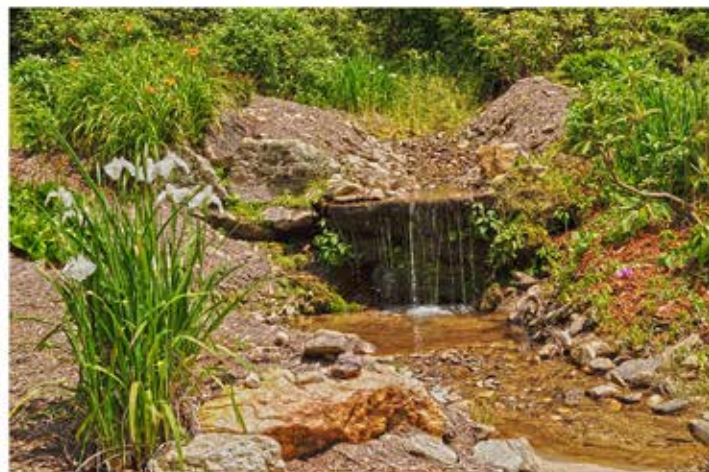


Magical Setting in Upper Crabtree with Acreage Options!



*Long range mountain views.
Creeks, springs, and waterfalls.*

*Lush perennial gardens, large pond.
Level pasture.*

*Located in an ideal, pristine,
and end of the road private setting.*



Beautiful kitchen and dining area.

Fireplace in Great Room.

*Large windows for natural light
and views.*





Master on main with private bath.



One additional bedroom and bathroom on main level.



Third bedroom and bathroom on lower level.



Family room and office on the lower level



**Offered for \$2,498,000
MLS #3290444**

**Alternate 45 acre
option available:**

**\$1,248,000
MLS#3290454**

Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com 828-734-9158



Residential Property Client Full

402 Grassy Gap Road, Clyde NC 28721-8829

MLS#: 3290454	Category: Single Family	Parcel ID: 8750-30-8079
Status: Active	Tax Location: Haywood	County: Haywood
Subdivision: none	Tax Value: \$408,500	Zoning: RA
Zoning Desc: Residential Acreage		Deed Ref: 472-1618
Legal Desc: 8750-30-8079, portion of 8750-30-4498		Lot/Unit #:
Approx Acres: 45.00	Approx Lot Dim:	
Lot Desc: Creekfront, Level, Long Range View, Mountain View, Pasture, Pond/Land Site, Private, Stream/Creek, Views, Winter View, Year Round View	Elevation: 2500-3000 ft. Elev.	
Tax Amt NCM: \$1,665		



General Information

Type: **1 Story**
 Style: **Cabin**
 Construction Type: **Site Built**

HLA

Main: **1,440**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **1,440**
 Above Grade: **1,440**
 Total: **2,880**

Unheated Sqft

Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Total: **0**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Bldg Information

Beds: **3**
 Baths: **3/0**
 Year Built: **1996**
 New Const: **No**
 Construct Status: **No**
 Builder: **No**
 Model: **No**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Recent: **06/14/2017 : NEWs : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/	Bathroom(s), Bedroom(s), Kitchen, Laundry, Master BR
Basement	1	1/	Bedroom(s), Family Room, Rec Rm

Features

Parking: Driveway, Parking Space - 4+	Main Level Garage: No
Driveway: Gravel	Doors/Windows: No
Laundry: 1st Floor	Fixtures Exceptions: No
Foundation: Slab	
Fireplaces: Yes, Great Room	
Floors: Wood	
Equip: Electric Range/Oven	
Exterior Feat: Building - Barn, Deck, Hot Tub, Private Pond	
Exterior Const: Log, Stone	
Porch: Back, Front, Porch-Wrap Around, Side	Roof: Architectural Shingle
Street: Gravel	

Utilities

Sewer: Septic Tank	Water: Spring	Wtr Htr: Electric
HVAC: Heat Pump - Heat, Kerosene		Subject to CCRs: No
Subject To HOA: None	HOA Subj Dues: None	Assoc Fee: None

Remarks

Public Remarks: **Magical 45 Acres! Absolutely amazing setting in Upper Crabtree. Long Range Mountain Views, Creeks, springs and waterfalls. Beautiful 3 BR/3BA log home with incredible porches and patios overlooking the view. Open floor plan, master on main level, family room on lower level. Lush perennial gardens, large pond, level pasture. Great barn for animals or equipment. Located in an ideal, pristine and end of the road private setting.**

Directions: **Hwy 209 to Liner Creek Right on the Glades No drive bys**

Listing Information

DOM: 0	CDOM: 0	Closed Dt: None
UC Dt: None	DDP-End Date: None	Close Price: None
		Slr Contr: None
		LTC: None

Prepared By: Jill Warner

Residential Property Client Full

402 Grassy Gap Road, Clyde NC 28721-8829

MLS#: 3290444	Category: Single Family	Parcel ID: 8750-30-8079, 8750-41-	List Price: \$2,498,000
Status: Active	Tax Location: Haywood	County: Haywood	
Subdivision: none	Tax Value: \$680,500	Zoning: RA	
Zoning Desc: Residential Acreage		Deed Ref: 472-1618	
Legal Desc: 8750-30-8079, 8750-41-7121,8750-30-4498	Approx Lot Dim:	Lot/Unit #:	
Approx Acres: 159.00			
Lot Desc: Creekfront, Long Range View, Mountain View, Pasture, Private, Stream/Creek	Elevation: 2500-3000 ft. Elev.		



