



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>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	☐	☒	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

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: 289 English Violet Ln Raleigh, NC 27610

Owner's Name(s): OLAF Fryxell

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

Owner Signature: X OJA Date 5/30/26

Owner Signature: _____ Date _____

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 _____

Property: 289 English Violet Lane Raleigh, NC 27610

WATER & WASTE (Sewage) DISCLOSURES:

To the best of Seller's knowledge, the water and sewage waste system(s) initialed below represent the system(s) presently connected to Property and in use as the source of water and sewage waste, and that the initialed system(s) is/are functioning properly unless otherwise stated in the remarks section below. Check all that apply:

- ☒ City/County Water
☐ Community Water System
☐ Private Well Water
☒ City/County Sewer
☐ Community Sewer System
☐ On-site Septic Tank (Last time pumped _____)

Remarks:

For Properties with an on-site septic tank:

The state real estate commission requires that a copy of the septic permit from the county health department (when/where available) be obtained prior to the marketing of the Property, as such permit confirms that the system configuration is lawful for the number of existing bedrooms.

_____ Seller has a copy of the permit and has provided to the agent

_____ Seller acknowledges that Agent will *attempt* to obtain a copy of the permit (if available) and discuss with Seller

In the event the septic permit is not sufficient for the number of existing bedrooms, the Agent will notify the Seller of such, and the Seller should resolve the matter with the county health department. Meanwhile, all property disclosures must clearly note the discrepancy to prospective buyers, or the marketing of the Property (including entry into the MLS) should be delayed until the matter is resolved.

OLAF Fryxell
Seller's Name

X [Signature]
Seller's Signature

X 5/30/26
Date

Seller's Name

Seller's Signature

Date

Seller Coverage

Seller Coverage Option

Complimentary

With HVAC Coverage

☐ No Cost

☐ \$50

Monthly Payments Available
for Buyers in Homeowner Portal.

Buyer Plans by Service Fee

	Single-Family Home (SFH)		Condo/Townhome/Mobile Home		New Construction SFH (Years 2-4)		New Construction Condo (Years 2-4)	
	\$189	\$89	\$189	\$89	\$189	\$89	\$189	\$89
Simple	☐ \$480	☐ \$580	☐ \$440	☐ \$540	☐ \$530	☐ \$640	☐ \$485	☐ \$595
Standard	☐ \$530	☐ \$630	☐ \$490	☐ \$590	☐ \$585	☐ \$695	☐ \$540	☐ \$650
Supreme Best Coverage	☐ \$630	☐ \$730	☐ \$590	☐ \$690	☐ \$695	☐ \$805	☐ \$650	☐ \$760

Optional Coverage for Buyers

	SFH/Condo/Townhome/Mobile Home		New Construction (Years 2-4)
	1 Year	2 Year	
Electronics Protection Plan ¹	☐ \$216	N/A	N/A
Roof Leak Repair ²	☐ \$100	☐ \$190	☐ \$110
Exterior Lines Included in Supreme	☐ \$60	☐ \$115	☐ \$65
Washer and Dryer Included in Supreme	☐ \$75	☐ \$145	☐ \$85
Specialty Refrigerators (built-in: bar refrigerators, wine chillers, kegerators, and drawer refrigerators; and freestanding freezers)	☐ \$60	☐ \$115	☐ \$65
Septic System Ejector Pump and Pumping ²	☐ \$75	☐ \$145	☐ \$85
Well Pump Unit ²	☐ \$75	☐ \$145	☐ \$85
Pool and Built-In Spa Equipment ³	☐ \$240	☐ \$455	☐ \$265
Saltwater Pool and Built-In Spa Equipment ³	☐ \$360	☐ \$685	☐ \$395

Real Estate Professionals:

1. Visit pro.2-10.com
2. Call 720.531.6723 ext. 1
3. **Mail enrollment application with payment:**
Home Buyers Resale Warranty Corp
P.O. Box 737286
Chicago, IL 60673 **New Address**
4. **Email enrollment application without payment:**
RealEstateSupport@2-10.com

NOTE: To obtain quotes for guest unit pricing and multiple unit properties (such as duplex, triplex, and four-plexes), please call 720.531.6723. Optional coverages contain coverage limits. See the plan agreement at 2-10.com/contracts for additional optional coverage limitations and exclusions. NOTE: Add tax where required by law. To obtain exact tax amounts, please call 720.531.6723.

Enrollment Form

Property Information

Property Address to Be Covered

City State ZIP

Home Sq. Ft. Listing Expiration Date (if selling)

Seller

First Name Last Name

Phone Number Email Address

Mailing Address (only if different from covered property)

Buyer

First Name Last Name

Phone Number Email Address

Mailing Address (only if different from covered property)

Closing Company

Closing Company Name Main Office Phone Number

Closing Company Address Fax Phone Number

City State ZIP

Estimated Closing Date Closing Number

Closing Representative Name

Closing Rep Email

Real Estate Company

Initiating Real Estate Associate

☐ Buyer

☒ Seller

Real Estate Company

Main Office Phone Number

Real Estate Office Address

Agent Name

Agent Mobile Phone Number

Agent Email

Buyer Home Warranty

\$ _____

Buyer Optional Coverage Total

\$ _____

Seller Coverage: Optional HVAC Coverage

\$ _____

Sales Tax

\$ _____

Grand Total

\$ _____

NOTE: Add tax where required by law. To obtain exact tax amounts, please call 720.531.6723.

