



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
<u> </u> Buyer Initials 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u> </u> Buyer Initials 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> 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"/>	
<u> </u> 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"/>
<u> </u> Buyer Initials 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> 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: 138.37 +/- acres off of Walker Rd, Elkin, 28621

Owner's Name(s): JJ NAN 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: Nan Jon JJ NAN LLC Date Apr 27, 2021

Owner Signature: _____ Date _____

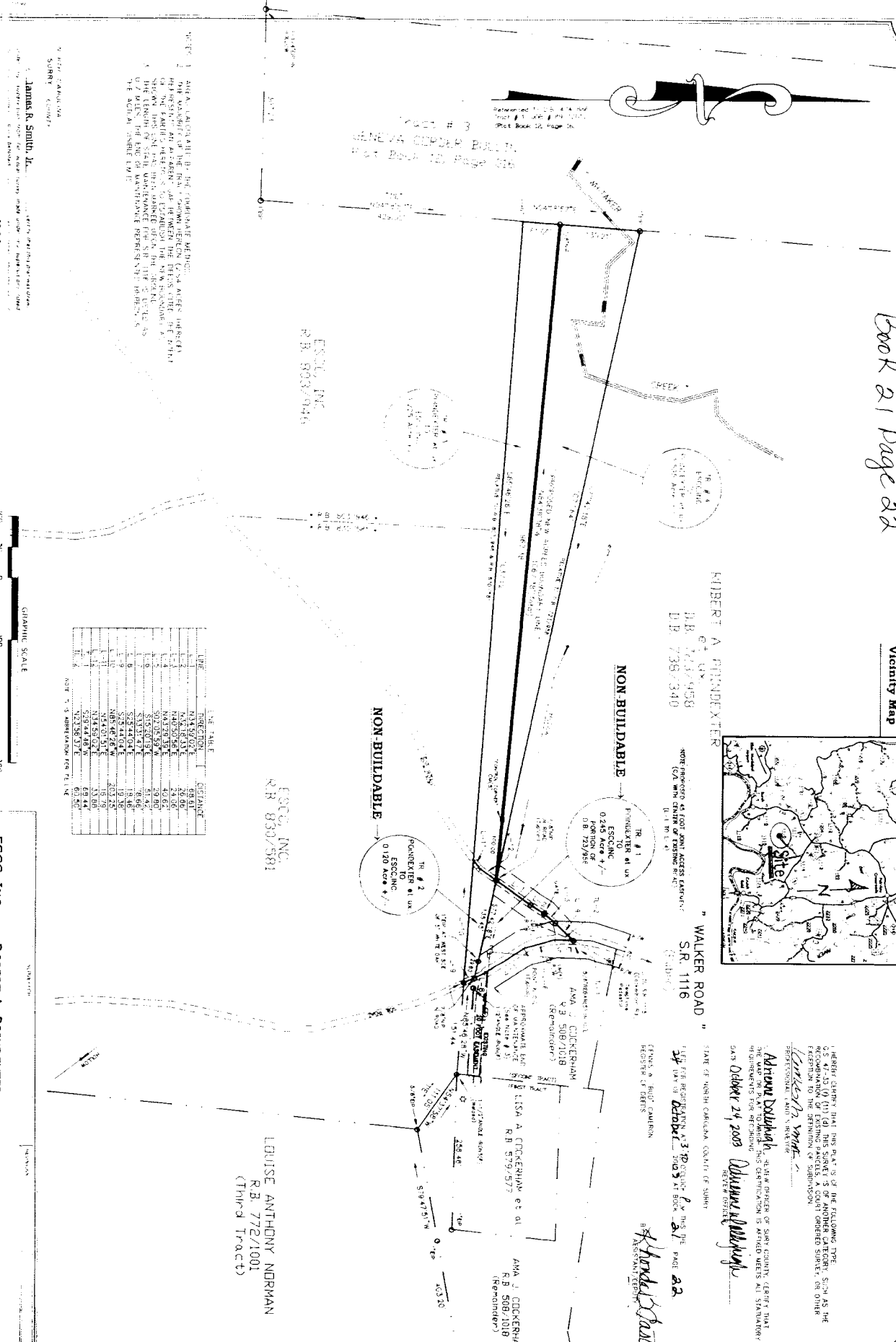
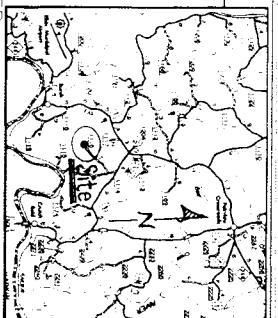
Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

