



**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** – LLB Properties LLC by and through Mary B. Isom, Managing Member

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

**AUCTION DATE** – Wednesday, July 29<sup>th</sup>, 2026 at 4 PM

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

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

**AUCTIONEER / 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:**

+/- 2.91 acres and Improvements; Parcel ID # 06240-3-2; DB 2073 PG 1085; BK 2073 YR 1085 YR 22 ST 0.00/2075-1104 YR 22

**Address:**

3000 Parker Ct 1, Lenoir, NC 28645

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, July 29<sup>th</sup>, 2026 at 4 PM (EST)**

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

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

## Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval. 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](mailto:BlueRidgeLandandAuction@gmail.com)**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585 or Auctioneer Sharon Roseman at (828) 320-4726.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land & Auction/Big6 Properties** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A **\$15,000** 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 **Friday, August 28<sup>th</sup>, 2026**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country | Blue Ridge Land & Auction/Big6 Properties, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

- 18) **Bidding Disclosures: 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](mailto: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](mailto:Gallimore.Matt@gmail.com)

**Individual State License #'s**

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

**Firm State License #'s**

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

**Sharon Roseman – United Country Big6 Properties  
Owner, Real Estate Broker, Auctioneer**

153 NC-16

Taylorsville, NC 28681

828-632-2446 office

828-320-4726

**License #'s**

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



**Auction Services**

# Aerial



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. \*\***

# Contour



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. \*\***



# Neighborhood

3000 Parker Ct.,  
Lenoir, NC 28645





# Location

3000 Parker Ct.,  
Lenoir, NC 28645





# Key

See the mobile homes labeled below. This matches to the information below.



Trailer #1 Information" Any special notes? 2 BR 1 Bath

Property / Lot Information - 3000 PARKER COURT 1, LENOIR NC 28645

Unit/Trailer Make/model: TRIN 70X14 Year: 1981

VIN: THIN105TA190142CK0106

Title on hand? (Yes / No): ✓

Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): R

If rented - Monthly rent amount: \$ 625

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_

Lease start date: 8-1-20 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_

Section 8? (Yes / No): NO

Utilities & Services Water: (Public / Private well): Public

Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: \_\_\_\_\_

Electric Utilities paid by: (Tenant):

Yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial) Yes Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/~~electric~~, Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: 3 years Last serviced: \_\_\_\_\_

AC type: (Central, ~~Window~~, None / Heat pump): \_\_\_\_\_ Age: \_\_\_\_\_

Water heater type: (Tank / Tankless) TANK Fuel: (Gas/Electric) E Age of water heater: 1 years Last serviced: 1

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs):

int/remod/new deck

Deck/Porch: (Age / Any recent repairs): Back Deck New Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical) \_\_\_\_\_

Major known defects / repairs needed: \_\_\_\_\_

FEMA / flood zone note (if known): \_\_\_\_\_

Trailer #2 Information" Any special notes? 3 BR 2 Bath

Property / Lot Information - 3000 PARKER COURT 2, LENOIR NC 28645

Unit/Trailer Make/model: CARO 70X14 Year: 1984

VIN: CMHRKNC14247

Title on hand? (Yes / No): ✓

Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): R

If rented - Monthly rent amount: \$ 950

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_

Lease start date: 4-17-26 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_

Section 8? (Yes / No): NO

Utilities & Services Water: (Public / Private well): Public

Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: 3/26

Electric Utilities paid by: (Tenant):

Yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial) \_\_\_\_\_ Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric) Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: NA years Last serviced: \_\_\_\_\_

AC type: (Central / Window / None / Heat pump): \_\_\_\_\_ Age: \_\_\_\_\_

Water heater type: (Tank / Tankless) Tank Fuel: (Gas/Electric) E Age of water heater: 6 years Last serviced: \_\_\_\_\_

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs):

Int/all/EXT - new coat

Deck/Porch: (Age / Any recent repairs): Back New / year Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical) \_\_\_\_\_

Major known defects / repairs needed: \_\_\_\_\_

FEMA / flood zone note (if known): \_\_\_\_\_

Trailer #3 Information Any special notes? 3BR 2 Bath

Property / Lot Information - 3000 PARKER COURT 3, LENOIR NC 28645

Unit/Trailer Make/model: CARO 70X14 Year: 1984

VIN: CUMRKNR13853

Title on hand? (Yes / No): ✓

Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): R

If rented - Monthly rent amount: \$ 975

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_

Lease start date: 7-21-25 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_

Section 8? (Yes / No): no

Utilities & Services Water: (Public / Private well): Public

Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: \_\_\_\_\_

Electric Utilities paid by: (Tenant):

yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial) \_\_\_\_\_ Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric) Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: 1 years Last serviced: 1

AC type: (Central / Window / None / Heat pump): \_\_\_\_\_ Age: 1

Water heater type: (Tank / Tankless) tank Fuel: (Gas/Electric) \_\_\_\_\_ Age of water heater: NA years Last serviced: \_\_\_\_\_

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs):

all remod - roof coated

Deck/Porch: (Age / Any recent repairs): new backdeck Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical) new rec/switch

Major known defects / repairs needed: none

FEMA / flood zone note (if known): \_\_\_\_\_

Trailer #4 Information" Any special notes? 2 BR 2 Bath

Property / Lot Information - 3000 PARKER COURT 4, LENOIR NC 28645

Unit/Trailer Make/model: TIDE 70K14 Year: 1980

VIN: NCE117946S5787TW1

Title on hand? (Yes / No):

Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): \_\_\_\_\_

If rented - Monthly rent amount: \$ 751

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_

Lease start date: 10-25-24 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_

Section 8? (Yes / No): No

Utilities & Services Water: (Public / Private well): Public

Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: \_\_\_\_\_

Electric Utilities paid by: (Tenant):

yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model:  Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model:  Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial)  Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric) Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: NA years Last serviced: \_\_\_\_\_

AC type: (Central / Window / None / Heat pump): \_\_\_\_\_ Age: 1 3 unit - Own 1

Water heater type: (Tank / Tankless) tank Fuel: (Gas/Electric) \_\_\_\_\_ Age of water heater: NA years Last serviced: 2

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs):

inter/all remed

Deck/Porch: (Age / Any recent repairs): all new Recent updates (last 5 years): (e.g. new flooring, plumbing, electrical) \_\_\_\_\_

