

SUBDIVISION STREETS DISCLOSURE STATEMENT*
NCGS §136-102.6(f)

1. NAME OF SELLER: Matt Baldwin Homes, LLC
2. TAX PARCEL ID# OF SUBJECT PARCEL(S): PARID#049229 Lot 111 Woodland Park II, Phase Two
(50 Lilac Drive)
3. DEED REFERENCE(S) FOR SUBJECT PARCEL(S): DB 2338, pg 1464 Franklin County Registry

Pursuant to the provisions of NCGS §136-102.6(f), the Seller (and Developer where applicable) hereby disclose to the Buyer the following:

1. The street or streets upon which the house or lot sits are _____ Public X Private.

Additional information, if any: Street dedicated public and bonded with the county, but not yet adopted by NC Dept. of Transportation. Street currently maintained by developer as outlined in restrictive covenants for the subdivision.

2. If public, the Seller (and Developer where applicable) hereby certify that the right-of-way and design of the street has been approved by the Division of Highways, and the street has been or will be constructed by the Seller (and Developer if applicable) in accordance with the standards for subdivision streets adopted by the Board of Transportation for acceptance on the highway system.

3. If private, the streets will NOT be constructed to minimum standards sufficient to allow their inclusion on the NC State highway system for maintenance. The responsibility for maintenance of the streets is set forth as follows:

_____ A Private Road Maintenance Agreement filed of record in the Register of Deeds of _____ County at Book _____ Page _____.

_____ The following person or entity: _____

_____ The responsibility for maintenance of the streets lies with each individual owner either by informal agreement or by default. If this is the situation, the Buyer is advised that he or she may be unable to ensure that the private street(s) are properly or fully maintained in order to ensure access to and from the Buyer's property, and will have no remedy at law to resolve this issue.

DocuSigned by:

Matt Baldwin

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Seller Matt Baldwin Homes, LLC

Developer (if any) _____

*Prior to entering into any agreement or conveyance, this disclosure shall be signed in duplicate originals, one of which shall be retained by the Seller and Developer (if any) and one of which shall be provided to the Buyer. In addition, the Seller and Developer (if any) and the Buyer shall sign a separate Acknowledgement of Receipt of this Disclosure Statement.

ACKNOWLEDGEMENT OF RECEIPT OF SUBDIVISION STREET DISCLOSURE
STATEMENT PURSUANT TO NCGS §136-102.6(f)

The undersigned acknowledge that on the date indicated **and prior to entering into any agreement or conveyance,** he or she received an executed original Subdivision Streets Disclosure Statement with regard to the following property:

Tax Parcel ID No: **PARID #049229 Lot 111 Woodland Park II, Phase Two (50 Lilac Drive)**

Deed Reference: **DB 2338, pg 1464 Franklin County Registry**

DocuSigned by:

Matt Baldwin

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Date signed: 1/13/2024

Seller **Matt Baldwin Homes, LLC**

Date signed: _____

Developer (if any) _____

Date signed: _____

Buyer _____

Date signed: _____

Buyer _____