☐	☐	☑

A11. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☐	☑	Windows	☐	☐	☐	☑	Attached Garage	☐	☐	☐	☑
Slab	☐	☐	☐	☑	Doors	☐	☐	☐	☑	Fireplace/Chimney	☐	☐	☐	☑
Patio	☐	☐	☐	☑	Ceilings	☐	☐	☐	☑	Interior/Exterior Walls	☐	☐	☐	☑
Floors	☐	☐	☐	☑	Deck	☐	☐	☐	☑	Other:_____	☐	☐	☐	☑

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

_____

_____

_____

_____

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☑
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☑
B3. What is the dwelling's heat source? (Check all that apply)			☑

☐ Furnace [_____ # of units] Year(s):_____ ☐ Heat Pump [____ # of units] Year(s):_____

☐ Baseboard [____ # of units] Year(s):_____ ☐ Other:_____ [____ # of units] Year(s):_____

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)			☑

☐ Central Forced Air [___ # of units] Year(s):_____ ☐ Wall/Windows Unit(s) [___ # of units] Year(s):____

☐ Other:_____ [___ # of units] Year(s):_____

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

☐ Electricity ☐ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other:_____

Provider:_____ Leased/Owned:_____ Above/Below Ground:_____ Year:_____

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

_____

_____

_____

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply)			☑

☐ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other:_____

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

☐ Quality ☐ Pressure ☐ Quantity

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

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

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other:_____

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

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

☐ Septic tank with pump community system ☐ Septic tank ☐ Drip system

☐ Connected to City/County System ☐ City/County system available ☐ Other:_____

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

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

Date the septic system was last pumped:_____

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

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☐	☑	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☑
Sewer system	☐	☐	☐	☑	Water supply (water quality, quantity, or pressure)	☐	☐	☐	☑

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

_____

_____

_____

_____

SECTION D.
FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system?	☐	☐	☑

If yes, when was it last inspected? _____

Date of last maintenance service: _____

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

	NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	☑
Elevator system or component	☐	☐	☐	☑
Appliances to be conveyed	☐	☐	☐	☑
Irrigation system	☐	☐	☐	☑
Pool/hot tub /spa	☐	☐	☐	☑
TV cable wiring or satellite dish	☐	☐	☐	☑
Sump pump	☐	☐	☐	☑
Gas logs	☐	☐	☐	☑
Central vacuum	☐	☐	☐	☑
Garage door system	☐	☐	☐	☑
Security system	☐	☐	☐	☑
Other: _____	☐	☐	☐	☑

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

_____

_____

_____

_____

SECTION E.
LAND/ZONING

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

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

_____

_____

_____

_____

SECTION F.
ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☐	☑

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

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

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

SECTION G.
MISCELLANEOUS

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

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

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

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

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?	☐	☐	☑
If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:			
a. (specify name)_____ whose regular assessments ("dues") are $_____ per _____.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____			
b. (specify name)_____ whose regular assessments ("dues") are $_____ per _____.			
The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____			
c. Are there any changes to dues, fees, or special assessments which have been duly approved and to which the lot is subject?	☐	☐	☑
If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject:_____			
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?	☐	☐	☑
If "yes," state the amount of the fees:_____			
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?	☐	☐	☑
If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation:_____			
H4. Is there any unsatisfied judgment or pending lawsuits against the association?	☐	☐	☑
If "yes," state the nature of each unsatisfied judgment or pending lawsuit:			

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

_____

_____

_____

_____

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

Owner Signature: Reita Jr. Bryant Date 8/26/26

Owner Signature: _____ Date _____

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

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 12 1ST AVENUE DR SE, Taylorsville, NC 28681

Seller: Reita Bryant

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)

RB (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.

RB (b) 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.

REALTOR®

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

EQUAL HOUSING OPPORTUNITY

STANDARD FORM 2A9–T
Revised 7/2021
© 7/2026

Buyer Initials _____ _____ Seller Initials RB _____

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.

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

Buyer: (Signature) _____ (Date) _____

Buyer: (Signature) _____ (Date) _____

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

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

Seller: (Signature) Rita M. Bryant (Date) 8/26/26

Seller: (Signature) _____ (Date) _____

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

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

Listing Agent: (Signature) _____ (Date) _____

Selling Agent: (Signature) _____ (Date) _____

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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

		Yes	No	No Representation
_____ Buyer Initials	**1. Mineral rights were severed from the property by a previous owner.**	☐	☐	☑
_____ Buyer Initials	**2. Seller has severed the mineral rights from the property.**	☐	☑	
_____ Buyer Initials	**3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.**	☐	☑	
_____ Buyer Initials	**4. Oil and gas rights were severed from the property by a previous owner.**	☐	☐	☑
_____ Buyer Initials	**5. Seller has severed the oil and gas rights from the property.**	☐	☑	
_____ Buyer Initials	**6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.**	☐	☑	

Note to Purchasers

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

Property Address: 12 1ST AVENUE DR SE, Taylorsville, NC 28681

Owner's Name(s): Reita Bryant

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Reita Jr. Bryant Date 8/26/26

Owner Signature: _____ Date _____, ____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____, ____

Purchaser Signature: _____ Date _____, ____

United Country Real Estate

UTILITY PROVIDERS

Big6 Properties

Done?	Utility	Company Name	Phone	Contact?	Email
☐	Power/Electricity	Duke Power	no Power is on (Been off several years)		10+ years
☐	Water	Town of Taylorsville	no water on		
☐	Sewer	Town of Taylorsville	no sewer active		
☐	Internet	Spectrum			
☐	Gas	Natural Gas Available			
☐	Radon Service				
☐	Termite Bond/Service				
☐	Lawn/Landscape				
☐	Television Provider				
☐	Security System Provider				
☐	_____	old oil Furnance was used at 1 time - possible storage tank on Property			

Done?	Utility	Company Name	Phone	Contact?	Email
☐	_____	_____	_____	☐	_____
☐	_____	_____	_____	☐	_____
☐	_____	_____	_____	☐	_____