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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
_____ Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
_____ Buyer Initials	2. Seller has severed the mineral rights from the property.	☐	☒	
_____ Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
_____ Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
_____ Buyer Initials	5. Seller has severed the oil and gas rights from the property.	☐	☒	
_____ Buyer Initials	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: **1444 Aversboro Road, Garner, NC 27529**

Owner's Name(s): **Ryan Patrick Betters, Executor of the Estate of Kelly L. Betters (Deceased)**

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 Signed by: C4EA2A114ABE44B... **Ryan Patrick Betters, Executor of the Estate of Kelly L.** Date 9/14/2026

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 _____

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ADDITIONAL SIGNATURES ADDENDUM
[Consult "Guidelines" (Form 3G) for guidance in completing this form]
NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: **1444 Aversboro Road, Garner, NC 27529**

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (*describe form and addendum by name*) **MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT** ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Party Name (print): **William Elvy Betters** ☐ Buyer ☒ Seller ☐ Other:
Signature: William Elvy Betters Date: 9/14/2026

Party Name (print): **Thomas Ashley Betters** ☐ Buyer ☒ Seller ☐ Other:
Signature: Date: 9/15/2026

Party Name (print): **Sara Ann Betters** ☐ Buyer ☒ Seller ☐ Other:
Signature: Date: 9/14/2026

Party Name (print): **Robin Bourne Betters** ☐ Buyer ☒ Seller ☐ Other:
Signature: Date: 9/14/2026

Party Name (print): ☐ Buyer ☐ Seller ☐ Other:
Signature: Date:

Party Name (print): ☐ Buyer ☐ Seller ☐ Other:
Signature: Date:

Party Name (print): ☐ Buyer ☐ Seller ☐ Other:
Signature: Date:

Party Name (print): ☐ Buyer ☐ Seller ☐ Other:
Signature: Date:

Entity Party Name (print):

By:
Signature of authorized representative Date Print name and title
☐ Buyer ☐ Seller ☐ Other:

Entity Party Name (print):

By:
Signature of authorized representative Date Print name and title
☐ Buyer ☐ Seller ☐ Other:

REALTOR®
This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

EQUAL HOUSING OPPORTUNITY

STANDARD FORM 3-T
Revised 7/2020
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