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**": _____

❑ 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 ler are true copies. Buyer is strongly adv nce Period.

For each category be "yes" answers. The categories below are t is relevant to the category, even if the necessary.

Under Form 12-T, i have the right to terminate or withdr to the end of the third calendar day f

1. **Physical Aspects** ms, ponds, beach, power lines, other uti
❑ Yes ❑ No ❑ NR.

2. **Drainage, Erosio** dslides, tidal flow, soil stability, or other
❑ Yes ❑ No ❑ NR.

3. **Flooding**. Has the en the subject of a flood insurance claim
❑ Yes ❑ No ❑ NR.

4. **Wetlands**. Is any p
❑ Yes ❑ No ❑ NR.

NOTICE TO BUYERS:

NC G.S. 47E-2(a)

This is a court ordered, judicial sale and is EXPEMT from all property disclosures.

This form is being provided as a courtesy for the buyer agent's file and to serve as a notice to the buyer regarding the exemption.

BUYERS: note that the seller(s) do not make any warranties, guarantees, representations or claims regarding this property.

This property is sold AS-IS, no repairs or concessions will be made. A Judicial court deed is given at settlement NOT a general warranty deed.

Please have your clerk of court deposits, funding, inspections and any necessary due diligence ready to close within 30 days, if you are chosen as the final bid.

Please reach out to the listing agent, should you have any questions. To submit upset bids, you and/or your agent must follow the guidelines provided in the MLS agent remarks.

All updates on upset bids are received directly from the clerk of court for the county your property is located in.

Thank you and best wishes on your bidding!

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: _____

BM-SIGNED 11/08/26 06:16 PM EST

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: _____

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** developer
obligations or agree
❑ Yes ❑ No ❑ NR

10. **Encroachment** ncroachments
that affect nearby p
❑ Yes ❑ No ❑ NR

11. **Governmental** vs, restrictions,
building codes, pern
❑ Yes ❑ No ❑ NR

12. **Owners' Assoc**
❑ Yes ❑ No ❑ he association,
management comp ıy proposed or
confirmed assessme

13. **Survey**. Does th
❑ Yes ❑ No ❑ NR

14. **Other Disclosu**
❑ Yes ❑ No ❑ NR. If yes, please describe the capacity, age, and other features: _____

NOTICE TO BUYERS:

NC G.S. 47E-2(a)

This is a court ordered, judicial sale and is EXPEMT from all property disclosures.

This form is being provided as a courtesy for the buyer agent's file and to serve as a notice to the buyer regarding the exemption.

BUYERS: note that the seller(s) do not make any warranties, guarantees, representations or claims regarding this property.

This property is sold AS-IS, no repairs or concessions will be made. A Judicial court deed is given at settlement NOT a general warranty deed.

Please have your clerk of court deposits, funding, inspections and any necessary due diligence ready to close within 30 days, if you are chosen as the final bid.

Please reach out to the listing agent, should you have any questions. To submit upset bids, you and/or your agent must follow the guidelines provided in the MLS agent remarks.

All updates on upset bids are received directly from the clerk of court for the county your property is located in.

Thank you and best wishes on your bidding!

© 7/2026

Seller Initials Buyer Initials _____ _____

Package ID: 69224E1F04442590C06F1558F3BD68D4

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 (c
❑ Sewer (c
❑ Gas (de
❑ Electric
❑ Cable (c
❑ High Sp
❑ Fiber O
❑ Telepho
❑ Private
❑ Shared
❑ Hauled
❑ Other (c

NC REALTOR OF THIS FORM.
CONSULT A N

Buyer: (Name)
Buyer: (Name)
Entity Buyer: (
By: (Name & T

Seller: (Name)
Seller: (Name)
Entity Seller: (
By: (Name & T

NOTICE TO BUYERS:

NC G.S. 47E-2(a)

This is a court ordered, judicial sale and is EXPEMT from all property disclosures.

This form is being provided as a courtesy for the buyer agent's file and to serve as a notice to the buyer regarding the exemption.

BUYERS: note that the seller(s) do not make any warranties, guarantees, representations or claims regarding this property.

This property is sold AS-IS, no repairs or concessions will be made. A Judicial court deed is given at settlement NOT a general warranty deed.

Please have your clerk of court deposits, funding, inspections and any necessary due diligence ready to close within 30 days, if you are chosen as the final bid.

Please reach out to the listing agent, should you have any questions. To submit upset bids, you and/or your agent must follow the guidelines provided in the MLS agent remarks.

All updates on upset bids are received directly from the clerk of court for the county your property is located in.

Thank you and best wishes on your bidding!

© 7/2026

Seller Initials Buyer Initials _____ _____

Package ID: 69224E1F04442590C06F1558F3BD68D4

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 severed, the owner of the mineral rights and/or oil and gas rights has the perpetual right to drill, mine, explore for, produce, and remove the minerals and/or oil and gas from the property either directly from the surface or by pooling or unitization agreement. If you own the property and do not own the mineral rights and/or oil and gas rights, Seller makes the following representations:

Representation

_____ **Buyer Initials** 1 ☐

_____ **Buyer Initials** 2

_____ **Buyer Initials** 3

_____ **Buyer Initials** 4 ☐

_____ **Buyer Initials** 5

_____ **Buyer Initials** 6

If the owner c… your offer to purchase the … purchase, you may under ce… the contract, you must pers… within three calendar days … the contract, whichever occ… tlement of the transaction or…

NOTICE TO BUYERS:

NC G.S. 47E-2(a)

This is a court ordered, judicial sale and is EXPEMT from all property disclosures.

This form is being provided as a courtesy for the buyer agent's file and to serve as a notice to the buyer regarding the exemption.

BUYERS: note that the seller(s) do not make any warranties, guarantees, representations or claims regarding this property.

This property is sold AS-IS, no repairs or concessions will be made. A Judicial court deed is given at settlement NOT a general warranty deed.

Please have your clerk of court deposits, funding, inspections and any necessary due diligence ready to close within 30 days, if you are chosen as the final bid.

Please reach out to the listing agent, should you have any questions. To submit upset bids, you and/or your agent must follow the guidelines provided in the MLS agent remarks.

All updates on upset bids are received directly from the clerk of court for the county your property is located in.

Thank you and best wishes on your bidding!

Property Address: _____

BM-SIGNED 03ebd 11:08/26 06:16 PM EST

Owner's Name(s):_____

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 _____, ____

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 _____, ____

Package ID: 69224E1F04442590C06F1558F3BD68D4