

VACANT LAND DISCLOSURE STATEMENT

Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract - Vacant Lot/Land (Form 12-T).

"Seller": _____

"Buyer": _____

"Property": 460 Brantleytown Rd., Zebulon, NC 27597

☐ If checked, see attached Form 2A10-T for additional parcels that are included in the disclosures below and included within the term Property herein

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. To the best of Seller's knowledge, any representations made by Seller in this Disclosure Statement are true, and copies of any documents provided by Seller are true copies. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

For each category below, mark either yes, no, or no representation (NR). Use the lines to describe and explain any "yes" answers. The categories below are not limited to the examples named in the category. Sellers should disclose any information that is relevant to the category, even if the information is not specifically listed as an example. Attach additional pages for explanations, if necessary.

Under Form 12-T, if Buyer has not received a signed copy of this form prior to making this offer, Buyer will have the right to terminate or withdraw this Contract without penalty (including a refund of any Due Diligence Fee) prior to the end of the third calendar day following the Effective Date.

1. **Physical Aspects** - Does the Property have any physical aspects such as non-dwelling structures, caves, streams, ponds, beach, power lines, other utility lines or structures, gravesites, or other important features?

☒ Yes ☐ No ☐ NR. If yes, please describe: Older Buildings on Property

2. **Drainage, Erosion, and Soil Stability** - Has the Property experienced any current or past drainage, erosion, landslides, tidal flow, soil stability, or other related issue?

☐ Yes ☒ No ☐ NR. If yes, please describe: _____

3. **Flooding**. Has the Property ever experienced flooding, suffered damage from flooding or other water damage, been the subject of a flood insurance claim, or been designated as part of a flood hazard zone?

☐ Yes ☒ No ☐ NR. If yes, please describe: _____

4. **Wetlands**. Is any portion of the property located in or affected by wetlands of any kind?

☐ Yes ☒ No ☐ NR. If yes, please describe: _____

5. **Water and Sewer** - Has a well, septic system, or municipal city water/sewer been installed on the Property, or has the Property been permitted for a well or septic system?

☐ Yes ☐ No ☒ NR. If yes, please describe: Unable to locate well or septic permits

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SKM AWF

Buyer Initials

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6. Environmental and Safety - Does the Property have any current or past soil contamination, hazardous chemicals, junk vehicles or storage, landfills, underground storage tanks, conservation areas, or other related issues?

☒ Yes ☐ No ☐ NR. If yes, please describe: 2 underground storage tanks, 1 above-ground storage tank

7. Mineral, Oil, Gas, and Timber Rights - Have any mineral, oil, gas, timber or other rights been severed from the Property by Seller or any previous owner?

☐ Yes ☒ No ☐ NR. If yes, please describe:

8. Legal and Taxes - Is the Property subject to any rights of way, restrictions, tax use restriction, litigation, liens, utility rights, zoning, foreclosure, bankruptcy, or other related issue?

☐ Yes ☒ No ☐ NR. If yes, please describe the capacity, age, and other features:

9. Easements and Private Roads. Does the Property have any easements, private roads, and/or related maintenance or developer obligations or agreements?

☐ Yes ☒ No ☐ NR. If yes, please describe and attach any documents:

10. Encroachments. Do any encroachments from nearby properties affect the Property, or is the Property causing any encroachments that affect nearby properties?

☐ Yes ☒ No ☐ NR. If yes, please describe:

11. Governmental and Rule Compliance. Is the Property in violation of any ordinances, restrictive covenants, laws, restrictions, building codes, permit requirements, or other public or private regulations?