General Information

Type: **1 Story**
 Style: **Cabin**
 Construction Type: **Site Built**

HLA		Unheated Sqft	
Main:	1,440	Main:	0
Upper:	0	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	1,440	Bsmnt:	0
Above Grade:	1,440		
Total:	2,880	Total:	0

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Bldg Information

Beds: **3**
 Baths: **3/0**
 Year Built: **1996**
 New Const: **No**
 Construct Status: **Complete**
 Builder:
 Model:

Additional Information

Prop Fin: **Conventional**
 Assumable: **No** Publicly Maint Rd **Yes**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/	Bathroom(s), Bedroom(s), Dining Area, Great Rm, Kitchen, Laundry, Master BR
Basement	1	1/	Bathroom(s), Bedroom(s), Billiard, Family Room

Features

Waterfront:	Yes	Main Level Garage: No
Parking:	Driveway, Parking Space - 4+	
Driveway:	Gravel	Doors/Windows:
Laundry:	1st Floor	Fixtures Exceptions: No
Foundation:	Slab	
Fireplaces:	Great Room	
Floors:	Wood	
Equip:	Electric Range/Oven	
Exterior Feat:	Building - Barn, Deck, Hot Tub, Patio, Private Pond	
Exterior Const:	Log, Stone	
Porch:	Back, Covered, Front, Porch-Wrap	Roof: Architectural Shingle
Street:	Around, Side, Patio	
	Gravel	

Utilities

Sewer:	Septic Tank	Water: Spring	Wtr Htr: Electric
HVAC:	Heat Pump - Heat, Kerosene		
Subject To HOA:	None HOA Subj Dues	Assoc Fee:	Subject to CCRs:

Remarks

Public Remarks: **Magical 159 Acres! Absolutely amazing setting in Upper Crabtree. Long Range Mountain Views, Creeks, springs and waterfalls. Acres and Acres of rolling meadows with beautiful views and multiple home sites. Beautiful 3 BR/3BA log home with incredible porches and patios overlooking the view. Open floor plan, master on main level, family room, spacious office on lower level. Lush perennial gardens, large pond, level pasture. Great barn for animals or equipment. Located in an ideal, pristine and end of the road private setting. Hwy 209 to Liner Creek Right on the Glades No drive bys**

Directions:

Listing Information

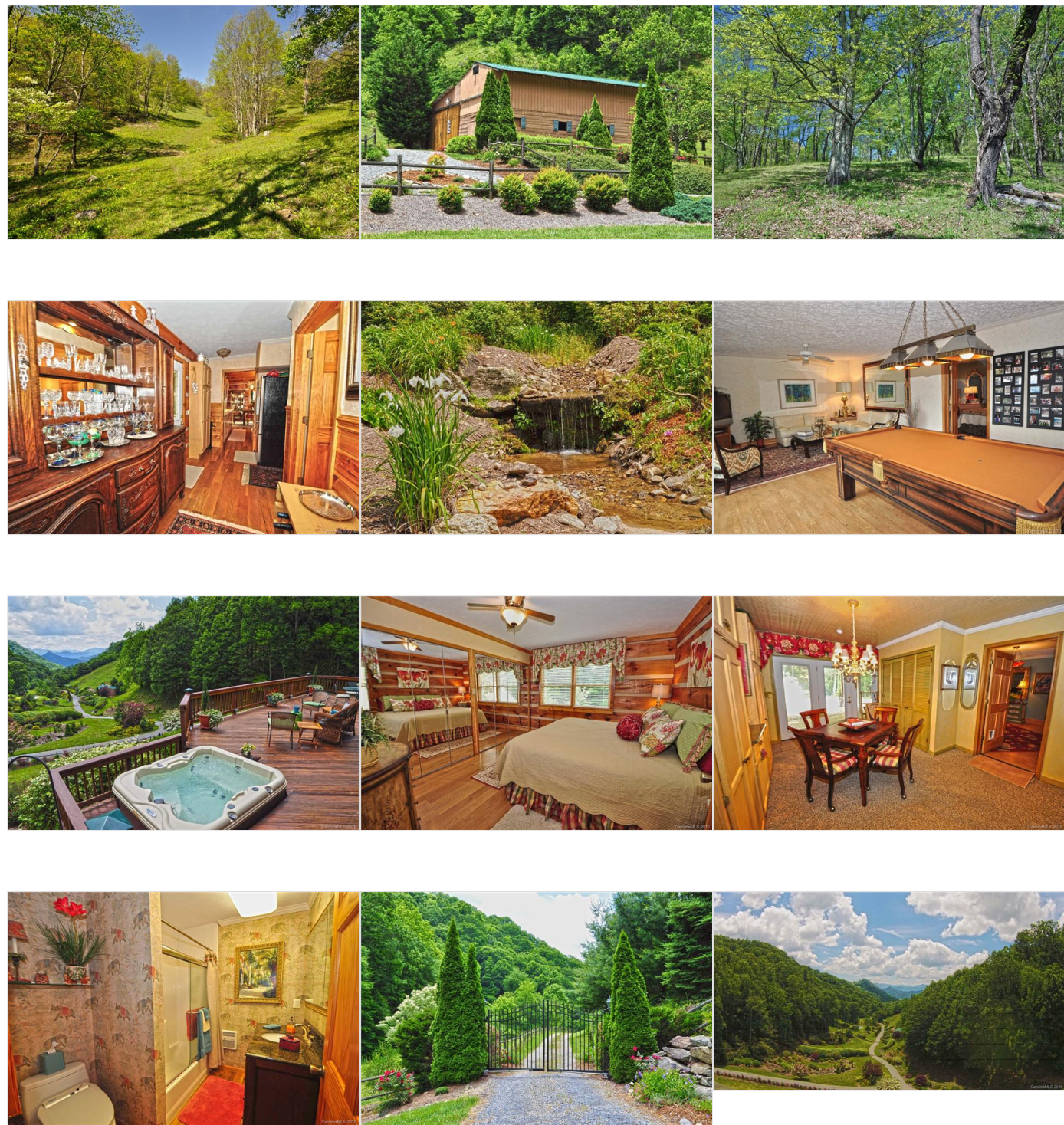
DOM: 257	CDOM: 257	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

