LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 239 Arr	owhead Rd, Mocksville, NC 27028-7602
Seller: Harry Lee	Myers Senior, Lois B Myers
Buyer:	
This Addendum is a Property.	ttached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the
presence of lead-bas	igence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the sed paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk etion of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without
	paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family Home" for more information.
	Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
property may presen Lead poisoning in intelligence quotient The Seller of any in hazards from risk as	interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such at exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning, young children may produce permanent neurological damage, including learning disabilities, reduced a behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women, terest in residential real property is required to provide the Buyer with any information on lead-based paint sessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards, inspection for possible lead-based hazards is recommended prior to purchase.
1 1 1 W 5 H VV/4 I	(initial) Presence of lead-based paint and/or lead-based paint hazards (check one below): Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
—ns	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
	Records and reports available to the Seller (check one) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Buyer's Acknowle	
(d) (e)	Buyer has received copies of all information listed above. Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> . Buyer has (check one below): ☐ Received the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint
	and/or lead-based paint hazards. Page 1 of 2
North Carolin	ntly approved by: na Bar Association na Association of REALTORS®, Inc. Soller Initials Soller Initials Soller Initials Soller Initials

Buyer Initials

Seller Initials

Agent's Acknowledgement (initial)

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. 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. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer:		Date:	
Buyer:		Date:	
Entity Buyer: (Name of LLC/Corporation/Partnership/Trust/etc.)			
(ivalile of LLC/Corporation/Farthership/Trus/etc.)			
Ву:		Date:	
Name:	Title:		
Agent: T Ky15e 3 Swicegood Docusigned by: HI M 54 W A 7		Date:	June 6, 2019
T KyTe Swicegood Seller: HLM 5AWA Harry Lee Myers Senior That is a seller in the s		Date:	June 6, 2019
Harry Lee Myers Senior Seller: Lois B Myers Harry Lee Myers Senior Lois B Myers Lois B Myer Lois B Myers Lois B Myer Lois B Myers Lois B Myer Lois		Date:	June 6, 2019
-			
Entity Seller: (Name of LLC/Corporation/Partnership/Trust/etc.)			
Ву:		Date:	
Name:			
Agent:		Date:	

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STANDARD FORM 2A9-T Revised 7/2015 © 7/2018



Purchaser Signature: ___

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 $\sqrt{\ }$ 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:

Buyer Initials	1. Mineral rights were severed from the property by a previous owner.			X
Buyer Initials	2. Seller has severed the mineral rights from the property.		X	
Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.		X	
Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.			X
Buyer Initials	5. Seller has severed the oil and gas rights from the property.		X	
Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.		X	
	Note to Purchasers			
purchase the may under you must purchard day whichever	er does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the property, or exercise an option to purchase the property pursuant to a lease we certain conditions cancel any resulting contract without penalty to you as the purersonally deliver or mail written notice of your decision to cancel to the owner or eys following your receipt of this Disclosure Statement, or three calendar days following sirest. However, in no event does the Disclosure Act permit you to cancel a or (in the case of a sale or exchange) after you have occupied the property, which	ith an cochaser. the owner contract	To cand To cand mer's ago the date at after so	purchase, you cel the contract, ent within three of the contract, ettlement of the
Property Address:	239 Arrowhead Rd, Mocksville, NC 27028-7602			
Owner's Name(s):	Harry Lee Myers Senior, Lois B Myers			
Owner(s) acknowledge the date signed.	edge having examined this Disclosure Statement before signing and that all info	ormatio	n is true	e and correct as of
Owner Signature:	HLM 5A WAY Harry Lee Myers Senior Date	e	June	6, 2019
Owner Signature:	Docusigned by: HLM 5AWA Docusigned by: Grant 1 mg and Grant 1 mg and Lois B Myers Date	e	June	6, 2019
Purchaser(s) ackr	nowledge receipt of a copy of this Disclosure Statement; that they have exam his is not a warranty by owner or owner's agent; and that the representations ar			