☐ Yes ☒ No ☐ NR. If yes, please describe:

12. Owners' Association. Is the Property subject to an owners' Association?

☐ Yes ☒ No ☐ NR. If yes, please (choose one): ☐ see attached Form 2A12-T; or ☐ provide the name of the association, management company, contact information, the amount of dues, what amenities are paid for by the association, any proposed or confirmed assessments, judgment, liens, litigation, or other information about the association:

13. Survey. Does the Seller have a copy of a survey?

☒ Yes ☐ No ☐ NR. If yes, please describe and provide a copy of the survey, if available:

14. Other Disclosures - Are there any other material issues concerning the Property that should be disclosed?

☐ Yes ☒ No ☐ NR. If yes, please describe the capacity, age, and other features:

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Seller Initials LES AS BJP Buyer Initials CRP IES KJ

Produced with DocuSign Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.wolf.com

1732 Eagle Rock

15. Utilities Available. Check all currently installed utilities to the Property and indicate the provider. Be sure to specify whether the utilities are, in fact, installed on the Property or whether only a hookup is available or nearby.

- ☐ Water (describe): _____
- ☒ Sewer (describe): Septic Tank
- ☐ Gas (describe): _____
- ☒ Electricity (describe): _____
- ☐ Cable (describe): _____
- ☐ High Speed Internet (describe): _____
- ☒ Fiber Optic (describe): _____
- ☒ Telephone (describe): _____
- ☒ Private well (describe): _____
- ☐ Shared private well or community well (describe): _____
- ☐ Hauled water (describe): _____
- ☐ Other (describe): _____

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) _____ (Signature) _____ (Date) _____

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (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 formedProperty Address: 460 Brantleytown Rd., Zebulon, NC 27597

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) Listing Agreement, Mineral Oil & Gas Rights Disclosure, Working with Real Estate Agents, Vacant Land Disclosure Statement, Buyer Agent Compensation Addendum ("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): The Kimberly Anne Yeargin First Party Supplemental Needs Trust ☐ Buyer ☒ Seller ☐ Other: _____

Signature: [Signature] Anne E. Canady, Trustee Date: 9/21/2026

Party Name (print): James Yeargin, by Jennifer Wilkins Thompson POA ☐ Buyer ☒ Seller ☐ Other: _____

Signature: JTW AIF Date: _____

Party Name (print): Christian Yeargin, by Jennifer Wilkins Thompson POA ☐ Buyer ☒ Seller ☐ Other: _____

Signature: _____ Date: _____

Party Name (print): Logan Yeargin, by Jennifer Wilkins Thompson POA ☐ Buyer ☒ Seller ☐ Other: _____

Signature: _____ Date: _____

Party Name (print): Hayden Yeargin, by Jennifer Wilkins Thompson POA ☐ Buyer ☒ Seller ☐ Other: _____

Signature: _____ Date: _____

Party Name (print): Keith Yeargin ☐ Buyer ☒ Seller ☐ Other: _____

Signature: [Signature] Date: 9/21/2026

Party Name (print): Melody Persinger ☐ Buyer ☒ Seller ☐ Other: _____

Signature: [Signature] Date: 9/21/2026

Party Name (print): Steven H. McFarlane ☐ Buyer ☒ Seller ☐ Other: _____

Signature: Steven H. McFarlane Date: 9/17/2026

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: _____



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Party Name (print): ^{Signed by:} James Yeargin, by Jennifer Thompson Wilkins, POA ☐ Buyer ☒ Seller ☐ Other: 9/22/2026
Signature: 4192C2F8561D41C... Date: 9/22/2026

Party Name (print): ^{Signed by:} Christian Yeargin, by Jennifer Thompson Wilkins, POA ☐ Buyer ☒ Seller ☐ Other: 9/22/2026
Signature: 4192C2F8561D41C... Date: 9/22/2026

Party Name (print): ^{Signed by:} Logan Yeargin, by Jennifer Thompson Wilkins, POA ☐ Buyer ☒ Seller ☐ Other: 9/22/2026
Signature: 4192C2F8561D41C... Date: 9/22/2026

Party Name (print): ^{Signed by:} Hayden Yeargin, by Jennifer Thompson Wilkins, POA ☐ Buyer ☒ Seller ☐ Other: 9/22/2026
Signature: 4192C2F8561D41C... Date: 9/22/2026

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: _____



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