Prepared By: Jill Warner

Residential Property Photo Gallery
402 Grassy Gap Road, Clyde NC 28721-8829

List Price: \$2,498,000





Parcel Report For 8750-41-7121

CASSADY, RICHARD LTR
CASSADY, MARSHA JTR
PO BOX 1447

LAKE JUNALUSKA, NC 28745-1447

Burcombe

Account Information

PIN: 8750-41-7121

Legal Ref: 472/1361

472/1351

Add Ref: CAB C/2878

A01/1339

Site Information

402 GRASSY GAP RD

Heated Area: 0

Year Built: 0

Total Acreage: 101 AC

Township: CRABTREE

Site Value Information

Land Value: \$272,000

Building Value: \$0

Market Value: \$272,000

Deferred Value: \$252,810

Assessed Value: \$19,190

Sale Price: \$335,000

Sale Date: 5/21/1999

Tax Bill 1: \$119.79

Tax Bill 2: \$119.79

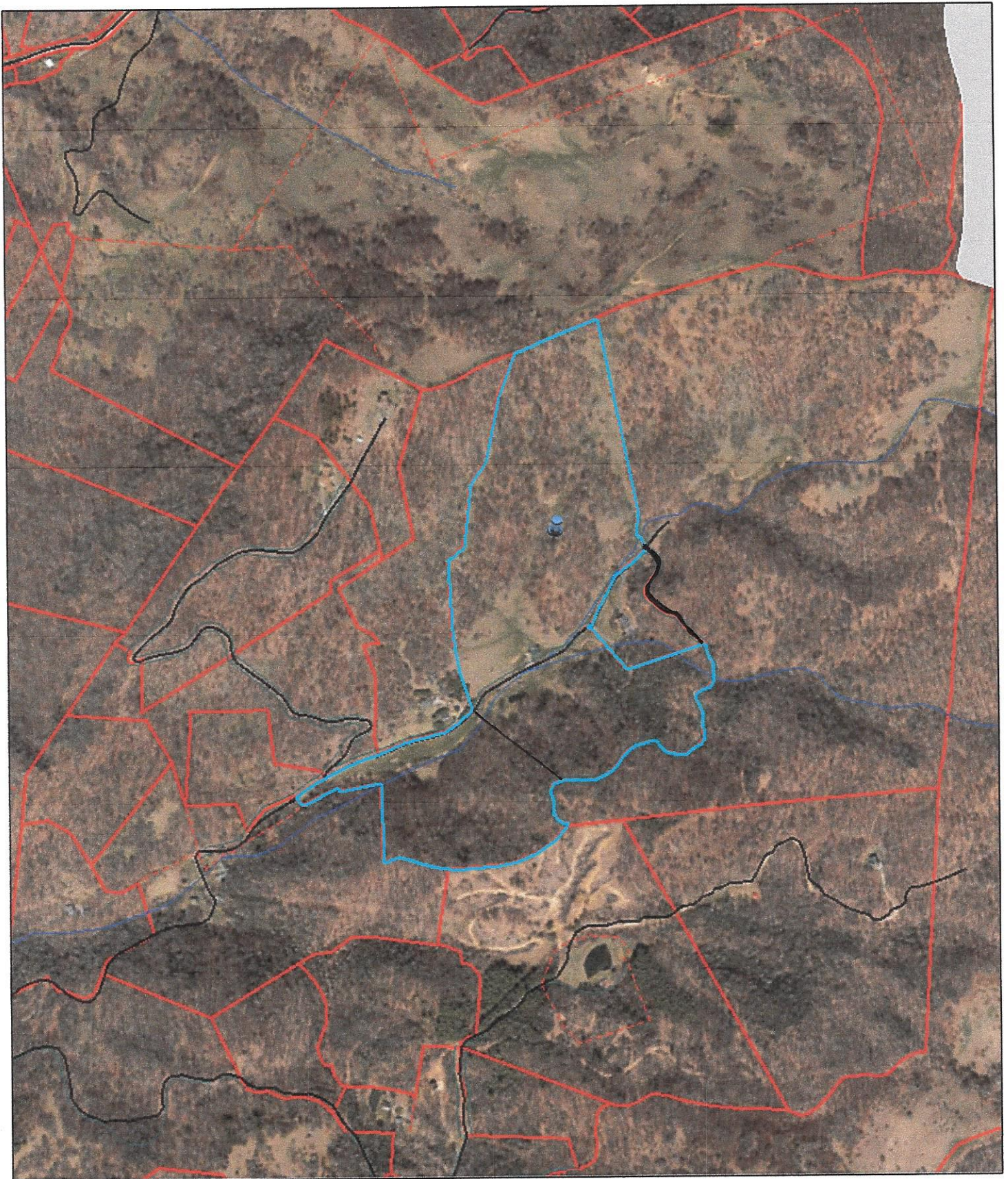


1 inch = 667 feet

June 9, 2017

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Haywood County

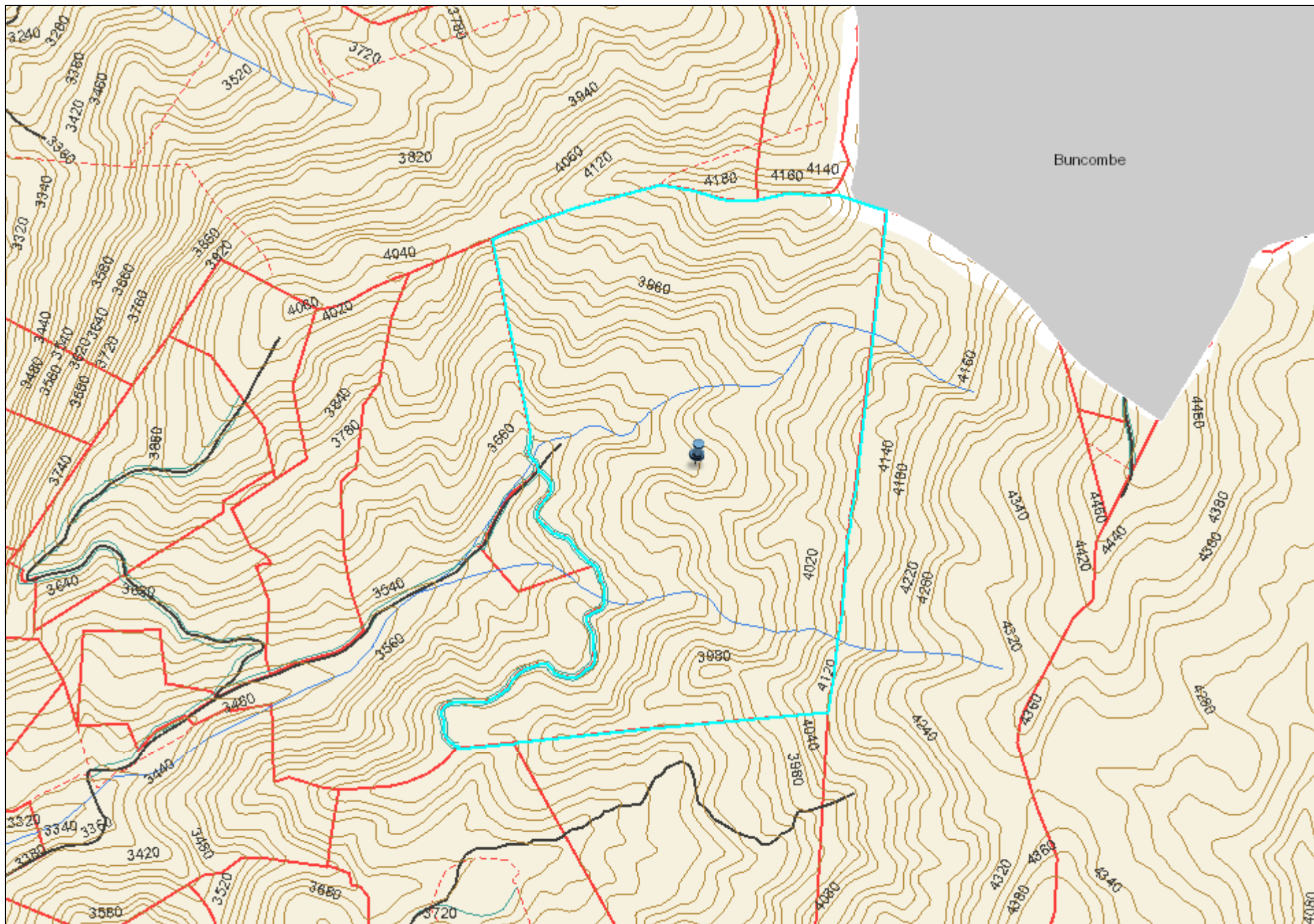


1 inch = 667 feet



June 1, 2017

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

