

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 singlefamily 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 $\sqrt{}$ 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:

Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	Yes	No	No Representation
Buyer Initials	2. Seller has severed the mineral rights from the property.		X	
Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.		X	
Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.			X
Buyer Initials	5. Seller has severed the oil and gas rights from the property.		X	
Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.		X	
(in the case of Property Address: 0	However, in no event does the Disclosure Act permit you to cancel a contract after of a sale or exchange) after you have occupied the property, whichever occurs first. Cherry Grove Rd, Reidsville, 27320 Conald Albert Bateman Jr., Nicole Leigh Bateman			
· · · -	lge having examined this Disclosure Statement before signing and that all in			
Owner Signature: Downer Signature:	Donald Albert Bateman Jr. Donald Albert Bateman Jr. Donald Albert Bateman Jr. Nicole Leigh Bateman	Date	1/31/2	023 023
Purchaser(s) acknow	range Leigh Bateman 19445E8F7435 reledge receipt of a copy of this Disclosure Statement; that they have examined ranty by owner or owner's agent; and that the representations are made by	d it before	signing,	; that they understand
urchaser Signature	:	Date _		
urchaser Signature	:	Date _		
he Clearwater Group, PO Bo	23401 Eden NC 27289 Phone: (336) 552-		Fax:	REC 4.25 1/1/15 8.75 Acres Cherry