1/1/15

Date

Yes No No Representation

Purchaser Signature: _____ Date ___



STATE OF NORTH CAROLINA RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- 1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - c. If you check "No Representation." you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- 3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- 4. You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

Note to Buyers: If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. 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 the 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.						
5.	In the space below, type or print in ink the address of the property (suffici	ient to identify it) and your name. Then si	gn and date				
	Property Address: 239 Arrowhead Rd, Mocksville, NC	27028-7602					
	Owner's Name(s): Harry Lee Myers Senior, Lois B Myers						
	Owner(s) acknowledge(s) having examined this Disclosure Statement be signed.	fore signing and that all information is t	rue and cor	rect as of	the date		
	Owner Signature: HLM 5AWA C 30050478-97774490. HE	arry Lee Myers Senior Date	June	6	, <u>2019</u>		
	Owner Signature:	Lois B Myers Date	June	6	, <mark>2019</mark>		
	Buyers acknowledge receipt of a copy of this Disclosure Statement; that not a warranty by owners or owners' agents; that it is not a substitute fo are made by the owners and not the owners' agents or subagents. Bu licensed home inspector or other professional. As used herein, words in the	r any inspections they may wish to obtain yers are strongly encouraged to obtain	n; and that t their own i	the represe	entations		
	Buyer Signature:	Date			- ,		
	Buyer Signature:	Date			_ ,		
	C 4.22 V 7/18 Page 1 o	f 4					

CENTURY 21 TRIAD, 854 Valley Rd Ste 100 Mocksville NC 27028

Phone: (336)909-2584 Elizabeth Swicegood Property Address/Description: 239 Arrowhead Rd, Mocksville, NC 27028-7602

5.7+/- AC ARROWHEAD RD LOT 5 SPILLMN

The following questions address the characteristics and condition of the property identified above about which the owner has <u>actual knowledge</u>. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

		Yes	<u>No</u>	No Representation
1.	In what year was the dwelling constructed? Explain if necessary: Tax Card 1913 Historical Records 1847			X
2.	Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them?			X
3.	The dwelling's exterior walls are made of what type of material? Brick Veneer Wood Stone Vinyl Synthetic Stucco Composition/Hardboard Concrete Fiber Cement Aluminum Asbestos (Check all that apply)			X
4.	In what year was the dwelling's roof covering installed? (Approximate if no records are available) Explain if necessary:			X
5.	Is there any leakage or other problem with the dwelling's roof?			X
6.	Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab?			X
7.	Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?			X
8.	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?			X
9.	Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?			X
10.	What is the dwelling's heat source? Furnace Heat Pump Baseboard Other (Check all that apply) Age of system:			X
11.	What is the dwelling's cooling source? Central Forced Air Wall/Window Unit(s) Other (Check all that apply) Age of system:			X
12.	What are the dwelling's fuel sources? Electricity Natural Gas Propane Oil Other (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is above ground or below ground, and whether the tank is leased by seller or owned by seller. (Check all that apply)			X
13.	What is the dwelling's water supply source? ☐ City/County ☐ Community System ☐ Private Well ☐ Shared Well ☐ Other (Check all that apply)			X
14.	The dwelling's water pipes are made of what type of material? Copper Galvanized Plastic Polybutylene (Check all that apply)			X
15.	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?			X
16.	What is the dwelling's sewage disposal system? Septic Tank Septic Tank with Pump Community System Connected to City/County System City/County System available Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) Other (Check all that apply)			X
17.	If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes," how many bedrooms are allowed? \ _ No records available			<u> </u>
18.	Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?			X
19.	Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other custome?			₩.
20.	Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?			X
	yer Initials and Date Owner Initials and Date Owner Initials and Date 6/1	, <u>+</u>	19 19	
Bu	yer Initials and Date Owner Initials and Date	,		

