

STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as singlefamily 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.
- 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.	Yes	No	No Representation
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	
whichever of transaction of	s following your receipt of this Disclosure Statement, or three calendar days following from the curs first. However, in no event does the Disclosure Act permit you to cancel at (in the case of a sale or exchange) after you have occupied the property, whichever Jones Ferry Road, Pittsboro, NC 27312	contract a	fter settl	lement of the
	Jones Ferry Road, Pittsboro , NC 27312			
Owner's Name(s): <u>L</u>				
date signed.	ge having examined this Disclosure Statement before signing and that all i			
Owner Signature:	Lunday A. Riggsbee	Date _	9/27/	/2025
Owner Signature:		Date _	~	
	ledge receipt of a copy of this Disclosure Statement; that they have examine ranty by owner or owner's agent; and that the representations are made by			
Purchaser Signature:		Date _		
Realty World Carolina Props., 7	3 Hillsboro St. P.O. Box 1400 Pittsboro NC 27312 Phone: (919)542	-0523	Fax: (919)5	REC 4.25 1/1/15 45-9406 Strowd Family

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 formed

Property Address: 0 Jones Ferry Road, Pittsboro, NC	27312				
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) Working with Real Estate Agents, Exclusive Right to Sell Listing Agreement, Mineral and Oil and Gas Rights Mandatory Disclosure Statement, Vacant Land Disclosure Statement,					
Professional Services Disclosure and Election		("Document").			
The number of parties who need to sign the Documer Addendum is to provide additional spaces for the identified	nt exceed the space cation and signature	ce provided in the Document. The sole purpose of this re of the Document by all necessary parties.			
By signing this Addendum, each of the additional parties by all the terms, conditions and/or other provisions contains	named below acknowled in the Docume	nowledges receipt of the Document and agrees to be bound ent.			
NC REALTORS® AND THE NORTH CAROLINA BAVALIDITY OR ADEQUACY OF ANY PROVISION OF		N MAKE NO REPRESENTATION AS TO THE LEGAL ANY SPECIFIC TRANSACTION.			
Party Name (nrint): Kathryn W. Paul		Buyer X Seller Other:			
Signature: Eathryn W. Paul		Date: 9/26/2025			
Party Name (print): Lydia R. Maher July	u	Buyer X Seller Other:			
Signature:	`	Date:			
Party Name (print): Tracy Strowd		Buyer X Seller Other:			
Signature: Tracy Strowd	Date: 9/28/2025				
Party Name (print): John Strowd		Buyer X Seller Other:			
Signature: John Strowd		Date: 9/28/2025			
Party Name (print): Mary Lisabeth Strowd Rich	Buyer X Seller Other:				
Signature: Mary lisabeth Strowd Kich		Date: 9/27/2025			
Party Name (print): Robert Clarence Strowd		Buyer X Seller Other:			
Signature: RAPSA		Date: 9/29/2025			
Party Name (prints) Sherry Strowd Andrews		Buyer X Seller Other:			
Signature: Story Andrews		Date: 10/10/2025			
Party Name (print): Stephen Maher Spring		Buyer X Seller Other:			
Signature:		Date:			
Entity Party Name (print):					
Ву:					
Signature of authorized representative	Date	Print name and title			
		Buyer Seller Other:			
Entity Party Name (print):					
By:					
By: Signature of authorized representative	Date	Print name and title			
		Buyer Seller Other:			

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This form jointly approved by: North Carolina Bar Association NC REALTORS®



STANDARD FORM 3-T Revised 7/2020 © 7/2025

Fax: (919)545-9406