Major known defects / repairs needed: NA

FEMA / flood zone note (if known): \_\_\_\_\_

Trailer #5 Information" Any special notes? 3 BR 1.5 beds

Property / Lot Information - 3000 PARKER COURT 5, LENOIR NC 28645

Unit/Trailer Make/model: FRON 70X14 Year: 1984

VIN: A119066A

Title on hand? (Yes / No): ✓

Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): R

If rented - Monthly rent amount: \$ 950

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_

Lease start date: 2-13-26 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_

Section 8? (Yes / No): NO

Utilities & Services Water: (Public / Private well): Public

Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: \_\_\_\_\_

Electric Utilities paid by: (Tenant):  
yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial) yes Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric) Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: 1 years Last serviced: 1

AC type: (Central / Window) / None / Heat pump): 2 Age: 2

Water heater type: (Tank / Tankless) Tank Fuel: (Gas/Electric) \_\_\_\_\_ Age of water heater: 4 years Last serviced: 4

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs):

Int/all remod/roof fair

Deck/Porch: (Age / Any recent repairs): new back/REF front Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical) all

Major known defects / repairs needed: none

FEMA / flood zone note (if known): \_\_\_\_\_

Trailer #6 Information" Any special notes? 2 BR / Bath

Property / Lot Information – 3000 PARKER COURT 6, LENOIR NC 28645

Unit/Trailer Make/model: EAST 60X14 Year: 1978

VIN: 9577

Title on hand? (Yes / No):     

Title notes (lien, lost, transferred, cancelled to real property):     

Occupancy & Lease Current status: (Rented / Vacant):     

If rented – Monthly rent amount: \$ 800

Lease type: (Month-to-month / 6-month / 1-year / Other):     

Lease start date: 8-11-25 Lease end date (if applicable):     

Tenant name (optional):      Contact:     

Section 8? (Yes / No): Yes

Utilities & Services Water: (Public / Private well):     

Sewer: (Septic / Other):     

Septic – Last pumped/serviced date:     

Electric Utilities paid by: (Tenant):

Yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model:      Age:
- Range/Oven: (Yes / No) Brand/model:      Age:
- Microwave: (Yes / No) Brand/model:      Age:
- Dishwasher: (Yes / No) Brand/model:      Age:
- Washer/Dryer: (Yes / No) Brand/model:      Age:
- Other appliances:
- Appliances convey with sale? (Yes / No / Partial)      Notes:

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric, Electric baseboard, Heat pump, Other):     

Age of heating unit: 3 years Last serviced: 1

AC type: (Central / Window / None / Heat pump): 1 Age: 1

Water heater type: (Tank / Tankless) Tank Fuel: (Gas/Electric)      Age of water heater: 6 years Last serviced: 6

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs):

all good

Deck/Porch: (Age / Any recent repairs): new Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical)     

Major known defects / repairs needed: none

FEMA / flood zone note (if known):

Trailer #7 Information" Any special notes? 2 BR 1 Bath  
Property / Lot Information - 3000 PARKER COURT 7, LENOIR NC 28645  
Unit/Trailer Make/model: OMNI 48X14 Year: 1985  
VIN: OM8699

Title on hand? (Yes / No): ✓  
Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): R  
If rented - Monthly rent amount: \$1000

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_  
Lease start date: 8-1-22 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_  
Section 8? (Yes / No): YES

Utilities & Services Water: (Public / Private well): Public  
Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: Fail 02/25  
Electric Utilities paid by: (Tenant):

Yes Metered? (Yes / No): \_\_\_\_\_  
Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model: ✓ Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial) \_\_\_\_\_ Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric) Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: NA years Last serviced: 1  
AC type: (Central / Window / None / Heat pump): \_\_\_\_\_ Age: 5

Water heater type: (Tank / Tankless) Tank Fuel: (Gas/Electric) E Age of water heater: NA years Last serviced: NA

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs): Roof Coated / Exterior painted

Deck/Porch: (Age / Any recent repairs): Back 1 year Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical) \_\_\_\_\_

Major known defects / repairs needed: None  
FEMA / flood zone note (if known): \_\_\_\_\_

Trailer #8 Information" Any special notes? 2 BR 1 Bath

Property / Lot Information - 3000 PARKER COURT 8, LENOIR NC 28645

Unit/Trailer Make/model: CAME K12 Year: 1979

VIN: H15928G

Title on hand? (Yes / No):

Title notes (lien, lost, transferred, cancelled to real property): \_\_\_\_\_

Occupancy & Lease Current status: (Rented / Vacant): R

If rented - Monthly rent amount: \$ 600

Lease type: (Month-to-month / 6-month / 1-year / Other): \_\_\_\_\_

Lease start date: 10-28-22 Lease end date (if applicable): \_\_\_\_\_

Tenant name (optional): \_\_\_\_\_ Contact: \_\_\_\_\_

Section 8? (Yes / No): No

Utilities & Services Water: (Public / Private well): Public

Sewer: (Septic / Other): Septic

Septic - Last pumped/serviced date: \_\_\_\_\_

Electric Utilities paid by: (Tenant):

Yes Metered? (Yes / No):

Appliances & Conveyance Appliances included (check and describe condition/brand/age):

- Refrigerator: (Yes / No) Brand/model:  Age: \_\_\_\_\_
- Range/Oven: (Yes / No) Brand/model:  Age: \_\_\_\_\_
- Microwave: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Dishwasher: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Washer/Dryer: (Yes / No) Brand/model: \_\_\_\_\_ Age: \_\_\_\_\_
- Other appliances: \_\_\_\_\_
- Appliances convey with sale? (Yes / No / Partial) \_\_\_\_\_ Notes: \_\_\_\_\_

Heating, Cooling & Water Heater Heat type: (Furnace - gas/electric) Electric baseboard, Heat pump, Other): \_\_\_\_\_

Age of heating unit: NA years Last serviced: NA

AC type: (Central / Window / None / Heat pump): \_\_\_\_\_ Age: NA

Water heater type: (Tank / Tankless) Tank Fuel: (Gas/Electric) E Age of water heater: NA years Last serviced: NA

Interior / Exterior Condition & Updates Roof: (Age / Material / Any recent repairs): Good

Deck/Porch: (Age / Any recent repairs): New 2 years Recent updates (last 5 years): (e.g., new flooring, plumbing, electrical) par / floor

