



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:

	Yes	No	No Representation
<u> </u> Buyer Initials			<input checked="" type="checkbox"/>
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			<input checked="" type="checkbox"/>
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials			<input checked="" type="checkbox"/>
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			<input checked="" type="checkbox"/>
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			<input checked="" type="checkbox"/>
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials			<input checked="" type="checkbox"/>
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: 1701 Mitchells Chapel Road, Pittsboro, NC 27312

Owner's Name(s): Vincent Marsh by Jonathan Lee, POA, Margaret Bynum, Gwendolyn Cotten

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Signed by: _____
Owner Signature: Vincent Marsh by Jonathan Lee, POA Date 2/5/2025

Signed by: _____
Owner Signature: Margaret Bynum Date 2/13/2025

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 _____

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1/1/15

ADDITIONAL SIGNATURES ADDENDUM

[Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 1701 Mitchells Chapel Road, Pittsboro, NC 27312

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (describe form and addendum by name) Working with Real Estate Agents Disclosure, Exclusive Right to Sell Listin Agreement (Vacant Lot/Land), Professional Services Disclosure and Election, Mineral and Oil and Gas Rights Mandatory Disclosure Statement, Vacant Land Disclosure Statement, Cooperating Compensation Agreement ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Party Name (print): Gwendolyn Cotten [] Buyer [X] Seller [] Other: _____

Signature: Gwendolyn Cotten Date: 2-14-2025

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Party Name (print): _____ [] Buyer [] Seller [] Other: _____

Signature: _____ Date: _____

Entity Party Name (print): _____

By: _____

Signature of authorized representative Date Print name and title

[] Buyer [] Seller [] Other: _____

Entity Party Name (print): _____

By: _____

Signature of authorized representative Date Print name and title

[] Buyer [] Seller [] Other: _____



This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc.



STANDARD FORM 3-T Revised 7/2020 © 7/2024