Book 21 Page 22

Vicinity Map



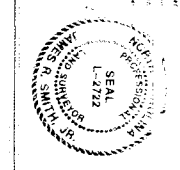
LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 45° 30' 00" E	69.61
2	N 45° 30' 00" E	187.00
3	N 45° 30' 00" E	38.00
4	N 45° 30' 00" E	187.00
5	N 45° 30' 00" E	69.61
6	N 45° 30' 00" E	69.61
7	N 45° 30' 00" E	187.00
8	N 45° 30' 00" E	69.61
9	N 45° 30' 00" E	187.00
10	N 45° 30' 00" E	69.61
11	N 45° 30' 00" E	187.00
12	N 45° 30' 00" E	69.61
13	N 45° 30' 00" E	187.00
14	N 45° 30' 00" E	69.61
15	N 45° 30' 00" E	187.00
16	N 45° 30' 00" E	69.61
17	N 45° 30' 00" E	187.00
18	N 45° 30' 00" E	69.61
19	N 45° 30' 00" E	187.00
20	N 45° 30' 00" E	69.61
21	N 45° 30' 00" E	187.00
22	N 45° 30' 00" E	69.61
23	N 45° 30' 00" E	187.00
24	N 45° 30' 00" E	69.61
25	N 45° 30' 00" E	187.00
26	N 45° 30' 00" E	69.61
27	N 45° 30' 00" E	187.00
28	N 45° 30' 00" E	69.61
29	N 45° 30' 00" E	187.00
30	N 45° 30' 00" E	69.61
31	N 45° 30' 00" E	187.00
32	N 45° 30' 00" E	69.61
33	N 45° 30' 00" E	187.00
34	N 45° 30' 00" E	69.61
35	N 45° 30' 00" E	187.00
36	N 45° 30' 00" E	69.61
37	N 45° 30' 00" E	187.00
38	N 45° 30' 00" E	69.61
39	N 45° 30' 00" E	187.00
40	N 45° 30' 00" E	69.61
41	N 45° 30' 00" E	187.00
42	N 45° 30' 00" E	69.61
43	N 45° 30' 00" E	187.00
44	N 45° 30' 00" E	69.61
45	N 45° 30' 00" E	187.00
46	N 45° 30' 00" E	69.61
47	N 45° 30' 00" E	187.00
48	N 45° 30' 00" E	69.61
49	N 45° 30' 00" E	187.00
50	N 45° 30' 00" E	69.61

NOTE: 1. AND A CONTRACTOR BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITY LINES AND STRUCTURES LOCATED ON THIS PLAT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITY LINES AND STRUCTURES LOCATED ON THIS PLAT.

DATE: 10/24/2009

BY: JAMES R. SMITH, JR. (Professional Seal)



GRAPHIC SCALE

0 30 60 90 120

Feet

ESCROW, INC.
R.B. 833/946

ESCROW, INC.
R.B. 833/581

LOUISE ANTHONY NORMAN
R.B. 772/1001
(Third Tract)

STATE OF NORTH CAROLINA COUNTY OF SUMMIT

Adrian DeLobach, REALTOR OF SUMMIT COUNTY, CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE RECORD AS THE SAME APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF SUMMIT, NORTH CAROLINA.

DATE: **October 24, 2009** *Adrian DeLobach*

PROFESSIONAL LAND SURVEYOR

James R. Smith, Jr.

27222

ESCC INC ANN ROBERT A PRINDEXTER et al

CONTRACT NO.	483
CLIENT	MARKS
DATE	8/10/03
SCALE	1" = 100'
DRAWN BY	CRJA, JG, JMS
CHECKED BY	JMS / RDT

483

SCOTT & TERRILL AND SURVIVORS
115 NORTH SUMMIT ST
SUMMIT, NC 27283

ESCC, INC.
 ACCESS EASEMENT

4

Marsh Township
Surry County
State of North Carolina

Being a 45 foot access easement for the purpose of ingress, egress and regress, same conforms generally to an existing soil road which emanates from the western side of the Walker Road (SR. 1116— gravel, 60 foot right of way width) and being 22.50 feet either side of and normal to the centerline as described hereafter:

