



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

Instructions to Property Owners

- 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.
- A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b), including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
- You must respond to each of the following by placing a check  in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

		Yes	No	No Representation
Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials	2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials	5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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: 0 EDWARDS RD , Rural Hall , 27045

Owner's Name(s): Fred C. Miller Jr. & Others, See Additional Signatures

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: Fred C Miller Jr. Fred C. Miller Jr. & Others Date 10/4/2018

Owner Signature: See Additional Signatures 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 \_\_\_\_\_

## Land Information Worksheet

**NOTICE:** This information worksheet is designed to assist Agent in collecting information about the property. The worksheet is not a substitute for any professional inspections or warranties that a buyer may wish to obtain. **THIS IS NOT A DISCLOSURE.** This worksheet is not intended to be used in connection with residential building lots.

Property Address: 0 EDWARDS RD , Rural Hall , 27045

Owner: Fred C. Miller Jr. & Others, See Additional Signatures

Tax Parcel Number: 6921473281 / 150.02 +/- Acres Edwards Rd

Do you as owner have any information regarding or are you aware of any information regarding the following:

Yes	No	Unknown
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**A. Physical Aspects**

- |   |                                     |                                     |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past soil evaluation test (agricultural, septic or otherwise) .....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Erosion, sliding, soil settlement/expansion, fill or earth movement .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Communication, power or utility lines .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Pipelines (natural gas, petroleum, other) .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Landfill operations .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> Legal <input type="checkbox"/> Illegal <input type="checkbox"/> Previous <input type="checkbox"/> Planned                          |                                     |                                     |                                     |
| 7. Drainage, grade issues, flooding or conditions conducive to flooding .....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 8. Dampness/moisture other than around river, streams, lakes, etc. ....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 9. Gravesites, pet cemeteries or animal burial pits .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 10. Rivers, lakes, ponds, creeks, streams or springs .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 11. Wells .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> potable <input type="checkbox"/> non-potable    _____ gallons per minute;<br>depth _____, shared (y/n) _____; year installed _____ |                                     |                                     |                                     |
| 12. Existing Septic System .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If yes, number of bedroom permit _____  |                                     |                                     |                                     |
| 13. Commercial or industrial uses causing noxious fumes or odors .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**B. Legal/Land Use Aspects**

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past title insurance policy or title search .....                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Copy of deed(s) for property .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3. Forfeiture or transfer of rights (mineral, timber, development, etc.) ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Government administered programs or allotments .....                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Septic permits (current or expired) .....                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Rollback or other tax deferral recaptures upon sale .....                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. Litigation or estate proceeding affecting ownership or boundaries .....     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



This form approved by:  
North Carolina Association of REALTORS®, Inc.

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STANDARD FORM 502  
Revised 7/2013  
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150.02 +/- Acres

Yes	No	Unknown
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- 8. Notices from governmental or quasi-governmental authorities related to the property ...  Yes  No  Unknown
- 9. Private use restrictions or other protective covenants, conditions and restrictions .....  Yes  No  Unknown
- 10. Recent work by persons entitled to file lien claims .....  Yes  No  Unknown
  - If yes, have all such persons been paid in full .....  Yes  No  Unknown
  - If not paid in full, provide lien agent name and project number: \_\_\_\_\_
- 11. Jurisdictional government land use authority (city or county)
  - i. Name: \_\_\_\_\_
- 12. Current zoning: \_\_\_\_\_
- 13. Schools (names): \_\_\_\_\_ (elementary)  
 \_\_\_\_\_ (middle)  
 \_\_\_\_\_ (high)
- 14. Fees or leases for use of any system or item on property .....  Yes  No  Unknown
- 15. Location within a government designated disaster evacuation zone (e.g. hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility) .....  Yes  No  Unknown
- 16. Access (legal and physical) other than by direct frontage on a public road
  - i. Access via easement .....  Yes  No  Unknown
  - ii. Access via private road .....  Yes  No  Unknown

