## 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.

Proper	rty: 55 and 119 Webb Dr, Marshall, NC 28753			
Buyer Seller:	Martha E. Jones			
			<u> </u>	
iocum nade provid	understands and agrees that this Disclosure Statement is not a substitute for profession that does not relieve Buyer of their duty to conduct thorough Due Diligence on the by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly admed and any documents substantiated during the Due Diligence Period.	Property	Any repr	resentations
ssocia or info	er checks "yes" for any question below, Seller is affirming actual knowledge of the entation or information related to the Property; or (2) a problem, issue, characteristated with the Property. If Seller checks "no" for any question below, Seller is stating the entation related to the question. If Seller checks "NR," meaning no representation, Seller they have knowledge or information related to the question.	stic, or for	eature exis	sting on or
۷.	Physical Aspects	Yes	No	NR
1.	Non-dwelling structures on the Property	X	П	П
	If yes, please describe: Barns and Outbuildings		<b>—</b>	Ш
2.	Current or past soil evaluation test (agricultural, septic, or otherwise)	X		П
3.	Caves, mineshafts, tunnels, fissures or open or abandoned wells		X	
4.	Erosion, sliding, soil settlement/expansion, fill or earth movement	. 🗍	X	
5.	Communication, power, or utility lines.	X		
6.	Pipelines (natural gas, petroleum, other).		X	
7.	Landfill operations or junk storage		X	
	Previous Current Planned Legal   Illegal		- T	_
8.	Drainage, grade issues, flooding, or conditions conducive to flooding		X	П
9.	Gravesites, pet cemeteries, or animal burial pits		X X	
10.	Rivers, lakes, ponds, creeks, streams, dams, or springs.	X		
11.	Well(s)	X		
	Potable Non-potable Water Quality Test? yes X no			
10	Potable Non-potable Water Quality Test? yes X no depth ; shared (y/n) ; year installed ; gal/min Septic System(s).			
12.	Septic System(s)	X		
	If yes: Number of bedrooms on permit(s) 119 Webb: 2 Bed, 55 Webb: Unknown			
	Permit(s) available? yes no NR			
	Lift station(s)/Grinder(s) on Property? yes X no NR			
	Septic Onsite? X yes no Details:	_		
	Tank capacity	_		
		_		
	Tank(s) last cleaned: 20 \ 3  If no: Permit(s) in process? ves no NR			
	Soil Evaluation Complete? yes no NR Other Septic Details:			
	outer septic Details.			

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			Yes	No	NR	
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property  If yes, please describe: Asphalt Plant 1mi to NE	X			
3.		Legal/Land Use Aspects				
	1.	Current or past title insurance policy or title search	X			
	2.	Copy of deed(s) for property	X			
	3.	Government administered programs or allotments		X		
	4.	Rollback or other tax deferral recaptures upon sale		XXXX		
	5.	Litigation or estate proceeding affecting ownership or boundaries		X		
	6.	Notices from governmental or quasi-governmental authorities related to the property		X		
	7.	Private use restrictions or conditions, protective covenants, or HOA  If yes, please describe:		X		
	8	Recent work by persons entitled to file lien claims		X	П	
	Ŭ.	If yes, have all such persons been paid in full		X	П	
		If not paid in full, provide lien agent name and project number:		12.1		
	9.	Jurisdictional government land use authority:				
		County: Madison City:				
	10.	Current zoning: R-A				
		Fees or leases for use of any system or item on property	П	X	П	
		Location within a government designated disaster evacuation zone (e.g.,	\			
		hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)	П	X	П	
	13.	Access (legal and physical) other than by direct frontage on a public road				
		Access via easement.		П	X	
		Access via private road			X	
		If yes, is there a private road maintenance agreement? yes no				
	14.	Solar panel(s), windmill(s), cell tower(s)		X		
		If yes, please describe:				
c.		Survey/Boundary Aspects				
				[V]		
	1.	Current or past survey/plat or topographic drawing available	Ш	X	Ш	
	2.	Approximate acreage: 8.03				
		Wooded Acreage <u>5.5</u> ; Cleared Acreage <u>2.5</u>		V		
	4.	Encroachments.	V		- H	
	5.	Public or private use paths or roadways rights of way/easement(s)		V	-	
		Financial or maintenance obligations related to same	<b>V</b>		1.	