Major known defects / repairs needed: None

FEMA / flood zone note (if known): \_\_\_\_\_

**LLB PROPERTIES LLC**  
 3000 PARKER CT UNIT 1  
 176487

PLAT: 00000/00000 UNIQ ID 236415  
 ID NO: 2738.01.25.8436

**Parcel ID: 06-240 - 3 - 2-**

SPLIT FROM ID

COUNTY (100), GAMEWELL FIRE (100), RESCUE  
 GAMEWELL (100)  
 BK 2073 YR 1085 YR 22 ST 0.00/2075-1104 YR 22  
 Appraised By: 02 on 06/06/2019 00221 NEIGHBORHOOD

CARD NO. 1 of 1  
 350.0000 \*\*  
 TW-06 CI-08 FR-

SRC=  
 AT- LAST ACTION 20221221

| CONSTRUCTION DETAIL       |     | MARKET VALUE |      | DEPRECIATION |     | CORRELATION OF VALUE |     |        |             |        |
|---------------------------|-----|--------------|------|--------------|-----|----------------------|-----|--------|-------------|--------|
| USE                       | MOD | Eff. Area    | QUAL | BASE RATE    | RCN | EYB                  | AYB | % GOOD | CRERENCE TO | MARKET |
| 0                         | 01  | 00           |      |              |     |                      |     |        |             |        |
| SINGLE FAMILY RESIDENTIAL |     |              |      |              |     |                      |     |        |             |        |
| STYLE:                    |     |              |      |              |     |                      |     |        |             |        |
| BUILDING ADJUSTMENTS      |     |              |      |              |     |                      |     |        |             |        |
| TOTAL ADJUSTMENT FACTOR   | 0   |              |      |              |     |                      |     |        |             |        |
| TOTAL QUALITY INDEX       | 0   |              |      |              |     |                      |     |        |             |        |

| TOTAL POINT VALUE |        | DEPR. OB/XF VALUE - CARD |        | MARKET LAND VALUE - CARD |        | TOTAL APPRAISED VALUE - CARD |        | TOTAL PRESENT USE VALUE - LAND |   | TOTAL VALUE DEFERRED - PARCEL |   | TOTAL TAXABLE VALUE - PARCEL \$ |        |
|-------------------|--------|--------------------------|--------|--------------------------|--------|------------------------------|--------|--------------------------------|---|-------------------------------|---|---------------------------------|--------|
| 0                 | 37,600 | 0                        | 37,600 | 0                        | 33,800 | 0                            | 71,400 | 0                              | 0 | 0                             | 0 | 0                               | 71,400 |

| CODE              | DATE | NO.    | ROUT: WTRSHD: |
|-------------------|------|--------|---------------|
| PRIOR APPRAISAL   |      |        |               |
| BUILDING VALUE    |      | 0      |               |
| OBXF VALUE        |      | 37,600 |               |
| LAND VALUE        |      | 33,800 |               |
| PRESENT USE VALUE |      | 0      |               |
| DEFERRED VALUE    |      | 0      |               |
| TOTAL VALUE       |      | 71,400 |               |

| OFF. RECORD |      |    |      | DEED |     |     |             | INDICATE |      |    |      |      |     |     |             |
|-------------|------|----|------|------|-----|-----|-------------|----------|------|----|------|------|-----|-----|-------------|
| BOOK        | PAGE | MO | YR   | TYPE | Q/U | V/I | SALES PRICE | BOOK     | PAGE | MO | YR   | TYPE | Q/U | V/I | SALES PRICE |
| 02073       | 1085 | 12 | 2022 | WD*  | U   | V   |             | 01129    | 1016 | 2  | 1995 | WT   | U   | V   | 0           |
| 01129       | 1016 | 2  | 1995 | WT   | U   | V   |             |          |      |    |      |      |     |     | 0           |

| SALES DATA  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| HEATED AREA |  |  |  |  |  |  |  |  |  |  |  |
| NOTES       |  |  |  |  |  |  |  |  |  |  |  |

| TYPE              | GS AREA | RPL CS | CODE | DESCRIPTION  | COUNT                   | LTH         | WITH        | UNITS                 | UNIT PRICE   | ORIG % COND                                    | BLDG # | ---                                  | AYB                   | EYB                   | DEP SCH                    | OVR | % COND                          | OB/XF DEPR. VALUE                      |  |
|-------------------|---------|--------|------|--|-------------------------|-------------|-------------|-----------------------|--|--|--------|--------------------------------------|-----------------------|-----------------------|----------------------------|-----|---------------------------------|--|--|
| SUBAREA TOTALS    |         |        | 0 15 | MH PERSONA<br>MH SPACE<br>DECK<br>STORAGE<br>STORAGE | 0.000<br>0.000<br>0.000 | 0<br>0<br>0 | 0<br>0<br>0 | 8<br>8<br>1<br>1<br>2 | 0.00<br>4,500.00<br>400.00<br>200.00<br>800.00<br>100.00 | 100.00<br>100.00<br>100.00<br>100.00<br>100.00 |        | 0.00<br>0.00<br>0.00<br>0.00<br>0.00 | 0<br>0<br>0<br>0<br>0 | 0<br>0<br>0<br>0<br>0 | S0<br>S0<br>S0<br>S0<br>S0 |     | 100<br>100<br>100<br>100<br>100 | 0<br>36000<br>400<br>200<br>800<br>200 |  |
| TOTAL OB/XF VALUE |         |        |      | 37600  |                         |             |             |                       |  |  |        |                                      |                       |                       |                            |     |                                 |  |  |

| BLDG DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF VALUE |  |  |  |  |  |  |  |  |  |  |  |

| LAND INFORMATION       |          |        |          |       |              |          |           |                                |           |                  |           |              |                     |            |               |            |  |
|------------------------|----------|--------|----------|-------|--------------|----------|-----------|--------------------------------|-----------|------------------|-----------|--------------|---------------------|------------|---------------|------------|--|
| HIGHEST AND BEST USE   | USE CODE | ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LAND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJUST | ADJUSTED UNIT PRICE | LAND VALUE | OVERIDE VALUE | LAND NOTES |  |
| SFR                    | 0100     |        | 125      | 463   | 1.0000       | 0        | 0.9200    | D1.23X1.00U.75                 |           | 125.000          | FF        | 0.920        | 110.40              | 13800      |               |            |  |
| SFR                    | 0100     |        | 225      | 355   | 1.0000       | 0        | 0.7400    | D1.19X.83U.75                  |           | 225.000          | FF        | 0.740        | 88.80               | 19980      |               |            |  |
| TOTAL MARKET LAND DATA |          |        |          |       |              |          |           |                                |           |                  |           | 33780        |                     |            |               |            |  |
| TOTAL PRESENT USE DATA |          |        |          |       |              |          |           |                                |           |                  |           |              |                     |            |               |            |  |

06-240 - 3 - 2 - (3487122) Group:0 6/19/2026 10:12:32 AM.