**C. Survey/Boundary Aspects**

- 1. Current or past survey .....  Yes  No  Unknown
- 2. Approximate acreage: 150 .....  Yes  No  Unknown
- 3. Wooded Acreage 150 ; Cleared Acreage \_\_\_\_\_
- 4. Encroachments .....  Yes  No  Unknown
- 5. Public or private use paths or roadways rights of way/easement(s) .....  Yes  No  Unknown
  - i. Financial or maintenance obligations related to same .....  Yes  No  Unknown
- 6. Communication, power or other utility rights of way/easements .....  Yes  No  Unknown
- 7. Railroad or other transportation rights of way/easements .....  Yes  No  Unknown
- 8. Conservation easement .....  Yes  No  Unknown
- 9. Riparian Buffers .....  Yes  No  Unknown

**D. Agricultural, Timber, Mineral Aspects**

- 1. Agricultural Status (e.g. forestry deferral) .....  Yes  No  Unknown
- 2. Licenses, leases or usage permits granted for, but not limited to, crops, minerals or mineral rights, oil and gas rights, hunting, water, grazing or timber .....  Yes  No  Unknown
- 3. Owner farming .....  Yes  No  Unknown
- 4. Harvest impact .....  Yes  No  Unknown
- 5. Diagnosis or treatment for vegetative disease or insect infestation .....  Yes  No  Unknown
- 6. Timber cruises or other timber related reports .....  Yes  No  Unknown
- 7. Timber harvest within past 25 years .....  Yes  No  Unknown
  - i. If yes, monitored by Registered Forester? .....  Yes  No  Unknown
  - ii. If replanted, what species: \_\_\_\_\_
  - iii. Years planted: \_\_\_\_\_

**E. Environmental Aspects**

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) .....  Yes  No  Unknown

Yes No Unknown

- 2. Abandoned or junk motor vehicles or equipment of any kind  Yes  No  Unknown
- 3. Illegal/ methamphetamine uses?  Yes  No  Unknown
- 4. Federal or State listed species  Plants  Animals  Yes  No  Unknown
- 5. Government sponsored clean-up of the property  Yes  No  Unknown
- 6. Groundwater, surface water or well water contamination  Current  Previous  Yes  No  Unknown
- 7. Previous commercial or industrial uses  Yes  No  Unknown
- 8. Wetlands  Yes  No  Unknown
  - i. Permits or certifications related to Wetlands  Yes  No  Unknown
  - ii. Coast areas of environmental concern  Yes  No  Unknown
- 9. The use of, burial, storage or presence of on the property or in any structure on the property:
  - i. Asbestos  Yes  No  Unknown
  - ii. Benzene  Yes  No  Unknown
  - iii. Fuel/chemical storage  Yes  No  Unknown
  - iv. Paint  Lead based paint  Other paint/solvents  Yes  No  Unknown
  - v. Methane gas  Yes  No  Unknown
  - vi. Pesticides  Yes  No  Unknown
  - vii. Radioactive material  Yes  No  Unknown
  - viii. Radon gas  Yes  No  Unknown
  - ix. Underground or above ground storage tank(s)  Yes  No  Unknown
  - x. Agricultural chemical storage (above or under ground)  Yes  No  Unknown

**F. Utilities**

<input type="checkbox"/>	Water _____	Tap Fee	<input type="checkbox"/> paid	<input type="checkbox"/> not paid	Available location: _____
<input type="checkbox"/>	Sewer _____	Tap Fee	<input type="checkbox"/> paid	<input type="checkbox"/> not paid	Available location: _____
<input type="checkbox"/>	Gas _____	Tap Fee	<input type="checkbox"/> paid	<input type="checkbox"/> not paid	Available location: _____
<input type="checkbox"/>	Electricity _____				Available location: _____
<input type="checkbox"/>	Cable _____				Available location: _____
<input type="checkbox"/>	Fiber Optic _____				Available location: _____
<input type="checkbox"/>	Telephone _____				Available location: _____
<input type="checkbox"/>	Private well				Available location: _____
<input type="checkbox"/>	Shared private well or community well				Available location: _____
<input type="checkbox"/>	Hauled water _____				Available location: _____