	6.	Communication, power, or other utility rights of way/easements		V	H	
	7.	Railroad or other transportation rights of way/easements	H			
	8.	Conservation easement	$\blacksquare$	XXX	$H_{i}$	
	9.	Property Setbacks		X		
	10	If yes, describe:	П	V	П	
		Septic Easements and Repair Fields		<b>\$</b>		
		Any Proposed Easements Affecting Property		X	- 1	
		Beach Access Easement, Boat Access Easement, Docking Permitted		<b>\$</b>		
	13.	If yes, please describe:	Ц		Ц	
		11 yes, prease describe.				

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1. Agricultural Status (e.g., forestry deferral) 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)  If yes, describe in detail: 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)  If yes, describe in detail: 4. Farming on Property:  owner or tenant 5. Presence of vegetative disease or insect infestation 6. Timber cruises or other timber related reports. 7. Timber harvest within past 25 years  If yes, monitored by Registered Forester?  If replanted, what species:  Years planted: 8. Harvest impact (other than timber)  If yes, describe in detail:	D.		Agricultural, Timber, Mineral Aspects			
1. Agricultural Status (e.g., forestry deferral) 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)				Yes	No	NR
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		1.	Agricultural Status (e.g. forestry deferral)		,	
Tyes, describe in detail:		2.	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)	H	<del>S</del>	
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)			If ves, describe in detail:		X	Ш
If yes, describe in detail:    Farming on Property:		3.	Forfeiture, severance, or transfer of rights (mineral oil gas timber development etc.)			
4. Farming on Property:			If yes, describe in detail:	Ш	A	Ш
5. Presence of vegetative disease or insect infestation. 6. Timber cruises or other timber related reports. 7. Timber harvest within past 25 years  If yes, monitored by Registered Forester?  If replanted, what species: Years planted: 8. Harvest impact (other than timber)  If yes, describe in detail: 2. Lunderground or above ground storage tanks If yes, describe in detail: 2 above ground storage tanks If yes, describe in detail: 2 above ground storage tanks If yes, describe in detail: 2 above ground intanks for house 3. Abandoned or junk motor vehicles or equipment of any kind. 4. Past illegal uses of property (e.g., methamphetamine manufacture or use). 5. Federal or State listed or protected species present. If yes, describe plants and/or animals: 6. Government sponsored clean-up of the property. 7. Groundwater, surface water, or well water contamination  Current Previous 8. Previous commercial or industrial uses. 9. Wetlands, streams, or other water features Permits or certifications related to Wetlands Conservation/stream restoration. 10. Coasta concern (tidal waters, unbuildable land, flood zone, CAMA, Amy Corp., etc.) If yes, describe in detail: 11. The use or presence on the property, either stored or buried, above or below ground, of: 1. Asbestos, Benzene, Methane, Pesticides, Radioactive Material  X X X X X X X X X X X X X X X X X X X		4.				
8. Harvest impact (other than timber)		5.	Presence of vegetative disease or insect infestation	H	$\Theta$	
8. Harvest impact (other than timber)		6.	Timber cruises or other timber related reports.	H		H
8. Harvest impact (other than timber)		7.	Timber harvest within past 25 years	H	$\Diamond$	H
8. Harvest impact (other than timber)			If yes, monitored by Registered Forester?	- D		H
8. Harvest impact (other than timber)			If replanted, what species:	H	$\Diamond$	H
Stands   Contemporary   Contempora			Years planted:	Ч		
Previous commercial or southern restrictions related to Wetlands   Permits or certifications related to Wetlands   Permits o		8.	Tarvest impact (other than timber)	П	Y	П
2. Environmental Aspects  1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)			If yes, describe in detail:	Ш		ш
2. Underground or above ground storage tanks  If yes, describe in detail: 2 above ground oil tanks for house  3. Abandoned or junk motor vehicles or equipment of any kind.  4. Past illegal uses of property (e.g., methamphetamine manufacture or use)	E.					
