

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.Property: **510 Walnut St. , Cary, NC 27511**

Buyer:

Seller: **Margaret Allen Morgan by Stephen Allen, Merritt ~~Murphy~~ ^{Murray}, her attorneys in fact**

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
-----	----	----

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Non-dwelling structures on the Property | ☐ | ☐ | ☒ |
| If yes, please describe: _____ | | | |
| 2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... | ☐ | ☐ | ☒ |
| 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells | ☐ | ☐ | ☒ |
| 4. Erosion, sliding, soil settlement/expansion, fill or earth movement | ☐ | ☐ | ☒ |
| 5. Communication, power, or utility lines..... | ☐ | ☐ | ☒ |
| 6. Pipelines (natural gas, petroleum, other)..... | ☐ | ☐ | ☒ |
| 7. Landfill operations or junk storage | ☐ | ☐ | ☒ |
| ☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal | | | |
| 8. Drainage, grade issues, flooding, or conditions conducive to flooding | ☐ | ☐ | ☒ |
| 9. Gravesites, pet cemeteries, or animal burial pits..... | ☐ | ☐ | ☒ |
| 10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... | ☐ | ☐ | ☒ |
| 11. Well(s)..... | ☐ | ☐ | ☒ |
| ☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no | | | |
| depth _____; shared (y/n) _____; year installed _____; gal/min _____ | | | |
| 12. Septic System(s)..... | ☐ | ☐ | ☒ |
| If yes: Number of bedrooms on permit(s) _____ | | | |
| Permit(s) available? ☐ yes ☐ no ☒ NR | | | |
| Lift station(s)/Grinder(s) on Property? ☐ yes ☐ no ☒ NR | | | |
| Septic Onsite? ☐ yes ☐ no ☐ Details: <u>NR</u> | | | |
| Tank capacity <u>NR</u> | | | |
| Repairs made (describe): <u>NR</u> | | | |
| Tank(s) last cleaned: <u>NR</u> | | | |
| If no: Permit(s) in process? ☐ yes ☐ no ☒ NR | | | |
| Soil Evaluation Complete? ☐ yes ☐ no ☒ NR | | | |
| Other Septic Details: _____ | | | |

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STANDARD FORM 142

Revised 7/2025

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This form approved by:

NC REALTORS®

Seller Initials

Initial

MMAIF

Initials _____



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: _____ 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: 1.07 acres
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
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):	TOWN OF CARY
☐ Sewer (describe):	TOWN OF CARY
☐ Gas (describe):	ENBRIDGE
☐ Electricity (describe):	DUKE ENERGY PROGRESS
☐ Cable (describe):	DONT KNOW PROVIDERS

Instructions: Identify a line item in the first column (e.g., “E/8”) and provide further explanation in the second column.

[illegible]

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____

Seller: Margaret Allen Morgan by Stephen Allen Date: 7-03-2016

Margaret Allen Morgan by Stephen Allen

Merritt Murray, Attorney in Fact

_____E93E986243D04D3

Merritt ~~Murphy~~, her attorneys in fact

Entity Seller: Murray

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____



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: **510 Walnut St. , Cary, NC 27511**

Owner's Name(s): **Margaret Allen Morgan by Stephen Allen, Merritt Murphy, her attorneys in fact**

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: Margaret Allen Morgan by Stephen Allen Date 7-03-2026
 Signed by: Merritt Murray, Attorney in Fact Merritt Murphy, her attorneys in fact Date 7/6/2026
 Owner Sign: Merritt Murray, Attorney in Fact Merritt Murphy, her attorneys in fact

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 _____

REC 4.25

1/1/15

Wake County Disclosure:

Throughout Wake County there are changes and proposed changes that occur every day. Some changes could affect the property you are considering to purchase. Your Town & Country Realty agent can assist you with questions regarding your home and the surrounding area. Each buyer has different questions and concerns about individual factors that might affect their new home. Below is a list of topics, and instructions about how to obtain additional information on those issues.

- **Wake County Public Schools:** MLS typically provides the current public school assignments for the property. Each year Wake Co. Public School System does reassign some students for various reasons, including the opening of new schools. For more information please call 919-431-7400 or visit their website at www.wcpss.net.
- **New Roads:** Local, state and federal road projects are underway throughout Wake County. The largest of those projects is the "I-540 Outer Loop." For information on that project and others, please contact the local planning office or NCDOT at www.dot.state.nc.us.
- **Airplanes:** Raleigh Durham International Airport (RDU) is located in Wake County along with several smaller airports located throughout the county. Depending on the location of your new home, you might experience aircraft related noise from time to time. The RDU Airport Authority is constantly considering changes to the airport. For specific information on flight patterns and airport activity please refer to www.rdu.com.
- **Trains:** There are several active railroads within Wake County. Please refer to a local map for those locations in relation to your new home. Trains are scheduled by various organizations including AMTRAK, Norfolk Southern and NC DOT.
- **Adjoining Properties:** It is understood by the Buyer that the Seller, or the Seller's representatives, cannot represent or guarantee the zoning or land usage for the property beyond the boundaries of the subdivision as recorded. Please contact the local town or cities planning staff for additional information.
- **Utility Easements and Power Plants:** The recorded subdivision map will reflect all easements known on the property at the time of recording. Wake County is also the home of the Shearon Harris Nuclear Power Plant operated by Duke Energy Progress. It is located along the south western border of the county off US1 South in New Hill. Their web address is www.duke-energy.com or call 844-388-7425.
- **The North Carolina General Assembly** has provided a web address for the public to have access to the addresses of registered convicted Child Sex Offenders. That website is <http://www.wakegov.com/sheriff/divisions/Pages/sexoffend.aspx>. Such problems are no more or less common in the Triangle area than elsewhere in other metropolitan areas. The General Assembly has not deemed this information to be a material fact in respect to real property transfers, but we feel you have the right to know how to obtain this information.
- **Buyer is responsible for checking any past insurance claims** for previous damages & repairs that might show up on the CLUE Report.

By signing below we acknowledge the receipt of this document as an attachment to the Purchase.

Buyer: _____

Date: _____

Buyer: _____

Date: _____