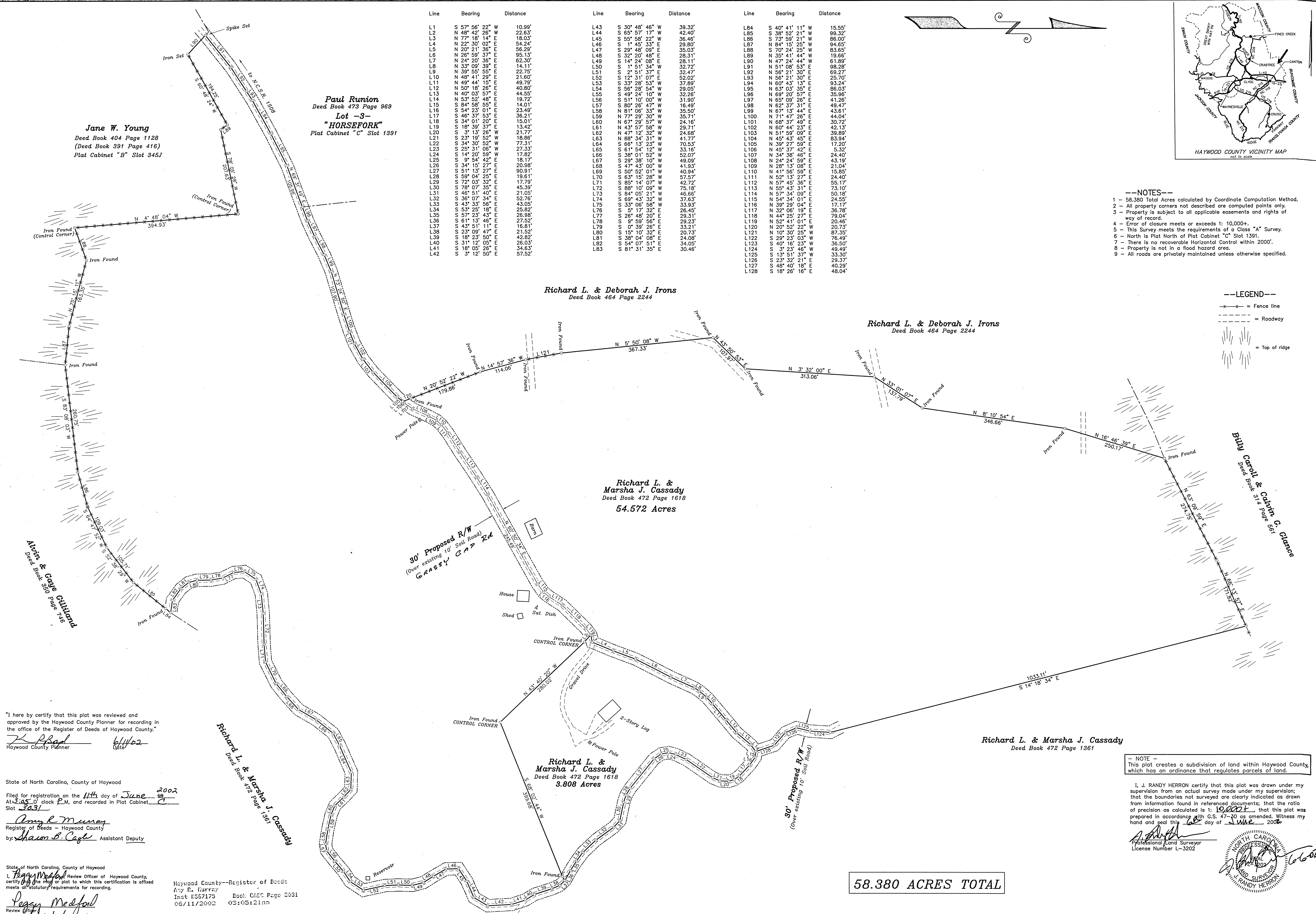


1 inch = 667 feet

June 1, 2017

Haywood County

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



"I here by certify that this plat was reviewed and approved by the Haywood County Planner for recording in the office of the Register of Deeds of Haywood County."

[Signature] 6/11/02
Haywood County Planner

State of North Carolina, County of Haywood

Filed for registration on the 11th day of June 2002
At 2:45 o'clock P.M. and recorded in Plat Cabinet C

[Signature]
Register of Deeds - Haywood County

by: *[Signature]* Assistant Deputy

State of North Carolina, County of Haywood

I, *[Signature]* Review Officer of Haywood County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

[Signature]
date: 6/11/2002

Haywood County--Register of Deeds
Amy R. Murray
Inst #567175 Book C480 Page 3031
06/11/2002 09:05:21pm

Paul Runion
Deed Book 473 Page 969
Lot -3-
"HORSEFORK"
Plat Cabinet "C" Slot 1391

Richard L. & Deborah J. Irons