**NORTH CAROLINA GENERAL WARRANTY DEED  
 (Transfer to LLC)**

|                                  |  |
|----------------------------------|--|
| Excise Tax:                      | \$0.00   |
| Parcel ID:                       | See below in descriptions  |
| Mail/Box to:                     | Kimberly H. Whitley, Patrick, Harper & Dixon L.L.P., PO Box 218, Hickory, NC 28603 |
| Prepared by:                     | Kimberly H. Whitley, Patrick, Harper & Dixon L.L.P., PO Box 218, Hickory, NC 28603 |
| Brief description for the Index: | See below in descriptions  |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 20<sup>th</sup> day of December 2022, by and between:

| GRANTOR   | GRANTEE  |
|---|--|
| <b>MARY BENBOW ISOM a/k/a<br/>                     MARY B. BEACH</b><br><br>PO Box 748<br>Granite Falls NC 28630-0748 | <b>LLB PROPERTIES, LLC,</b><br>a North Carolina limited liability company<br><br>PO Box 748<br>Granite Falls NC 28630-0748 |

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Caldwell County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT A**

Submitted electronically by "Patrick Harper & Dixon L.L.P."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Caldwell County Register of Deeds.

The Properties conveyed **do not** include the primary residence of Grantor.

Howard Douglas Beach died January 29, 2020, in Caldwell County, North Carolina.

**THE PREPARER OF THIS DEED DID NOT SEARCH OR CERTIFY TITLE.**

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. All easements, restrictions, and rights-of-way of record; and
2. Any local, county, state or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed.

*Mary Benbow Isom*  
 \_\_\_\_\_  
 Mary Benbow Isom

STATE OF NORTH CAROLINA

COUNTY OF CATAWBA

I, a Notary Public for said County and State, certify that **Mary Benbow Isom** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of December, 2021.

My Commission Expires: 10/12/2023

*Beverly L. Cook*  
 \_\_\_\_\_  
 Notary Public

Print Name: Beverly L. Cook  
 ☞ [NOTARY SEAL] (*MUST BE FULLY LEGIBLE*)

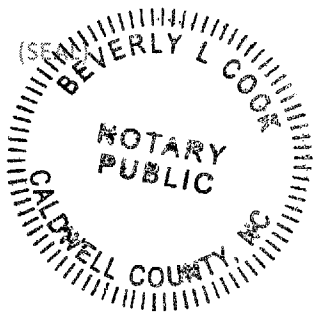


EXHIBIT ATract 1:

Caldwell County Tax Parcel 2727762033; Parcel 06248 1 9; Lenoir Township  
Address: 4611 Calico Road, Lenoir, North Carolina

BEING LOTS NOS. 157, 158, and 159 of the Verne H. Blackwelder Property, as shown on plat of the same, prepared by I. A. Bumgarner, Registered Surveyor, Boone, North Carolina, in February, 1953, said plat being of record in the office of the Register of Deeds for Caldwell County in Plat Book 3, at Page 55, reference being hereby made to said plat for more particular description of the lots herein conveyed. Together with all rights, rights of way and privileges in and to the streets and highways shown on said plat.

Deed reference Book 1073, Page 0591, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Seventeen), Caldwell County Registry.

Tract 2:

Caldwell County Tax Parcel 2727899667; Parcel 06245 1 4; Lenoir Township  
Address: 4590 Luke Lane, Lenoir, North Carolina

**FIRST TRACT:**

**BEGINNING** on a stake on the South edge of the Lenoir and Morganton Highway, 504 feet North 82 degrees East from Eugene Coffey's Northeast corner of land bought of L. H. Tuttle, and runs South 210 feet to a stake; thence North 82 degrees East 210 feet to a stake; thence North 210 feet to a stake at South edge of the Lenoir and Morganton Highway; thence with the South edge of said highway South 82 degrees West 210 feet to the beginning, containing one acre, more or less.

**SECOND TRACT:**

**BEGINNING** on an iron stake, Amos Green's Southeast corner, and runs South 2 ½ degrees West 210 feet to a stake; thence South 83 degrees West 210 feet to a stake; then North 2 ½ degrees East 210 feet to a stake, Amos Greene's Southwest corner; thence with his line North 83 degrees East 210 feet to the beginning, containing one acre, more or less.

**THIRD TRACT:**

**BEGINNING** on a stake, Amos Greene's Southeast corner, and runs South 25 degrees West 560 feet to a stake in the branch and in the Tuttle and Coffey line thence up the branch with said line North 40 degrees West 200 feet to a stake in the branch; thence North 25 degrees East 373 feet to the Greene's Southwest corner; thence with his line North 83 degrees East 210 feet to the beginning, containing 2 acres, more or less.

Deed reference Book 950, Page 012, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Eleven), Caldwell County Registry.

## Subject Property Deed Description

### Tract 3:

Caldwell County Tax Parcel 2738258436; Parcel 06240 3 2; Lenoir Township  
Address: 3000-1 Parker Court, Lenoir, North Carolina

BEGINNING on a stake in the West margin of a street, J. Church's corner and runs with the West margin of said street North 53 degrees West 200 feet, North 60 degrees West 150 feet, in all 350 feet to a stake; thence a new line South 30 degrees 30 minutes West 475 feet to a maple on the bank of the branch; thence down said branch with Kincaid's line as follows: South 62 degrees East 125 feet; North 69 degrees East 150 feet, North 83 degrees East 128 feet to a stake in said branch in J. Church's line; thence with said Church's line North 36 degrees East 250 feet to the beginning, containing 3.02 acres more or less.

Deed reference Book 858, Page 844, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Six), Caldwell County Registry.

