

Yes

No

NR

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... ☐ ☒ ☐
 If yes, please describe: _____

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search..... ☒ ☐ ☐
 2. Copy of deed(s) for property..... ☒ ☐ ☐
 3. Government administered programs or allotments ☐ ☒ ☐
 4. Rollback or other tax deferral recaptures upon sale..... ☐ ☒ ☐
 5. Litigation or estate proceeding affecting ownership or boundaries ☐ ☒ ☐
 6. Notices from governmental or quasi-governmental authorities related to the property.... ☐ ☒ ☐
 7. Private use restrictions or conditions, protective covenants, or HOA..... ☐ ☒ ☐
 If yes, please describe: _____
 8. Recent work by persons entitled to file lien claims ☐ ☒ ☐
 If yes, have all such persons been paid in full ☐ ☒ ☐
 If not paid in full, provide lien agent name and project number: _____
 9. Jurisdictional government land use authority:
 County: Vance City: _____
 10. Current zoning: _____
 11. Fees or leases for use of any system or item on property ☐ ☒ ☐
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... ☐ ☒ ☐
 13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement..... ☐ ☒ ☐
 Access via private road ☐ ☒ ☐
 If yes, is there a private road maintenance agreement? ☐ yes ☐ no
 14. Solar panel(s), windmill(s), cell tower(s)..... ☐ ☒ ☐
 If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available ☒ ☐ ☐
 2. Approximate acreage: 1 plot
 3. Wooded Acreage _____; Cleared Acreage _____
 4. Encroachments ☐ ☒ ☐
 5. Public or private use paths or roadways rights of way/easement(s)..... ☒ ☐ ☐
 Financial or maintenance obligations related to same ☐ ☒ ☐
 6. Communication, power, or other utility rights of way/easements ☐ ☒ ☐
 7. Railroad or other transportation rights of way/easements..... ☐ ☒ ☐
 8. Conservation easement ☐ ☒ ☐
 9. Property Setbacks..... ☐ ☒ ☐
 If yes, describe: _____
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... ☐ ☒ ☐
 11. Septic Easements and Repair Fields ☐ ☒ ☐
 12. Any Proposed Easements Affecting Property..... ☐ ☒ ☐
 13. Beach Access Easement, Boat Access Easement, Docking Permitted ☐ ☒ ☐
 If yes, please describe: _____

D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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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: _____

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) ☐ ☒ ☐
2. Underground or above ground storage tanks ☐ ☒ ☐
If yes, describe in detail: _____
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. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) ☐ ☒ ☐
If yes, describe in detail: _____
11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material ☐ ☒ ☐
If yes, describe in detail: _____
 - ii. Other fuel/chemical ☐ ☒ ☐
 - iii. Paint ☐ Lead based paint ☐ Other paint/solvents ☐ ☒ ☐
 - iv. Agricultural chemical storage ☐ ☒ ☐

F. Utilities

Check all currently available on the Property and indicate the provider.

- ☐ Water (describe): _____
- ☐ Sewer (describe): _____
- ☐ Gas (describe): _____
- ☐ Electricity (describe): _____
- ☐ Cable (describe): _____

[illegible]

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) Venessa Bates (Signature) Venessa Bates (Date) 07/13/2025

Seller: (Name) Samuel Bates (Signature) Samuel Bates (Date) 07/13/2025

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____