Deed Book 464 Page 2244

Richard L. & Marsha J. Cassidy
Deed Book 472 Page 1618
54.572 Acres

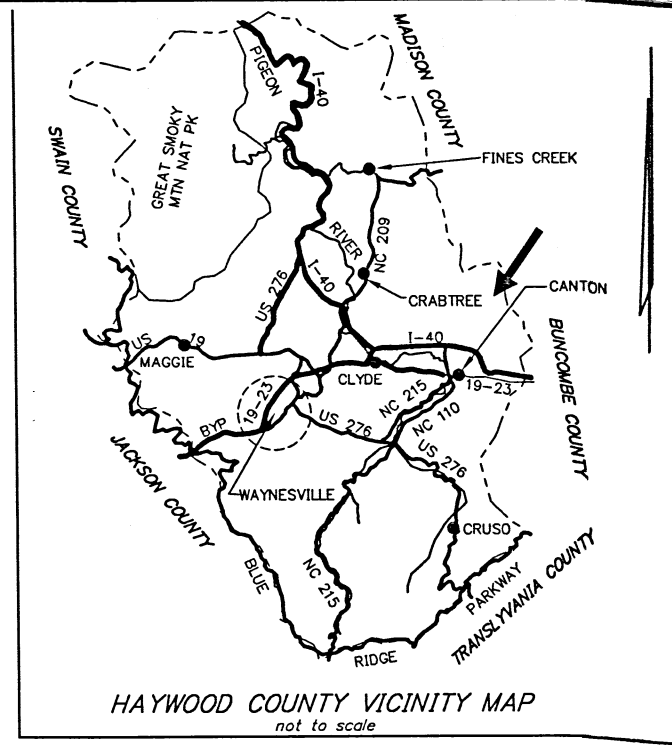
Richard L. & Marsha J. Cassidy
Deed Book 472 Page 1618
3.808 Acres

Richard L. & Marsha J. Cassidy
Deed Book 472 Page 1361

Richard L. & Deborah J. Irons
Deed Book 464 Page 2244

Richard L. & Marsha J. Cassidy
Deed Book 472 Page 1361

58.380 ACRES TOTAL



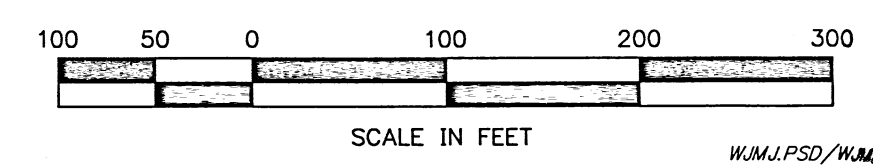
- NOTES---
- 58.380 Total Acres calculated by Coordinate Computation Method.
 - All property corners not described are computed points only.
 - Property is subject to all applicable easements and rights of way of record.
 - Error of closure meets or exceeds 1: 10,000+.
 - This Survey meets the requirements of a Class "A" Survey.
 - North is Plat North of Plat Cabinet "C" Slot 1391.
 - There is no recoverable Horizontal Control within 2000'.
 - Property is not in a flood hazard area.
 - All roads are privately maintained unless otherwise specified.