### Tract 4:

Caldwell County Tax Parcel 2738565487; Parcel 06236 1 13; Lenoir Township  
Address: 2604 Old Morganton Rd, Lenoir, North Carolina

BEING Lot Numbers 5, 6, 7, 8, 9 10 and 11 in Block "A", of the property formerly owned by S. S. Jennings and known as Grandview Park, as surveyed and platted by A. D. Tinsdale, Civil Engineer, which said plat or map is of record in Plat Book No. 1, at Page 74, in the office of the Register of Deeds for Caldwell County, North Carolina. Reference is hereby made to the said plat and the record thereof for greater certainty of description of the property herein conveyed.

For reference to the chain of title, see the deed recorded in Book 1636, Page 751 (PARCEL II), Caldwell County Registry.

### Tract 5:

Caldwell County Tax Parcel 2738567623; Parcel 06236 2 1; Lenoir Township  
Address: 2562 Old Morganton Rd, Lenoir, North Carolina

BEING LOTS 1, 2, 3, 4, 5, 6, and 7, Block "B", of Granview Park Development, except as to depth and bounded as follows: BEGINNING on a stake in the East intersection of Louise Avenue and Highway No. 18, and runs with the line of Louise Avenue North 57 degs. 53' West 190 feet to a stake; thence 175 feet to a stake; thence South 57 degs. 53' Est 218.8 feet to the margin of the highway; then with the margin of the highway 175.7 feet to the BEGINNING, containing about 34,500 SQUARE FEET.

For reference to the chain of title, see the deeds recorded in Book 1636, Page 751 (PARCEL III), Caldwell County Registry.

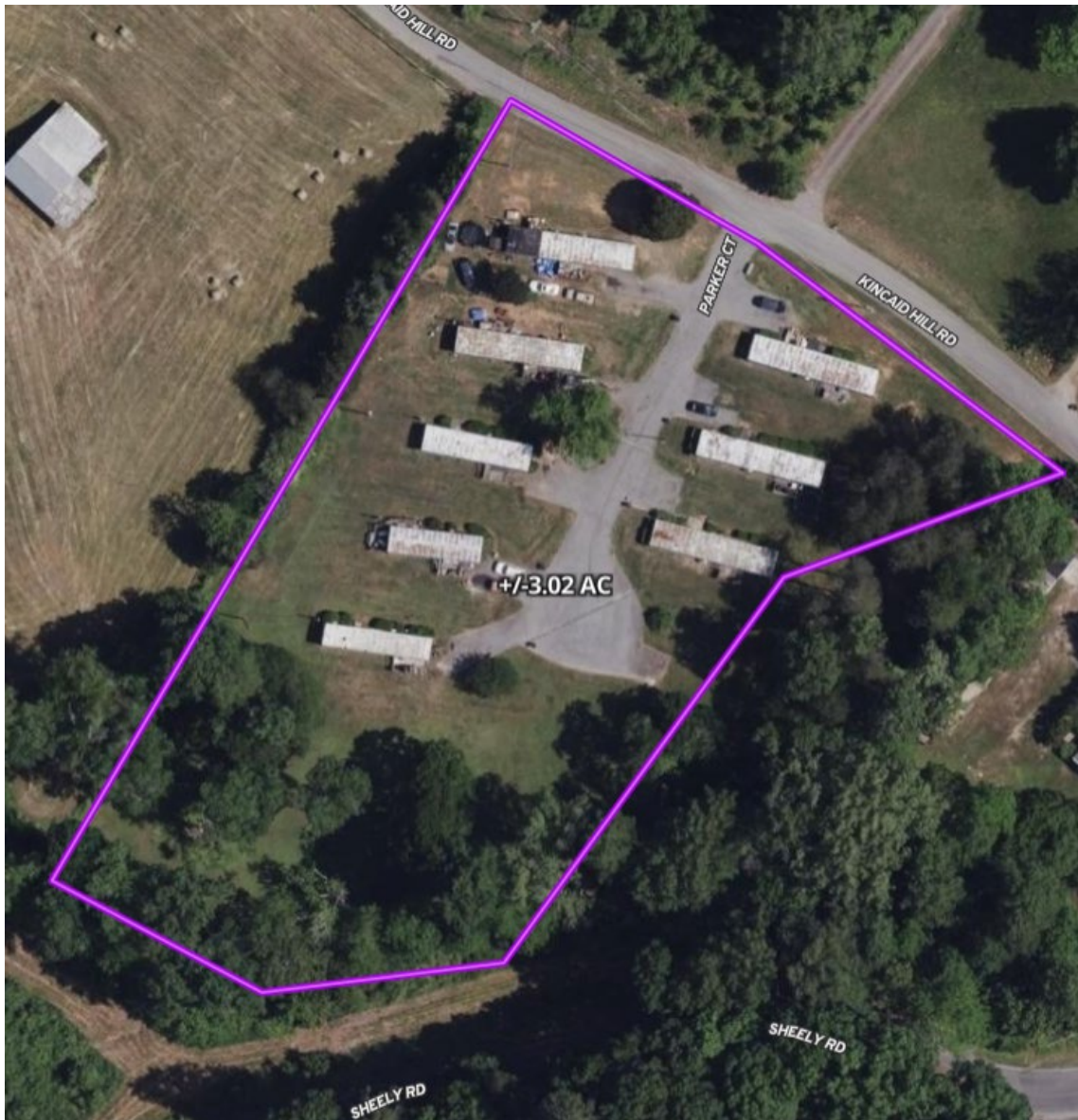
### Tract 6:

Caldwell County Tax Parcel 2738568376; Parcel 06239 1 8; Lenoir Township  
Address: 2601 Old Morganton Rd, Lenoir, North Carolina



# Aerial

## Auction Services



**\*\* This is a deed plot map based off of the metes and bounds description listed in deed book: 1129 page: 1016. There is no survey. \*\***

The property described below is the same property as conveyed in Book 1636, Page 751 (Parcel I).

**Tract 1:**

BEGINNING on a stake, Church's corner at the Morganton and Lenoir road and running with the road South 38-1/2° West 24 poles; South 45- ¼° West 35 poles and 10 links to a stake in the road thence South 55-1/2° East 13 poles to a stake; thence North 68° East 21 Poles to a stake in the middle of the old creek run; thence with the middle of the old creek run North 31° East 19-1/5 poles to a stake in the middle of the old creek run; thence South 55-1/2° West with Church's line 18-1/4 Poles to the BEGINNING, containing 4 acres, more or less.

The grantors except a one-half acre tract on land and one-fourth acre tract of land heretofore conveyed by H.M. Kent and wife, Mary Kent to R.G. White.