21 Is there are problem with present infectation of the dwelling	ur damaga from past infastation	of wood doctrowing	<u>Yes</u>	No E	Representation
21. Is there any problem with present infestation of the dwelling, c insects or organisms which has not been repaired?					X
22. Is there any problem, malfunction or defect with the drainage, grad	ling or soil stability of the propert	y?			X
23. Are there any structural additions or other structural or mechanithe property?					X
24. Is the property to be conveyed in violation of any local zone use restrictions, or building codes (including the failure to changes/improvements)?	obtain proper permits for room	additions or other			X
25. Are there any hazardous or toxic substances, materials, or products gas, lead-based paint) which exceed government safety standards, a storage tanks, or any environmentally hazardous conditions (such contamination) which affect the property?	any debris (whether buried or coveras contaminated soil or water, or	ered) or underground other environmental			197 1
					X
26. Is there any noise, odor, smoke, etc. from commercial, industrials	•		Ш	Ш	X
27. Is the property subject to any utility or other easements, shared adjacent property?					X
28. Is the property the subject of any lawsuits, foreclosures, bankrup proposed assessments, mechanics' liens, materialmens' liens, or no title to the property?	otices from any governmental age	ncy that could affect	П		X
29. Is the property subject to a flood hazard or is the property 1					<u>X</u>
30. Does the property abut or adjoin any private road(s) or street(s)?					X
31. If there is a private road or street adjoining the property, is there agreements dealing with the maintenance of the road or street?	in existence any owners' associa	ation or maintenance			
If you answered "yes" to any of the questions listed above (1-31) p	lease explain (attach additional :	sheets if necessary):		Ш	X
290 Arrowhead will grant a septic tail line a road maintenance agreement for shared dr				Wil	1 draft
In lieu of providing a written explanation, you may attach a writter engineer, land surveyor, geologist, pest control operator, contractor, lpublic agency's functions or the expert's license or expertise.					
The following questions pertain to the property identified above, garages, or other buildings located thereon.	including the lot to be conveyed	and any dwelling u			No
32. Is the property subject to governing documents which impose variupon the lot or unit?	ous mandatory covenants, conditi	ons, and restrictions	Yes	<u>No</u> <u>Re</u>	presentation X
If you answered "yes" to the question above, please explain (attach	additional sheets if necessary):				
33. Is the property subject to regulation by one or more owners' asso pay regular assessments or dues and special assessments? If yo requested below as to each owners' association to which the proper apply]:	our answer is "yes," please proverty is subject [insert N/A into any	ide the information blank that does not		X	
•(specify name) per per president of the owners' association or the association manager are	. The name, address, and tele	phone number of the			
•(specify name) ("dues") are \$ per president of the owners' association or the association manager are	whose The name, address, and tele	e regular assessments phone number of the			
* If you answered "Yes" to question 33 above, you must complete Representation" to question 33 above, you do not need to answer of the last page and initial and date the page.	the remaining questions on this	Disclosure Stateme	nt. Sk	ip to t	
Buyer Initials and Date		1 1-1 L 1 / 1 1 1 1 1 1 1 1			
Buyer Initials and Date	Owner Initials and Date	ا 6 / المراجعة المرا	12/20)19	

34.	Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of	Yes	No	No Representation
35.	As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject:			
26				
30.	As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment:			
37.	As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment:			
38.	Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).			<u>No</u>
		Yes	<u>No</u>	Representation
	Management Fees.			
	Exterior Building Maintenance of Property to be Conveyed.			
	Master Insurance	, 🗆		
	Exterior Yard/Landscaping Maintenance of Lot to be Conveyed	. 🗆		
	Common Areas Maintenance	. 🗆		
	Trash Removal			
	Recreational Amenity Maintenance (specify amenities covered)	- 🗆		
	Pest Treatment/Extermination.	. 🗆		
	Street Lights	_		
	Water	. 🗆		
	Sewer	. 🗆		
	Storm water Management/Drainage/Ponds	. 🗆		
	Internet Service	. 🗆		
	Cable	. 🗆		
	Private Road Maintenance.	. 🗆		
	Parking Area Maintenance	. 🗆		
	Gate and/or Security	. 🗆		
	Other: (specify)			
	n	 010		
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