- LEGEND---
- Fence line
 - Roadway
 - Top of ridge

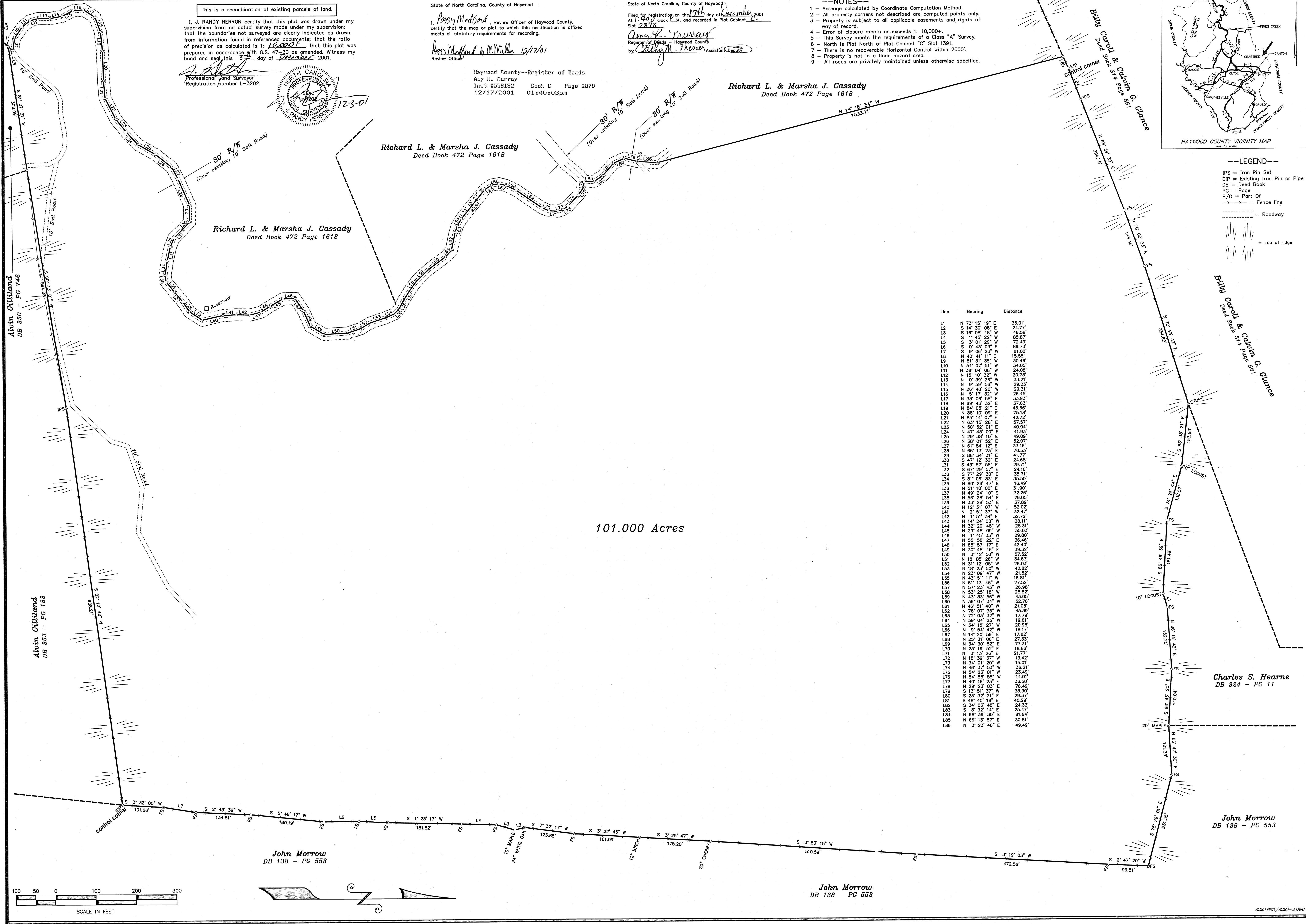
NOTE -
This plat creates a subdivision of land within Haywood County, which has an ordinance that regulates parcels of land.

I, J. RANDY HERRON certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-10 as amended. Witness my hand and seal this 11th day of June 2002.

[Signature]
Professional Land Surveyor
License Number L-3202



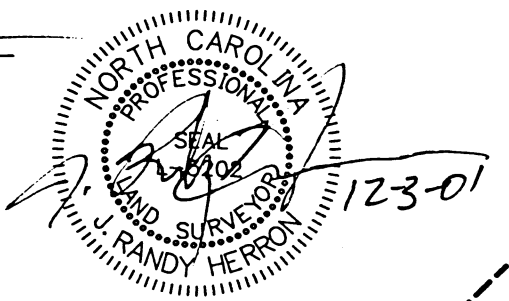
REFERENCES	
Plat Cabinet C - Slot 2807	Deed Book 472 Pages 1618
PIN NUMBER 8750-30-4228	
DATE 06/06/2002	DRAWN BY JPH
SCALE 1" = 100'	CHECK BY JPH
PREPARED BY: J. RANDY HERRON, P.L.S. L-3202 Herron Surveying, P.C. 134 Miller Street Waynesville, NC 28786 (308) 456 - 5761	
PLAT PREPARED FOR RICHARD L. & MARSHA J. CASSADY Crabtree Township Haywood County, N.C.	
SHEET NUMBER 1 of 1	DRAWING NUMBER 2863-608-A



This is a recombination of existing parcels of land.

I, J. RANDY HERRON certify that this plot was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:10,000; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 3rd day of December 2001.

J. Randy Herron
Professional Land Surveyor
Registration number L-3202



State of North Carolina, County of Haywood

Peggy Medford Review Officer of Haywood County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Peggy Medford by *M. McCall* 12/17/01
Review Officer

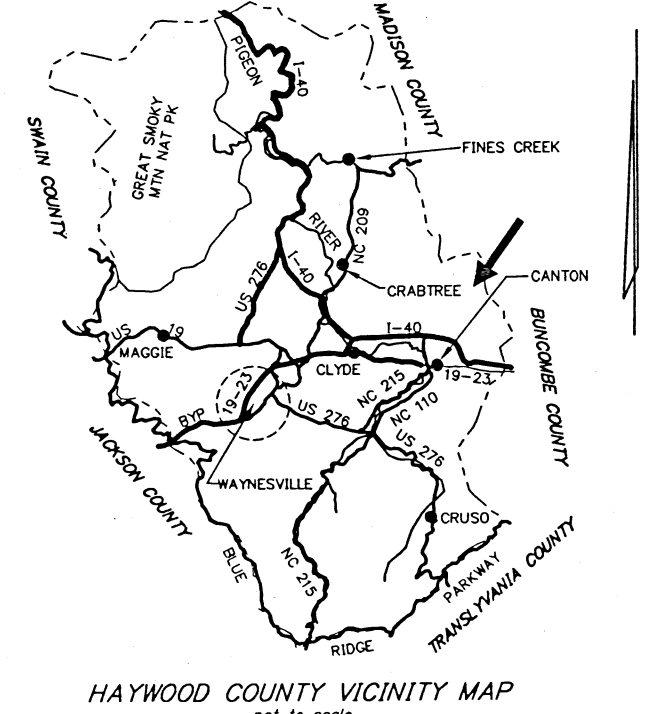
Haywood County--Register of Deeds
A-y R. Murray
Inst #558182 Book C Page 2878
12/17/2001 01:40:03pm