**Tract 2:**

BEGINNING on an iron stake, a corner between Kent and Crump in White's line; thence South 57° East to the center of the old creek run; thence North 31° East with center of said creek run 12-1/2 poles to McCall's line; thence North 58° West to Crump's corner; thence with Crump's line to the BEGINNING, containing one-fourth acres, more or less.

FIRST AND SECOND TRACTS being the same property conveyed by R.A. Kent and wife, Zella A. Kent to R.G. White and wife, Clonsie White by deed dated February 22, 1945, and recorded in Book 217, at Page 297, Caldwell County Registry.

**TRACT 3:**

BEGINNING on an iron pin located in the Southeast margin of Old Highway No. 18, an agreed corner by and between R.G. White and W.J. Spainhour, Sr. said iron pin being located at a point North 45° 34' East 462.75 feet from an iron pin in the East edge of farm road, W.D. Tuttle's corner and South 55° 10' West 71.40 feet from the center of a walnut tree and South 45° 34' West 19.95 feet from the center of a power line pole and South 45° 27' EAST 16.90 feet from the center line of old Highway No. 18, and runs with an agreed line by and between W.J. Spainhour, Sr. and R.G. White South 45° 27' East 311.20 feet to an iron pin on the Northwest side of the old creek run, and agreed corner; thence still with and agreed North 52° 52' East 336.86 feet to an iron pin in the center of the old creek run and agreed corner; thence with R.G. White's line South 68° West poles, or 346.50 feet to a stake said R.G. White's corner thence a new line North 49° 45' West 222 feet to the point BEGINNING, containing 17,580 square feet, or 40/100 of an acre, more or less.

THIRD TRACT being the same property conveyed by W.J. Spainhour, Sr., et al to R.G. White, by deed dated January 4, 1962, and recorded in Book 423, at Page 605, Caldwell County Registry.

EXCEPTING HOWEVER FROM THE FOREGOING, THAT CERTAIN 2.25 acres heretofore conveyed by R.G. White and wife, Clonsie White to Douglas Beach and wife, Carolyn Beach, by deed dated August 29, 1974, and recorded in Caldwell County Registry, in Book 669, at Page 695.

See Estate File No. 92-E-23 and File No. 91-SP-255 in the Office of the Clerk of Superior Court of Caldwell County. See also Power of Attorney recorded in Caldwell County Registry of Deed in Book 1053, at Page 239. Grantors herein are all of the heirs at law and spouses thereof of Clonsie White, deceased. See Estate File No. 92-E-145 in the Office of the Clerk of Superior Court in Caldwell County.

For reference to the chain of title, see the deed recorded in Book 1636, Page 751 (Parcel I), Caldwell County Registry.

Tract 7:

Caldwell County Tax Parcel 2738660681; Parcel 06239 1 18; Lenoir Township  
Address: Old Morganton Road, Lenoir, North Carolina

BEGINNING at a point at the East edge of the old Highway No. 18, that runs from Lenoir to Morganton, said corner being George Crump's Southwest corner and runs with Crump's line South 55 degrees 30 minutes East 206.5 feet to an iron stake in the field, Crump's Southeast corner, thence North 32 degrees 00 minutes East 206.5 feet to an iron stake at the edge of a field, Crump's Northeast corner; thence North 55 degrees 30 minutes East 82.5 feet to a point in the center of the old creek run of Lower Creek; thence down and with the center of said creek run South 23 degrees 15 minutes West 93.5 feet down old creek run; South 24 degrees 00 minutes West 132 feet down old creek run; South 27 degrees 45 minutes West 100 feet down old creek run; South 35 degrees 00 minutes West 86 feet to a point in the center of said old Lower Creek run; thence a new line North 61 degrees 00 minutes West 364 feet to a point at the East edge of Old N.C. 18 Highway, a new corner; thence with the East side of said Highway as follows: North 45 degrees 00 minutes East 16.5 feet with East edge of Highway; North 43 degrees 00 minutes East 132 feet with East edge of Highway; North 36 degrees 00 minutes East 100 feet to the BEGINNING, contains 2.25 ACRES, more or less.

EXCEPTED from the above described property is .45 acres, deed to which is recorded in Book 865, Page 45, Caldwell County Registry.

Deed reference Book 912, Page 419, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Ten), Caldwell County Registry.

Tract 8:

Caldwell County Tax Parcel 2748196754; Parcel 06164 1 10; Lenoir Township  
Address: 830 Fairview Drive, Lenoir, North Carolina

BEGINNING on an iron stake in the old Miller Bridge Road, Frank Holman's northeast corner in Dan Frazier's line, and runs thence with center of said road North 26° West 13 poles to an iron stake; thence a new line South 65-1/2° West 37 poles to a stake in Robbins' line; thence with said line South 28° East 13 poles to a stake, Frank Holman's corner; thence with his line North 65-1/2° East 37 poles to the BEGINNING, containing 3 Acres, more or less.

BEING the same property conveyed by J. C. Russell and wife, Texie H. Russell to Robert G. Watson and wife, Essie Mae Watson dated August 5, 1955 and recorded in Book 315 at Page 45, Caldwell County Registry.

For reference to the chain of title, see the deed recorded in Book 1704 at Page 536, Caldwell County Registry.

Tract 9:

Caldwell County Tax Parcel 2748283639; Parcel 06164 1 34; Lenoir Township  
Address: 0 926 Fairview Drive, Lenoir, North Carolina

BEING LOT NUMBERS 27, 28 and 29, of the Miller Heights Subdivision, a map of which is recorded Plat Book No. 1, Page 56, of the Public records of the Caldwell County, North Carolina.

Deed reference Book 1037, Page 0892, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Fourteen), Caldwell County Registry.

Tract 10:

Caldwell County Tax Parcel 2748287022; Parcel 06164 1 21; Lenoir Township  
Address: 1028 Fairview Drive, Lenoir, North Carolina

BEGINNING at a stake in the middle of the Miller Bridge Road near the well, about 300 feet from the present public road, and runs with the Old Miller Bridge Road, North 37 degrees 150 feet to a stake in the center of said old road, a new corner; thence a new line South 53 degrees West 155 feet to a stake in Walter Craig's line; thence with said Craig's line South 30 degrees East 150 feet to an iron stake; thence North 53 degrees East 165 feet to the beginning, containing one-half acre, more or less.