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Avaitable of Julin Rioto Venices of equipment of any kind			If yes, describe in detail: 2 above ground oil tanks for house			
4. Past illegal uses of property (e.g., methamphetamine manufacture or use)			Abandoned of Julik motor venicles of equipment of any kind	1	X	П
If yes, describe plants and/or animals:  Government sponsored clean-up of the property Groundwater, surface water, or well water contamination			Past illegal uses of property (e.g., methamphetamine manufacture or use)		X	H
If yes, describe plants and/or animals:  Government sponsored clean-up of the property Groundwater, surface water, or well water contamination		٥.	Federal or State listed or protected species present		X	
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Permits or certifications related to Wetlands Conservation/stream restoration			Oroundwater, surface water, or well water contamination Current Previous		X	
Permits or certifications related to Wetlands Conservation/stream restoration					X	
Conservation/stream restoration		9.	Pormits or costif costinue white he West 1	X		
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If yes, describe in detail:  ii. Other fuel/chemical			i. Asbestos Benzene Methane Pesticides Radioactive Metarial	П	[S.2]	- C
iii. Paint Lead based paint Other paint/solvents iv. Agricultural chemical storage  Lutilities  Check all currently available on the Property and indicate the provider.  Water (describe): Sewer (describe): Gas (describe): Electricity (describe): French Broad Coop Cable (describe):  Page 3 of 4  STANDARD FORM 142			If ves, describe in detail:	Ц	X	
iv. Agricultural chemical storage  Lead based paint Other paint/solvents iv. Agricultural chemical storage  Lutilities  Check all currently available on the Property and indicate the provider.  Water (describe): Sewer (describe): Gas (describe): Electricity (describe): French Broad Coop Cable (describe):  Page 3 of 4  STANDARD FORM 142			ii. Other fuel/chemical			
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Gas (describe):  Electricity (describe): French Broad Coop Cable (describe):  Page 3 of 4  STANDARD FORM 142		H	Sewer (describe):	1		
X Electricity (describe): French Broad Coop Cable (describe): Page 3 of 4 STANDARD FORM 142			Gas (describe):			
Page 3 of 4  STANDARD FORM 142		X	Electricity (describe): French Broad Coop			
Page 3 of 4 STANDARD FORM 142		1	Cable (describe):			
STANDARD FORM 142			보다 하는 사람이 없는 것 같아. 나는 사람들이 가게 되고 있는 것이다. 전화 이렇게 되었다면 하는 것 같아 없었다면 하는데			
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Fibo Tele X Priv Sha Hav	ch Speed Internet (describe):  cer Optic (describe):  cephone (describe):  crate well (describe):  cred private well or community well (describe):  called water (describe):  cer (describe):	
Instruction	Explanation Sheet for Vacan	t Land Disclosure Statement [2/8") and provide further explanation in the second column.
A5	French Broad Electric power/utility lines	
A10, E9	Small creek in valley	
A11		ebb Dr (previously shared with 119 Webb Dr)
A12	No Septic permit found for 55 Webb Dr, 2 Be	
C5	ROW for State Maintained Rd (SR 1212)	- POLIMIC 101 115 11000 B1
C6	French Broad Electric	
1		
	Attach additional s	sheets as necessary
THE NORT LEGAL VA YOU SIGN	LIDITY OR ADEQUACY OF THIS FORM. C	S®, INC., MAKES NO REPRESENTATION AS TO THE CONSULT A NORTH CAROLINA ATTORNEY BEFORE
Buyer:Date:		Seller: Martha E. Jones Date: 11-11-2025  Martha E. Jones
Buy	er: Date:	Seller: Date:
Enti	ty Buyer:	Entity Seller:
(Nat	me of LLC/Corporation/Partnership/Trust/Etc.)	(Name of LLC/Corporation/Partnership/Trust/Etc.)
By:		Ву:
Nam	ne:	Name:
Title	):	Title:
Date	);	Date:

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