Beginning on an existing 5/8 inch iron rebar located in the center of the Walker Road (S.R 1116— gravel, 60 foot right of way width) same being located N 23 deg. 56 mins. 37 sec. F a distance of 60.50 feet from an existing right of way monument situated on the southwestern side of the Walker Road and S 37 deg. 21 mins. 48 sec. E, a distance of 3852.96 feet from an existing PK Nail situated at the centerline intersection of Joe Layne Mill Road (S.R. 1121) and N.C. Highway 268, runs thence with the common boundary of Robert A. Poindexter et ux. and ESCC, Inc. the following four courses: 1- S 43 deg. 29 mins. 39 sec. W, a distance of 40.62 feet to an existing iron pipe; 2-S 40 deg. 50 mins. 56 sec. W, a distance of 24.06 feet to an existing iron pipe; 3-S 32 deg. 18 mins. 33 sec. W, a distance of 26.66 feet to an existing iron pipe; 4- S 34 deg. 59 mins.02 sec. W a distance of 68.61 feet to an existing iron pipe, a southeastern corner for said Poindexter (see Plat Book 21, Page 22 for further illustration): thence continuing within the lands of ESCC, Inc. the following sixteen courses: 1- S 34 deg. 57 mins. 17 sec. W, a distance of 33.90 feet to a point; 2-S 54 deg.01 mins.18 sec.W, a distance of 53.03 feet to a point; 3-S 58 degs. 33 mins. 13 sec. W a distance of 73.45 feet to a point; 4-S 73 deg. 05 mins. 14 sec. W a distance of 102.97 feet to a point; 5- S 65 deg. 23 mins. 04 sec. W a distance of 64.92 feet to a point 6-S 51 deg. 13 mins. 08 sec. W, a distance of 62.67 feet to a point; 7- S 46 deg. 19 mins. 39 sec. W, a distance of 136.72 feet to an existing iron pipe; 8-S 46 deg. 19 mins 39 sec. W a distance of 37.88 feet to a point; 9- S 42 deg. 59 mins. 59 sec. W a distance of 164.80 feet to a point 10-S 53 deg. 09 mins. 24 sec. W a distance of 63.64 feet to a 60D Nail at the intersection of a soil road bearing southeast; 11-S 68 deg. 55 min.42sec. W a distance of 99.59 feet to a point; 12-S 58 deg. 04 min. 31 sec. W a distance of 94.29 feet to a 60D Nail; 13- S 51 deg. 52 mins. 37 sec. W a distance of 76.60 feet to a point; 14-S 44 deg. 48 mins.13 sec. W a distance of 71.27 feet to a 60DNail; 15- S 49 deg. 41 mins. 12 sec. W, a distance of 46.97 feet to a point; 16- S 69 deg. 29 mins. 28 sec. W, a distance of 49.28 feet to a 60D Nail (southwestern terminus of easement) which is located S 19 deg. 42 mins 58 sec. F a distance of 22.88 feet from an existing iron pipe reference point. See unrecorded plat of survey prepared by James It Smith, Jr. PLS-2722, Foothills Forestry & Surveying, entitled ESCC, Inc.

Surry Co. Tax Dept.
Lab. # 8-30-18
Section 1718-30-18

BK 1643 PG 783-788 (6)
This document presented and filed:
08/30/2018 01:13:01 PM
Fee \$26.00 Excise Tax \$600.00

657082



Surry County North Carolina
CAROLYN M. COMER, Register of Deeds

JHC

Excise Tax: \$600

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to: JJ Nan, L.L.C., P.O. Box 2246, Jamestown, NC 27282

This instrument prepared by Carolina Legal Solutions, Kerry K. Rashad

Brief description for the index: Parcel No. 4982-00-33-6778, consisting of two tracts of land, totaling 138.37 acres of undeveloped land, together with all the appurtenances and hereditaments thereof, but subject to all legal highways, restrictions of record, and zoning laws.

THIS DEED made this the 29th day of August, in the year 2018, by and between

Grantor(s)	Grantee
Jose L. Juarez Martin Mosqueda 4651 Charlotte Park Dr. #100 Charlotte, NC 28217	JJ Nan, L.L.C. PO BOX 2246 Jamestown, NC 27282

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in

Marsh Township, Surry County, North Carolina, and more particularly described as follows:

*26
69c*

SEE ATTACHED "EXHIBIT A" FOR PROPERTY DESCRIPTION

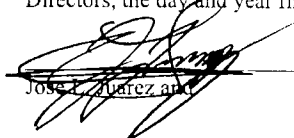
Grantor acquired the property hereinabove described by instrument recorded in **Deed Book 1330 at pages 347 - 350**. A map showing the above-described property is recorded in Map Book _____ at page _____.