Deed reference Book 1035, Page 0157, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Thirteen), Caldwell County Registry.

Tract 11:

Caldwell County Tax Parcel 2749068017; Parcel 06101 3 3; Lenoir Township  
Address: 243 North Fairview Drive, Lenoir, North Carolina

Tract 1: BEGINNING on an iron stake in the west margin of the present public road, the northeast corner of Lot No. 71 and the southeast corner of Lot No. 70, and runs with the line of Lot No. 71, South 77° 30' West 150 feet to an iron stake, the northwest corner of Lot No. 71 and the southwest corner of Lot No. 70; also the northeast corner of Lot No. 64; thence with the line of Lots Nos. 71, 72 and 64, South 6° 30' East passing the original corner of Lot No. 71 at 68 feet, in all, 80 feet to an iron stake, a new corner in the line of Lot No. 72; thence a new line and parallel to the first line, North 77° 30' East 150 feet to an iron stake in the west margin of the present public road, a new corner in the line of Lot No. 72; thence with the line of Lots Nos. 72 and 71, and the west margin of said road, North 6° 30' West passing the northeast corner of Lot No. 72 at 13 feet, in all 80 feet to the BEGINNING, containing 12, 000 square feet.

BEING all of Lot No. 71 and a part of Lot No. 72 as shown on plat of Clearview Heights Subdivision, of record in Caldwell County Registry in Plat Book 2, at Page 139.

This conveyance is subject to those certain water rights as described in Deed recorded in Book 315, Page 444. Deed reference: Book 1179, page 1235.

For reference to the chain of title, see the deed recorded in Book 1836, Page 1393 (Tract II), Caldwell County Registry.

Tract 12:

Caldwell County Tax Parcel 2749068105; Parcel 06101 3 4; Lenoir Township  
Address: 245 North Fairview Drive, Lenoir, North Carolina

Tract II: BEGINNING on an iron stake in the West margin of the present public road, a new corner at a point South 6° 30' east 13 feet from the Northeast corner of Lot No. 72, and the Southeast corner of Lot No. 71, and runs a new line South 77° 30' West 150 feet to an iron stake, a new corner in the line of Lot No. 72; thence

with the line of Lots Nos. 72 and 73 South 6°30' East passing the southwest corner of Lot No. 72 at 56 feet, in all, 80 feet to an iron stake, a new corner in the line of Lot No. 73; thence a new line parallel to the first line North 77° 30' East 150 feet to an iron stake in the west margin of said road, a new corner in the line of Lot No. 73; thence with the West margin of said road and the line of Lots Nos. 73 and 72, North 6° 30' West passing the Northeast corner of Lot No. 73 at 26 feet in all, 80 feet to the beginning, containing 12,000 square feet, more or less. Being a part of Lots Nos. 72 and 73, as shown on the plat of Clearview Heights Subdivision, Lenoir NC as surveyed by Thomas P. Isbell, CLS, April 4, 1947, said Plat being of record in Plat Book 2, at Page 139, Caldwell Public Registry.

For reference to the chain of title, see the deed recorded in Book 1836, Page 1393 (Tract I), Caldwell County Registry.

Tract 13:

Caldwell County Tax Parcel 2749124621; Parcel 06 96 1 5; Lenoir Township  
Address: 111 Fairview Drive, Lenoir, North Carolina

BEGINNING on an iron stake in the east margin of the old Miller Bridge road at a point South 20 ½ degrees East 24 feet from Claude E. McNeil's line and runs a new line North 55 degrees East and parallel to said McNeil's line 96 feet to a stake in the West edge of a 20 foot street or road; thence with said edge of the road South 30 29 degrees East 100 feet to a stake, in the Houck line; thence with said Houck line North 89 ½ degrees West 100 feet to the corner of said Houck land in the Miller Bridge road; thence with said road and the old line North 20 ½ degrees West 42 feet to the beginning, being part of a FIRST TRACT of land conveyed in a deed from J. C. Summerlin and wife Cora Summerlin to J. J. McNeil and wife, Bessie McNeil by a deed bearing date, March 22<sup>nd</sup>, 1933, and recorded in the office of the Register of Deeds for Caldwell County, North Carolina in Book No. 158 at Page 178.

Deed reference Book 868, Page 206, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Seven), Caldwell County Registry.

Tract 14:

Caldwell County Tax Parcel 2758197003; Parcel 06 62 1 26; Lenoir Township  
Address: 309 Summit Place, Lenoir, North Carolina

BEGINNING on an iron pin, a new corner in the line of Lot No. 6 in Block "B", as shown on the plat of W.B. Smith property, said iron pin being located at a point South 53 degrees West 203.4 feet from an iron pin, the northeast corner of Lot No. 1 in Block "B" and runs a new line South 38 degrees 34 minutes East 102.5 feet to an iron pin, a new corner in the line of Lot No. 6, located at a point South 54 degrees 14 minutes West 182 feet from an iron pin, the southeast corner of Lot No. 4 in Block "B", and runs with the line of Lot Nos. 6, 7, 8, South 54 degrees 14 minutes West 55 feet to an iron pin, a new corner in the line of Lot No. 8; thence a new line North 38 degrees 39 minutes West 101.8 feet to an iron pin, a new corner in the line of Lot No. 8 and in the southeast margin of a 40-foot street; thence with the southwest margin of said 40-foot street and the line of Lot Nos. 8, 7, and 6, North 53 degrees East 55 feet to the point of BEGINNING, containing 5,610 SQUARE FEET, more or less, BEING LOT NO. 7 AND A PART OF LOT NOS. 6 AND 8, in BLOCK "B", as shown on the plat of W. B. Smith property of record in Plat Book No. 1, at Page 75, Caldwell County Registry.

Deed reference Book 794, Page 257m Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Three), Caldwell County Registry.

Tract 15:

Caldwell County Tax Parcel 2850408083; Parcel 09 61 1 31; Lenoir Township  
Address: 512 Dogwood Street, Lenoir, North Carolina

BEGINNING at a stake on Dogwood Drive, said stake being the Northeast corner of Lot No. 4, and the Northwest corner of Lot No. 6 of the Perry Frye Property, and runs thence South 42 degrees 34 minutes East 182.04 feet to a stake; thence with the Northern line of Lot No. 2 of the Perry Frye Property South 47 degrees 43 minutes West 90 feet to a stake; thence with the line of Lot No. 3 (now owned by David Porter) North 42 degrees 34 minutes West 183.06 feet to a stake in the edge of Dogwood Drive, being the Northeast corner of the David Porter Lot No. 3; thence North 48 degrees 22 minutes East with the margin of Dogwood Drive 90 feet to the point of BEGINNING. BEING LOT NO. 4 of the Perry Frye Property, as surveyed July 25, 1959, by Clarence N. Bolick, Surveyor.

