



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.	☒	☐	

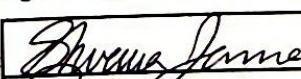
Note to Purchasers

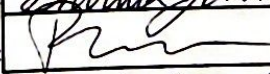
If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract 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: 1001 Yopon Court, Raleigh, NC 27603

Owner's Name(s): Shirwa Jama and Ramla Abdikafi

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:  Date 8-16-26

Owner Signature:  Date 8-16-26

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

Notice of Affiliated Business Disclosure Statement

To: Shirwa Jama and Ramla Abdikafi

From: Costello Real Estate and Investments, LLC

Property: 1001 Yopon Court, Raleigh, NC 27603

Date: 08/16/2026

This is to give you notice that Costello Real Estate and Investments, LLC ("CREI") has a business relationship with Fortified Title, LLC ("FT"), a title insurance issuing agency. Specifically, John and Natalie Costello, principals of CREI each have a 15% ownership interest in FT. In addition, Novella, LLC, an LLC owned by CREI principal Jonathan Bunn, owns a 5% interest in FT and Kenjula, LLC, an LLC owned by CREI principal Ruvel Martin owns a 5% interest in FT. Because of these relationships, this referral may provide CREI, Novella, LLC, Kenjula, LLC and/or any of their principals and/or affiliates a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed provider(s) as a condition for your purchase, sale or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

Service Provider	Settlement Service	Estimated Cost
Fortified Title, LLC	Title Commitment/Binder	\$15.00 - \$125.00
Fortified Title, LLC	Title Insurance Premium	*rates filed with the state

I/we have read this disclosure form, and understand that I/we are being referred to purchase the above-described settlement services(s) and any of these companies and/or their parents/subsidiaries/affiliates may receive a financial or other benefit as a result of any such referral.

CLIENT(S):

Signature: Shirwa Jama Date: 8-16-26

Signature: Ramla Abdikafi Date: 8-16-26