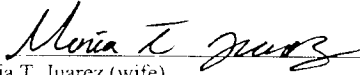
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL OF PUBLIC RECORD

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

 _____ (Seal)
Jose T. Juarez and

 _____ (Seal)
Maria T. Juarez (wife)

 _____ (Seal)
Martin Mosqueda

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public, of said State and County aforesaid, do hereby certify that Martin Mosqueda

grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a State ID or Driver's License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 29 day of August, in the year 2018

William Payne Jr.
Notary Public Official Signature

William Payne Jr.
Notary Printed or Typed Name

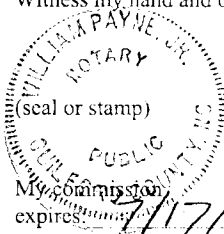
My commission expires: 7/17/2022

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that Jose L. Juarez personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a State ID or Driver's License or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this 29 day of August in the year 2018



William Payne Jr.
Notary Public Official Signature

William Payne Jr.
Notary Printed or Typed Name

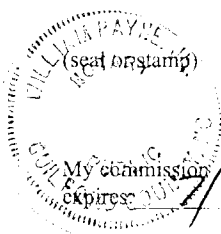
STATE OF NORTH CAROLINA

COUNTY OF Buiford

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that Maria T. Juarez personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a State ID or Driver's License or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this 29 day of August, in the year 2018.

William Payne Jr.
Notary Public Official Signature



William Payne JR.
Notary Printed or Typed Name

GENERAL WARRANTY DEED DATED: 5/11/01
GRANTORS - Juan & Maria Mosqueda
GRANTEES - JJ NAN, LLC

Unofficial Document

Located to the South of Walker Road (NCSR 1116) in Marsh Township, Surry County, North Carolina and more particularly described as follows:

TRACT ONE

BEING ALL of that certain 98.20 acre tract as described on Exhibit A attached to that certain Deed recorded in Book 803 at Page 946, Surry County Registry. Said description is hereby incorporated by reference.

TRACT ONE is identified by the Surry County Tax Department by Parcel Identification Number 4982-00-35-2717.

TRACT TWO

BEING ALL of that certain 54.48 acre tract as described on Exhibit A attached to that certain Deed recorded in Book 830 at Page 581, Surry County Registry. For clarification purposes, said description of the herein conveyed 54.48 acre tract was taken from an unrecorded plat of survey prepared by Ralph L. Marsh and dated November 13, 1967. Said description is hereby incorporated by reference.

For clarification purposes, TRACT TWO, has been subdivided and currently consists of the following eight (8) parcels: (1) 4982-00-46-4142; (2) 4982-00-47-2377; (3) 4982-00-47-5229; (4) 4982-00-47-8440; (5) 4982-00-37-9636; (6) 4982-00-47-2657; (7) 4982-00-47-6641; and (8) 4982-00-47-4599.

It is the intent of the herein Grantor, Juan & Maria Mosqueda to convey its interest in the above-described TRACT ONE (including any parcels created by the subdivision thereof) and TRACT TWO (including any parcels created by the subdivision thereof). Specifically, this conveyance includes all property conveyed to Juan & Maria Mosqueda in the following three (3) conveyances: (1) General Warranty Deed recorded in Book 130 at Page 335, Surry County Registry; (2) General Warranty Deed recorded in Book 130 at Page 338, Surry County Registry; and (3) Quitclaim Deed recorded in Book 130 at Page 342, Surry County Registry;

ACCESS EASEMENTS

The herein conveyance, TRACT ONE and TRACT TWO, is subject to and together with the rights in and to that certain access easement that extends from Walker Road (NCSR 1116) and is described in Book 1256 at Page 442, Surry County Registry. Said description (Book 1256 at Page 442) is hereby incorporated by reference.

Additionally, the herein conveyance is subject to and together with the rights in and to that certain farm road that extends from Walker Road (NCSR 1116) in a southern direction and traverses the eastern portion of the above-described TRACT TWO.

↑
Plat
4/13?

Unofficial Document

BOUNDARY LINE AGREEMENT

BK 1643 PG 788 DOC#657082
Unofficial Document

This conveyance, TRACT ONE and TRACT TWO, is subject to the terms and conditions of that certain Boundary Line Agreement recorded in Book 1623 at Page 360, Surry County Registry. For further reference, see plat of survey recorded in Plat Book 21 at Page 22, Surry County Registry.

RIGHT OF WAY OF WALKER ROAD (NCSR 1116)

The herein conveyance, TRACT ONE and TRACT TWO, is subject to the right of way of Walker Road (NCSR 1116).