

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: 8774 Bame Rd. Colfax, NC 27235

Buyer: _____

Seller: Freedom Land Network, LLC

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



This form approved by:

NC REALTORS®

Seller Initials

LE

Buyer Initials

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Revised 7/2025

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Yes	No	NR
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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: _____
 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: _____

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D. Agricultural, Timber, Mineral Aspects

- | | Yes | No | NR |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Agricultural Status (e.g., forestry deferral) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: _____ | | | |
| 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: _____ | | | |
| 4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Presence of vegetative disease or insect infestation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Timber cruises or other timber related reports | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Timber harvest within past 25 years | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, monitored by Registered Forester? | | | |
| If replanted, what species: | | | |
| Years planted: _____ | | | |
| 8. Harvest impact (other than timber) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: _____ | | | |

E. Environmental Aspects

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Underground or above ground storage tanks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: _____ | | | |
| 3. Abandoned or junk motor vehicles or equipment of any kind | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Past illegal uses of property (e.g., methamphetamine manufacture or use) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Federal or State listed or protected species present | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe plants and/or animals: _____ | | | |
| 6. Government sponsored clean-up of the property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Previous commercial or industrial uses | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Wetlands, streams, or other water features | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Permits or certifications related to Wetlands | | | |
| Conservation/stream restoration | | | |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: _____ | | | |
| ii. Other fuel/chemical | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Agricultural chemical storage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

F. Utilities

Check all currently available on the Property and indicate the provider.

- ☐ Water (describe): _____
- ☐ Sewer (describe): _____
- ☐ Gas (describe): _____
- ☐ Electricity (describe): _____
- ☐ Cable (describe): _____

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Revised 7/2025
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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
<u>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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: 8774 Bame Rd. Colfax, NC 27235

Owner's Name(s): Freedom Land Network, LLC

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: Freedom Land Network, LLC by Charlotte Entelisano Date 1/27/2026
Charlotte Entelisano

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 _____

BK: R 8897

PG: 2420 - 2423

RECORDED:

01/17/2025

08:56:10 AM

DEPUTY-GB

BY: KELLY SALO

2025002245

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$50.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier No. 0169036

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: PD: 5.0+/- acres Bame Rd

THIS DEED made the 15 day of JANUARY, 2025, by and between

GRANTOR	GRANTEE
Richard Shields (unmarried)	Freedom Land Network, LLC <i>a Florida Limited Liability Company</i>
Grantor Address: 4465 A W. Greensboro Chapel Hill Road Liberty, NC 27298	Property Address: 8774 Bame Road Colfax, NC 27235

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Guilford County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The subject property was acquired by Elizabeth B. Shields and Richard Shields, as Joint Tenants with Right of Survivorship, on or about November 17, 2003 by instrument recorded in the Guilford County Register of Deeds in Book 5982, Page 2113. Elizabeth B. Shields died on or about December 8, 2003 (reference Forsyth County, NC Death Certificate Book 109, Page 1618).

Submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

Exhibit "A"

Property of Freedom Land Network, LLC
a Florida Limited Liability Company
8774 Bame Road

BEGINNING at an iron stake in the Southern margin of the Frank Idol property, said iron stake being South 83 deg. 07 min. East 350 feet from a point in the center of Deep River; thence from said beginning iron stake South 83 deg. 07 min. East 175.0 feet to an iron stake; thence from said iron stake South 02 deg. 02 min. West 1224.83 feet to an old iron stake in the new Northern line of the Lee C. Bame, Sr. property; thence from said old iron stake North 82 deg. 50 min. West 182.50 feet to an iron stake; thence North 02 deg. 23 min. East 1223.32 feet to an iron stake, the point and place of BEGINNING, containing 5.00 acres, more or less, according to a map and unrecorded survey by Kenneth Anthony Vaughn, R.L.S.

The subject property is the same as that property described in Deed Book 5982, Page 2113, Guilford County Registry and is further designated as Tax Parcel Identifier Number 0169036 on the Guilford County Tax Maps.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

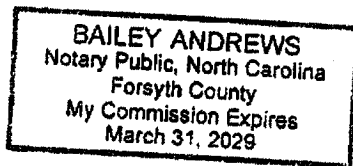
Richard Shields (SEAL)
Richard Shields

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Richard Shields personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 15 day of January, 2025.



Bailey Andrews
Bailey Andrews Notary Public
My commission expires: 3/31/29