State of North Carolina, County of Haywood

Filed for registration on the 17th day of December 2001
At 1:40:03pm Book L-M, and recorded in Plot Cabinet C Slot 2878

Anna R. Murray
Register of Deeds - Haywood County
by *Cathy M. Thener* Assistant Deputy

- NOTES---
- 1 - Acreage calculated by Coordinate Computation Method.
 - 2 - All property corners not described are computed points only.
 - 3 - Property is subject to all applicable easements and rights of way of record.
 - 4 - Error of closure meets or exceeds 1: 10,000+.
 - 5 - This Survey meets the requirements of a Class "A" Survey.
 - 6 - North is Plot North of Plot Cabinet "C" Slot 1391.
 - 7 - There is no recoverable Horizontal Control within 2000'.
 - 8 - Property is not in a flood hazard area.
 - 9 - All roads are privately maintained unless otherwise specified.



- LEGEND---
- IPS = Iron Pin Set
 - EIP = Existing Iron Pin or Pipe
 - DB = Deed Book
 - PG = Page
 - P/O = Part Of
 - = Fence line
 - = Roadway
 - = Top of ridge

Line	Bearing	Distance
L1	N 73° 15' 19" E	35.01'
L2	S 14° 30' 08" E	24.77'
L3	S 16° 08' 48" W	46.58'
L4	S 1° 45' 22" W	85.87'
L5	S 3° 01' 28" W	72.43'
L6	S 0° 43' 03" E	86.73'
L7	S 9° 06' 23" W	81.02'
L8	N 40° 41' 11" E	15.55'
L9	N 81° 31' 35" W	30.46'
L10	N 54° 07' 51" W	34.05'
L11	N 39° 04' 08" W	24.08'
L12	N 15° 10' 32" W	20.73'
L13	N 0° 39' 26" W	33.21'
L14	N 9° 59' 56" W	29.23'
L15	N 26° 48' 20" W	29.31'
L16	N 5° 17' 32" W	26.45'
L17	N 33° 06' 58" E	33.93'
L18	N 69° 43' 32" E	37.63'
L19	N 84° 05' 21" E	46.66'
L20	N 88° 10' 09" E	75.18'
L21	N 85° 14' 07" E	42.72'
L22	N 63° 15' 28" E	57.57'
L23	N 50° 52' 01" E	40.94'
L24	N 47° 43' 00" E	41.93'
L25	N 29° 38' 10" E	49.09'
L26	N 36° 01' 52" E	52.07'
L27	N 61° 54' 12" E	33.16'
L28	N 68° 13' 23" E	70.53'
L29	S 86° 34' 51" W	41.77'
L30	S 47° 12' 32" E	24.68'
L31	S 43° 57' 58" E	29.71'
L32	S 67° 29' 57" E	24.16'
L33	S 77° 29' 30" E	35.71'
L34	S 81° 06' 33" E	35.50'
L35	N 80° 28' 47" E	16.48'
L36	N 51° 10' 00" E	31.90'
L37	N 49° 24' 10" E	32.26'
L38	N 56° 28' 54" E	28.05'
L39	N 33° 28' 53" E	37.89'
L40	N 12° 31' 07" W	52.02'
L41	N 2° 51' 37" W	32.47'
L42	N 1° 51' 34" E	32.72'
L43	N 14° 24' 08" W	28.11'
L44	N 32° 20' 48" W	28.31'
L45	N 29° 48' 09" W	35.03'
L46	N 1° 45' 33" W	29.80'
L47	N 55° 58' 22" E	36.46'
L48	N 65° 57' 17" E	42.40'
L49	N 30° 48' 46" E	39.32'
L50	N 3° 12' 50" W	57.52'
L51	N 18° 05' 26" W	34.63'
L52	N 31° 12' 05" W	26.03'
L53	N 18° 23' 50" W	42.82'
L54	N 23° 08' 47" W	21.52'
L55	N 43° 51' 11" W	16.81'
L56	N 61° 13' 46" W	27.52'
L57	N 57° 23' 43" W	26.98'
L58	N 53° 25' 18" W	25.82'
L59	N 43° 33' 56" W	43.05'
L60	N 36° 07' 34" W	52.78'
L61	N 46° 51' 40" W	21.05'
L62	N 78° 07' 35" W	45.39'
L63	N 72° 03' 32" W	17.79'
L64	N 59° 04' 25" W	18.61'
L65	N 34° 13' 27" W	20.88'
L66	N 9° 54' 42" W	18.17'
L67	N 14° 20' 59" E	17.82'
L68	N 25° 31' 08" E	27.33'
L69	N 34° 30' 52" E	77.31'
L70	N 23° 19' 52" E	18.86'
L71	N 3° 13' 26" E	21.77'
L72	N 18° 39' 37" W	13.42'
L73	N 34° 01' 20" W	15.01'
L74	N 46° 37' 53" W	36.21'
L75	N 54° 23' 01" W	23.43'
L76	N 84° 58' 55" W	14.01'
L77	N 40° 16' 23" E	36.50'
L78	N 28° 33' 03" E	76.42'
L79	S 13° 51' 37" W	33.30'
L80	S 23° 32' 21" E	28.37'
L81	N 48° 40' 18" E	40.29'
L82	S 34° 03' 48" E	24.32'
L83	S 3° 32' 14" E	25.47'
L84	N 68° 36' 30" E	81.64'
L85	N 66° 13' 57" E	30.81'
L86	N 3° 23' 46" E	49.49'

REFERENCES

Deed Book 472 Pages 1361 & 1618

Plot Cabinet "C" Slot 1907

PREPARED BY:

J. RANDY HERRON, P.L.S. L-3202

Herron Surveying, P.C.

