VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract - Vacant Lot/Land Form 12-T.

	vacant Lov Land Point 12-1.
Property: 661 Black Hill Road, Bryson City, NC 28713	
Buyer:	
Seller: Ivan H. Gibby	
Pinior and and a	

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A.	Physical Aspects	Yes	No NI	₹
11	Non-dwelling structures on the Property If yes, please describe: Current or past soil evaluation test (agricultural, septic, or otherwise). Caves, mineshafts, tunnels, fissures or open or abandoned wells Erosion, sliding, soil settlement/expansion, fill or earth movement Communication, power, or utility lines. Pipelines (natural gas, petroleum, other). Landfill operations or junk storage Previous Current Planned Legal Illegal Drainage, grade issues, flooding, or conditions conducive to flooding		No N	
	Other Septic Details: Page 1 of 4 This form approved by: NC REAL TOPS® A	STAND	ARD FORM Revised 7/2	

Phone: 8287881313

Buyer Initials

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Seller Initials

Mossy Oak Properties Carolina Timber & Realty, 560 West Main Street Sylva NC 28779

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Gibby, Ivan_661

	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:	Yes	No	NR
3.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search		P I	
	2.	Copy of deed(s) for property			
	3.	Government administered programs or allotments		Ū/	
	4.	Rollback or other tax deferral recaptures upon sale			
	5.	Litigation or estate proceeding affecting ownership or boundaries			
	6.	Notices from governmental or quasi-governmental authorities related to the property		9	
	7.	Private use restrictions or conditions, protective covenants, or HOA			
	•	Recent work by persons entitled to file lien claims.			
	8.	Recent work by persons entitled to file lien claims.	Ц	4	Ц
		If yes, have all such persons been paid in full			
	0	If not paid in full, provide lien agent name and project number: Jurisdictional government land use authority:			
	9.	County: City:			
	10	County: Swall City: F Current zoning: Residental			
	11.	Fees or leases for use of any system or item on property			
	12.	Location within a government designated disaster evacuation zone (e.g.,		<u>u</u>	
		hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)			
	13.	Access (legal and physical) other than by direct frontage on a public road			
		Access via easement		U	
		Access via private road			П
		If yes, is there a private road maintenance agreement? yes no			
	14.	Solar panel(s), windmill(s), cell tower(s) If yes, please describe:			
C.		Survey/Boundary Aspects			
	1.	Current or past survey/plat or topographic drawing available			
	2.	Approximate acreage: 2			
	3.	Wooded Acreage ; Cleared Acreage			
	4.	Encroachments			77
	5.	Public or private use paths or roadways rights of way/easement(s)	H	7	
		Financial or maintenance obligations related to same	H	_ 1	\forall
	6.	Communication, power, or other utility rights of way/easements	1	H	H
	7.	Railroad or other transportation rights of way/easements		II.	
	8.	Conservation easement		4	П
	9.	Property Setbacks		I -	
		If yes, describe:			
		Riparian Buffers (i.e., stream buffers, conservation districts, etc.)		4	E
		Septic Easements and Repair Fields		4	
	12.	Any Proposed Easements Affecting Property		4	
	13.	Beach Access Easement, Boat Access Easement, Docking Permitted		4	
		If yes, please describe:			

Page 2 of 4

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D.		Agricultural, Timber, Mineral Aspects		
	1.		Yes No	NR
	2.	Agricultural Status (e.g., forestry deferral)		VIC
		If yes, describe in detail.		
	3.	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, e If yes, describe in detail:	···· 🗀 💆 [
		If yes, describe in detail: (mineral, oil, gas, timber, development, e	etc.)	7
	4.	Farming on Property:	_	_
	5.	Presence of vegetative disease or insert in Communication in the communi		٦ .
	6.	Presence of vegetative disease or insect infestation Timber cruises or other timber related reports Timber harvest within past 25 years		
	7.	Timber harvest within past 25 years		F
		Timber harvest within past 25 years	H B	4
		If yes, monitored by Registered Forester? If replanted, what species:	H H F	4
		If replanted, what species:	H	4
	8.	Harvest impact (other than time)		1
		Harvest impact (other than timber)]
E.		Environmental Aspects	- /	
			`	
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		
	2.		··	
	_	If yes, describe in detail:		
	3.	or fully illolol Activities of equipment of	/-	
	4.			
	5.			
	_	If yes, describe plants and/or animals:	<u> </u>	
	6.	Government sponsored clean-up of the property		
	7.	Groundwater, surface water, or well water contamination Current Previous	H	
	8.		· H H	
	9.	of Current Water Teamine		
		2 chines of continuations related to Wetlands	H H H	
	10			
	10.	tidal waters, unbuildable land flood zone CAMA A	H H	
	11.	The use or presence on the property, either stored or buried, above or below ground, of Asbestos, Benzene Methane Particides Participates and the property of	of:	
		, Define, Michael, Testicides Radioactive Material		
		ii. Other fuel/chemical		
		I will Lead Date Date Cliner naint/colstants	H	
		iv. Agricultural chemical storage	H	
F.		<u>Utilities</u>		
		Check all currently available on the Present and the Control of th		
		Check all currently available on the Property and indicate the provider.		
	7	Water (describe): A Bryson (14)		
	H	sewer (describe): 11 and de Dan de Da		
		Gas (describe):		_
	1	Plectricity (describe): Du Vec Cable (describe):		_
				_
		Page 3 of 4		
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High Speed Internet (describe): Fiber Optic (describe): Telephone (describe): Private well (describe): Shared private well or community well (describe): Hauled water (describe): Other (describe):	
Explanation Sheet for Vacan	t Land Disclosure Statement
Instructions: Identify a line item in the first column (e.g., "I	E/8") and provide further explanation in the second contains
otion .	
Attach additional	sheets as necessary
THE NORTH CAROLINA ASSOCIATION OF REALTOI LEGAL VALIDITY OR ADEQUACY OF THIS FORM. OF YOU SIGN IT. Buyer:	RS®, INC., MAKES NO REPRESENTATION AS TO THE CONSULT A NORTH CAROLINA ATTORNEY BEFORE Seller: Date: 7/12/27 Ivan H. Gibby
Buyer: Date:	Seller: Date:
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/Etc.)	(Name of LLC/Corporation/Partnership/Trust/Etc.)
Ву:	Ву:
Name:	Name:
Title:	Title:

Page 4 of 4

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