Deed reference Book 855, Page 446, Caldwell County Registry.

For further reference to the chain of title, see the deed recorded in Book 1129 at Page 1016 (Tract Five), Caldwell County Registry.

Sample

REAL PROPERTY AUCTION PURCHASE AND SALE CONTRACT

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

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

(a) "Seller": Mary B. Isom, LLB Properties, LLC  
(b) "Buyer": TBD  
(c) "Property": Street Address: 3000 Parker Ct  
City: Lenoir Zip: 28645 County: Caldwell, NC  
Lot/Unit \_\_\_\_\_, Block/Section \_\_\_\_\_, Subdivision/Condominium \_\_\_\_\_  
Plat Book/Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_ PIN/PID: 2738258436  
Other description: +/- 2.91 Acres w/ 8 mobile Homes  
Some or all of the Property may be described in Deed Book 2013 at Page 1085  
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:  
\$ 15,000.00 EARNEST MONEY DEPOSIT as  cash  personal check  official bank check  
 wire transfer  electronic transfer  
\$ TBD BALANCE of the Purchase Price in cash at Closing (some or all of which may be paid with the proceeds of a new loan)

(i) Buyer must deliver the Earnest Money Deposit to Buyer's 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): Aug. 28, 2026 (on or before)

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.



Sample

**NOTE:** In the event of a dispute between Seller and Buyer over the return or forfeiture of the earnest money, Firm is required by state law to retain said earnest money in the Firm's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a Firm is holding the earnest money, the Firm may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

**2. FIXTURES:**

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

All other items attached or affixed to the Property shall also be included in the Purchase Price unless excluded in subparagraph (b) below.

(b) **Excluded Items:** The following items, if any, which are attached or affixed to the Property are leased or not owned by Seller or otherwise are NOT included in the Purchase Price: N/A

**3. PERSONAL PROPERTY:** The following personal property shall be transferred to Buyer at no value at Closing: 8 mobile Homes each with window AC, Refrigerator, electric Range

**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 Aug. 28, 2026 (the "Closing Date") unless otherwise agreed in writing, at a time and place designated by Buyer. Closing is defined as the date and time of recording of the deed. The deed is to be made to AS buyer Requests. Absent agreement to the contrary in this Contract or any subsequent modification thereto, if one party is ready, willing and able to complete Closing on the Closing Date ("Non-Delaying Party") but it is not possible for the other party to complete Closing by the Closing Date ("Delaying Party"), the Delaying Party shall be entitled to a delay in Closing and shall give as much notice as possible to the Non-Delaying Party and closing attorney. If the Delaying Party fails to complete Closing within seven (7) days of the Closing Date (including any amended Closing Date agreed to in writing by the parties), then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

Sample

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

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

11. **SELLER OBLIGATIONS:**

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

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

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

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

13. **OTHER PROVISIONS AND DISCLOSURES:**

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

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

OR

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

8+ Residential units

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

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

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

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

Sample

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

**(c) Lead-Based Paint Disclosure** (check if applicable):

The Property is residential and was built prior to 1978. (Lead-Based Paint and/or Lead-Based Paint Hazards Disclosure is attached).

**(d) Addenda** (itemize all addenda and attach hereto):

Seller Financing Addendum (Form 2A5-T)

Short Sale Addendum (Form 2A14-T)

Form 610 Buyer's Premium

**(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: None

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:**

Currently Managed by Breeden Property Management  
301-B South Green St

Morganton, NC 28655  
Jenny Hudson 828-438-4111

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

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

Sample

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

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

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

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

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

20. **REMEDIES:**

(a) **Breach by Seller:** In the event of material breach of this Contract by Seller, Buyer may elect to terminate this Contract as a result of such breach, and shall be entitled to the return of all earnest monies, but such return shall not limit any other damages available to Buyer for such breach. This provision shall not limit any other remedies available to Buyer.

(b) **Breach by Buyer:** In the event of breach of this Contract by the Buyer, all earnest monies shall be forfeited to Seller, but such forfeiture shall not limit any other damages available to Seller for such breach. This provision shall not limit any other remedies available to Seller.

(c) **Attorneys' Fees:** If legal proceedings are brought by Buyer or Seller against the other, the parties agree that a party shall be entitled to recover reasonable attorneys' fees to the extent permitted under N.C. Gen. Stat. § 6-21.2.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

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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: \_\_\_\_\_

Sample

**WIRE FRAUD WARNING**

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

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

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

Sample

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

Date \_\_\_\_\_ Escrow Agent: \_\_\_\_\_  
By: \_\_\_\_\_  
(Signature)

**SELLING AGENT INFORMATION:**

Individual Selling Agent: \_\_\_\_\_ Real Estate License #: \_\_\_\_\_  
 Acting as a Designated Dual Agent (check only if applicable)

Individual Selling Agent Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Name: \_\_\_\_\_  
Acting as  Seller's (sub)Agent  Buyer's Agent  Dual Agent

Firm Mailing Address: \_\_\_\_\_

NCAL Firm License #: \_\_\_\_\_

**LISTING AGENT INFORMATION:**

Individual Listing Agent: Sharon C. 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: Big 6 Properties  
Acting as  Seller's (sub)Agent  Dual Agent

Firm Mailing Address: PO Box 99 Taylorsville NC 28681

NCAL Firm License #: ~~021700~~ 10467

**BID CALLER INFORMATION:**

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

United Country Real Estate  
Blue Ridge Land + Auction  
102 S. Locust St  
Floyd, Va 24091  
540-745-2005

Gallimore.Matt@gmail.com  
NC Broker 311692 NCAF= 10299  
NCRF C 35716

NCAL = 10250





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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

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

Note to Purchasers

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

Property Address: 3000 Parker Ct, Lenoir, NC 28645

Owner's Name(s): Mary B. Isom, LLB Properties, LLC

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: Mary B. Isom Date 06/22/2026

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