☐ I accept the benefits of 2-10 home warranty coverage.

☒ I decline the opportunity to purchase 2-10 home warranty coverage.

Home Buyer or Seller Signature

Date

☐ I (real estate professional) have presented 2-10 home warranty coverage to my client.

2-10 may provide compensation to real estate brokers and their related companies for services provided in connection with its home warranty program. In connection with the program, a broker may provide information regarding you and your home to 2-10. By submitting this Enrollment Form, you authorize the broker to share such information with 2-10 and authorize 2-10 to use such information in connection with its program. You are not required to buy a home warranty and, if you want one, you are not required to buy it through a broker or sales associate.

¹Electronics Protection Plan: The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with a 2-10 home warranty. Plan is subject to a \$2,000 per claim limit and a \$5,000 aggregate claim limit.

²Not available for condos/townhomes/mobile homes.

³If equipment is not shared, only one or the other is covered unless an additional fee is paid.

Scan this QR code to see the plan agreement at 2-10.com/contracts for coverage details including service fees, limitations, and exclusions. Coverage limits and charges for non-covered items may apply.



HOWARD HANNA

REAL ESTATE SERVICES

REAL ESTATE TRANSACTION REFERRAL FEE NOTICE

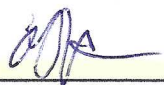
Howard Hanna and its partner real estate companies may provide or receive referrals from real estate brokers or agents within the Howard Hanna family of companies; other licensed real estate brokers or agents; affiliated real estate service providers; lead-generation sources; and third-party relocation companies. These referrals may involve brokers or agents operating in states where Howard Hanna does not conduct business, and the referral fees may range from 0% to 50% of the total commission earned in the transaction. Any referral fee paid or received is between brokers and does not affect your financial obligations in the transaction or alter the fees or commissions you have agreed to pay.

**I/we hereby acknowledge receipt of Howard Hanna's
Real Estate Transaction Referral Fee Notice.**

OLAF J FRYKELL

Seller Name

Seller Name

x 

Signature

x 5/30/26

Date

Signature

Date

Entity Seller Name

By: Name

By: Title

Signature

Date

04.26

COOPERATIVE COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

"Seller": OLAF Fryxell
"Buyer": _____
"Property": 289 English Violet Lane Raleigh, NC 27610

- FEE:** (Check Only One) ☐ Seller or ☒ Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: ☒ 2.4% of the gross sales price; ☐ A flat fee of \$ _____; or, ☐ Other: _____.
- PAYMENT:** The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement. The Fee will be due and payable to Selling Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.
- TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or _____, 20____, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller's breach. If Listing Firm has agreed to pay the Fee, Listing Firm will not be obligated to pay if Seller breaches the Contract and Listing Firm is not paid. Buyer signs below only to acknowledge and consent to the Fee.
- MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

DO NOT UPLOAD THIS FORM TO THE MLS OR ATTACH IT TO A PURCHASE CONTRACT. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Listing Firm: <u>Howard Hanna Allen Tate</u> Agent Name (Print): <u>Sue Tabor</u> By: <u>Sue Tabor</u> (Agent Signature) Date: <u>5/30/26</u>	Selling Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature) Date: _____
Seller: <u>[Signature]</u> (Signature) Date: <u>5/30/26</u> Seller: _____ (Signature) Date: _____ Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____	Buyer: _____ (Signature) Date: _____ Buyer: _____ (Signature) Date: _____ Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____



NC REALTORS®



Property Tax Information
Billing/Collections - Billing Statement

Wake County, North Carolina

[Print](#) [Close Window](#)

Please mail payments and correspondence to:
Wake County Tax Administration
PO Box 580084
Charlotte NC 28258-0084

FRYXELL , OLAF J		Acct #: 0000480246-2025-2025-000000	Acct Status:
		Bill Date: 07/18/2025	
		Due Date: 09/01/2025	
		Interest Begins: 01/06/2026	
Description:	L0331 AUBURN VILLAGE PH4 BM2020-01751		Municipality: Garner
Location:	289 ENGLISH VIOLET LN GARNER 27610-7293		Fire District:
			Special Dist:
REID: 0480246	Acres: 0.15	Class: 2	PIN: 1731507868
			Recycle Units: 1

Assessed Value	Orig	Adj	Rate	Taxing Units	Amt Billed	Adj Billed	Payment Allocation
Real	466,677		.5200	Garner	2,426.72		Garner 2,426.72
Deferred				Special District			Special District
Use	466,677			Late List Penalty			Late List Penalty
Personal				Vehicle Fee			Vehicle Fee
Exclusion				Total Garner	2,426.72	0.00	City Interest
Total Value	466,677						Wake County 2,413.19
			.5171	Wake County	2,413.19		Fire District
				Fire District			Special District
				Special District			Late List Penalty
				Late List Penalty			Recycle Fee 20.00
				Recycle Fee	20.00		County Interest
				Total Wake County	2,433.19	0.00	Costs
				Total Billed	4,859.91	0.00	Total Paid 4,859.91
Paid in full on 07/23/2025.							Principal Due 0.00
							Interest Due 0.00
							Costs 0.00
							Total Due 0.00

The property records and tax bill data provided herein represent information as it currently exists in the Wake County collection system. This data is subject to change daily. Wake County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

Questions? E-mail taxhelp@wake.gov or call the Wake County
Department of Tax Administration at 919-856-5400