134 Miller Street

Waynesville, NC 28786

(828) 456 - 5761

PLAT PREPARED FOR

RICHARD L. & MARSHA J. CASSADY

Crabtree Township

Haywood County, N.C.

SHEET NUMBER

1 of 1

DRAWING NUMBER

2863-608-A



**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 purchasers 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.
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 purchaser 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 purchasers; 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 purchaser no later than the time the purchaser makes an offer to purchase your property. If you do not, the purchaser can, under certain conditions, cancel any resulting contract (See **"Note to Purchasers"** below). You should give the purchaser a copy of the Disclosure Statement containing your signature and keep a copy signed by the purchaser for your records.

Note to Purchasers: If the owner does not give you a Residential Property and Owner's 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 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 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 (sufficient to identify it) and your name. Then sign and date.

Property Address: 402 Grassy Gap Rd, Clyde, 28721-8829

Owner's Name(s): Marsha J. Cassidy, Co- Cassidy Living Trust

Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Marsha J. Cassidy Date 6-9-17

Owner Signature: Co- Cassidy Living Trust Date _____

Purchasers 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 owners' agent; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Purchasers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. 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 | No | Representation |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. In what year was the dwelling constructed? <u>2000</u>
Explain if necessary: _____ | | | ☐ |
| 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 modifications to them? _____ | ☐ | ☒ | ☐ |
| 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
☐ Other _____ (Check all that apply) | | | ☐ |
| 4. In what year was the dwelling's roof covering installed? <u>1998</u> (Approximate if no records are available)
Explain if necessary: _____ | | | ☐ |
| 5. Is there any leakage or other problem with the dwelling's roof? _____ | ☐ | ☒ | ☐ |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? _____ | ☐ | ☒ | ☐ |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? _____ | ☐ | ☒ | ☐ |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? _____ | ☐ | ☒ | ☐ |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? _____ | ☐ | ☒ | ☐ |
| 10. What is the dwelling's heat source? ☐ Furnace ☒ Heat Pump ☐ Baseboard ☒ Other <u>MONITOR-</u>
(Check all that apply)... Age of system: _____ | | | ☐ |
| 11. What is the dwelling's cooling source? ☒ Central Forced Air ☐ Wall/Window Unit(s) ☐ Other _____
(Check all that apply)... Age of system: <u>6 yrs.</u> | | | ☐ |
| 12. What are the dwelling's fuel sources? ☒ Electricity ☐ Natural Gas ☐ Propane ☐ Oil ☐ Other <u>K1</u>
(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) _____ | | | ☐ |
| 13. What is the dwelling's water supply source? ☐ City/County ☐ Community System ☐ Private Well ☐ Shared Well
☒ Other <u>GRAVITY SPRING</u> (Check all that apply) _____ | | | ☐ |
| 14. The dwelling's water pipes are made of what type of material? ☒ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene
☐ Other _____ (Check all that apply) _____ | | | ☐ |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? _____ | ☐ | ☒ | ☐ |
| 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) _____ | | | ☐ |
| 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? <u>3</u> ☐ No records available | ☒ | ☐ | ☐ |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? _____ | ☐ | ☒ | ☐ |
| 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 systems? _____ | ☐ | ☒ | ☐ |
| 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.)? _____ | ☐ | ☒ | ☐ |

Owner Initials and Date MDG 6/9/17
Purchaser Initials and Date _____

Owner Initials and Date _____
Purchaser Initials and Date _____

- | | Yes | No | No Representation |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired? | ☐ | ☒ | ☐ |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | ☐ | ☒ | ☐ |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property? | ☐ | ☒ | ☐ |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?..... | ☐ | ☒ | ☐ |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) which affect the property? | ☐ | ☒ | ☐ |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | ☐ | ☒ | ☐ |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? | ☒ | ☐ | ☐ |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | ☐ | ☒ | ☐ |
| 29. Is the property the subject to a flood hazard or is the property located in a federally-designated flood hazard area? | ☐ | ☒ | ☐ |
| 30. Does the property abut or adjoin any private road(s) or street(s)? | ☒ | ☐ | ☐ |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street? | ☐ | ☒ | ☐ |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets, if necessary):

#27 Utility easement private to residence

#30 Access easement Road

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No Representation |
|---|--------------------------|-------------------------------------|--------------------------|
| 32. To your knowledge, is the property subject to regulation by one or more owners' association(s) or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular assessments or dues and special assessments? If your answer is "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:
•(specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

•(specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

_____ | ☐ | ☒ | ☐ |

*If you answered "Yes" to question 32 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 32 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.

Owner Initials and Date MS 6-9-17
 Purchaser Initials and Date _____

Owner Initials and Date _____
 Purchaser Initials and Date _____

Yes No No
Representation

33. 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 the fees: _____

☐ ☐ ☐

34. As of the date this Disclosure Statement is signed, are 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: _____

☐ ☐ ☐

35. 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: _____

☐ ☐ ☐

36. 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: _____

☐ ☐ ☐

37. 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).

Yes No No
Representation

Management Fees..... ☐ ☐ ☐

Exterior Building Maintenance of Property to be Conveyed..... ☐ ☐ ☐

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) _____

Owner Initials and Date 6/9/17
Purchaser Initials and Date _____

Owner Initials and Date _____
Purchaser Initials and Date _____



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.	☐	☐	☒
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	☒	☒	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☒	☒	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	☒	☒	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☒	☒	

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: 402 Grassy Gap Rd, Clyde, 28721-8829

Owner's Name(s): Marsha J. Cassidy, Co- Cassidy Living Trust

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: Marsha J. Cassidy Date 6-9-17

Owner Signature: Co- Cassidy Living Trust 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 _____