

Private Cabin on 33+ acres with Stocked Trout Stream!



Offered for \$299,000
MLS#4041966

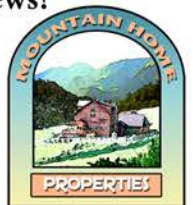


Private Mountain Retreat!

Fully furnished 2 BR/1 BA log cabin with loft.
Bold whitewater creek, waterfall near the cabin.

Hiking trails, trout fishing, hunting and
wild foraging right on the property! Incredible
mature forest with large trees, lush native plants
and wildlife. Apple trees. Paved access to the
property, gravel driveway to the cabin.
Gated entrance. Fiber Internet available.

Sweeping mountain views!



Mountain Home Properties www.mountaindream.com

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

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

1625 Roaring Fork Road, Hot Springs, North Carolina 28743

1625 Roaring Fork Road, Hot Springs, North Carolina 28743

List Price: \$299,000

MLS#: **4041966** Category: **Residential** County: **Madison**
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$216,369**
Subdivision: **None** Zoning: **RA** Complex:
Parcel ID: **8737-95-0476** Deed Ref: **593/505**
Legal Desc: **See Deed Description Bk593 Pg505**
Apx Acres: **33.94** Apx Lot Dim:
Lot Desc: **Creekfront, Private, Stream/Creek, Views, Waterfall, Wooded**
Elevation: **2500-3000 ft.**



General Information

Type: **Single Family**
Style: **Cabin**
Levels Abv Grd: **1 Story**
Const Type: **Manufactured, Site Built**
SubType:

School Information

Elem: **Hot Springs**
Middle: **Unspecified**
High: **Madison**

Level	# Beds	FB/HB	HLA	Non-HLA	Beds
Main:	2	1/0	528		2
Upper:			0		Baths: 1/0
Third:			0		Yr Built: 2007
Lower:			0		New Const: No
Bsmt:			0		Prop Compl:
2LQt:					Cons Status: Completed
					Builder:
					Model:

Above Grade HLA: **528** Additional SqFt:
Tot Primary HLA: **528** Garage SF:

Additional Information

Prop Fin: **Cash, Conventional**
Assumable: **No**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Main	Prim BR	Bedroom	Bath Full	Kitchen	Living Rm
------	---------	---------	-----------	---------	-----------

Main Lvl Garage: No	Garage: No	# Gar Sp: No	Carport: No	# Carport Spc:
Covered Sp: No	Open Prk Sp: Yes/2	# Assg Sp: No		
Driveway: Gravel		Other Prk: No		
Parking Features: Parking Space(s)				

Features

Lot Description: Creekfront, Private, Stream/Creek, Views, Waterfall, Wooded	Lake/Wtr Amen: None
Waterbody Nm: None	Doors: Insulated Door(s)
View: Long Range, Mountain(s), Water, Year Round	Laundry: In Hall
Windows: Insulated Window(s), Window Treatments	Basement Dtls: No
Fixtures Except: No	Fireplaces: No/Fire pit
Foundation: Crawl Space	Construct Type: Manufactured, Site Built
Accessibility: Log	Road Frontage: Front Porch
Exterior Cover: Paved	Patio/Porch: Shed(s)
Road Surface: Metal	Other Structure: Shed(s)
Roof: Generator	Horse Amenities: None
Other Equipmnt: Electricity Connected, Fiber Optics, Wired Internet Available	
Utilities: Electric Range, Refrigerator, Washer/Dryer Included	
Appliances: Open Floorplan, Vaulted Ceiling(s)	
Interior Feat: Wood	
Floors: Fire pit	
Exterior Feat: Walking Trails	
Comm Feat: None	

Utilities

Sewer: Septic Installed	Water: Well Installed
Heat: Ductless/Mini-Split System, ENERGY STAR	Cool: Ductless/Mini-Split System
Restrictions: Qualified Equipment	
	No Restrictions

Association Information

Subject to HOA: None	Subj to CCRs: No	HOA Subj Dues: No
Prop Spc Assess: No		
Spc Assess Cnfrm: No		

Remarks Information

Public Rmrks: **Private Mountain Retreat! 33 acres with 2 BR, 1 BA and loft, fully furnished log cabin, bold whitewater trout creek, waterfall near the cabin, and mountain views! Hiking trails, trout fishing, hunting and wild foraging right on the property! Incredible mature forest with large trees, lush native plants and wildlife. Apple trees. Fiber internet available. Paved access to the property, gravel driveway up to the cabin. Gated entrance. Complete privacy with sweeping mountain views, creeks and cool mountain air! Very close to National Forest and the Appalachian Trail.**

Directions: **From Hot Springs take Hwy. 209 south to right on Meadow Fork Rd. to right on Roaring Fork Rd. to 1625 Roaring Fork on left. Coming in from the south take I-40 to exit 24 and Follow Hwy. 209 up into the Spring Creek Valley to left on Caldwell Mountain Rd. to right on Meadow Fork Rd. to left on Roaring Fork Rd. to 1625 Roaring Fork on left.**

Listing Information

DOM: 0	CDOM: 0	Slr Contr: LTC
UC Dt:	DDP-End Dt:	

1625 Roaring Fork Road, Hot Springs, North Carolina 28743

MLS#: 4041966

1625 Roaring Fork Rd, Hot Springs, NC 28743

Price: \$299,000



Stocked trout creek



Private setting



Roaring Fork Creek on property



Roaring Fork Creek on property



Roaring Fork Creek.





Mountain views!



Apple trees





Cascading waterfall



Private gated entrance

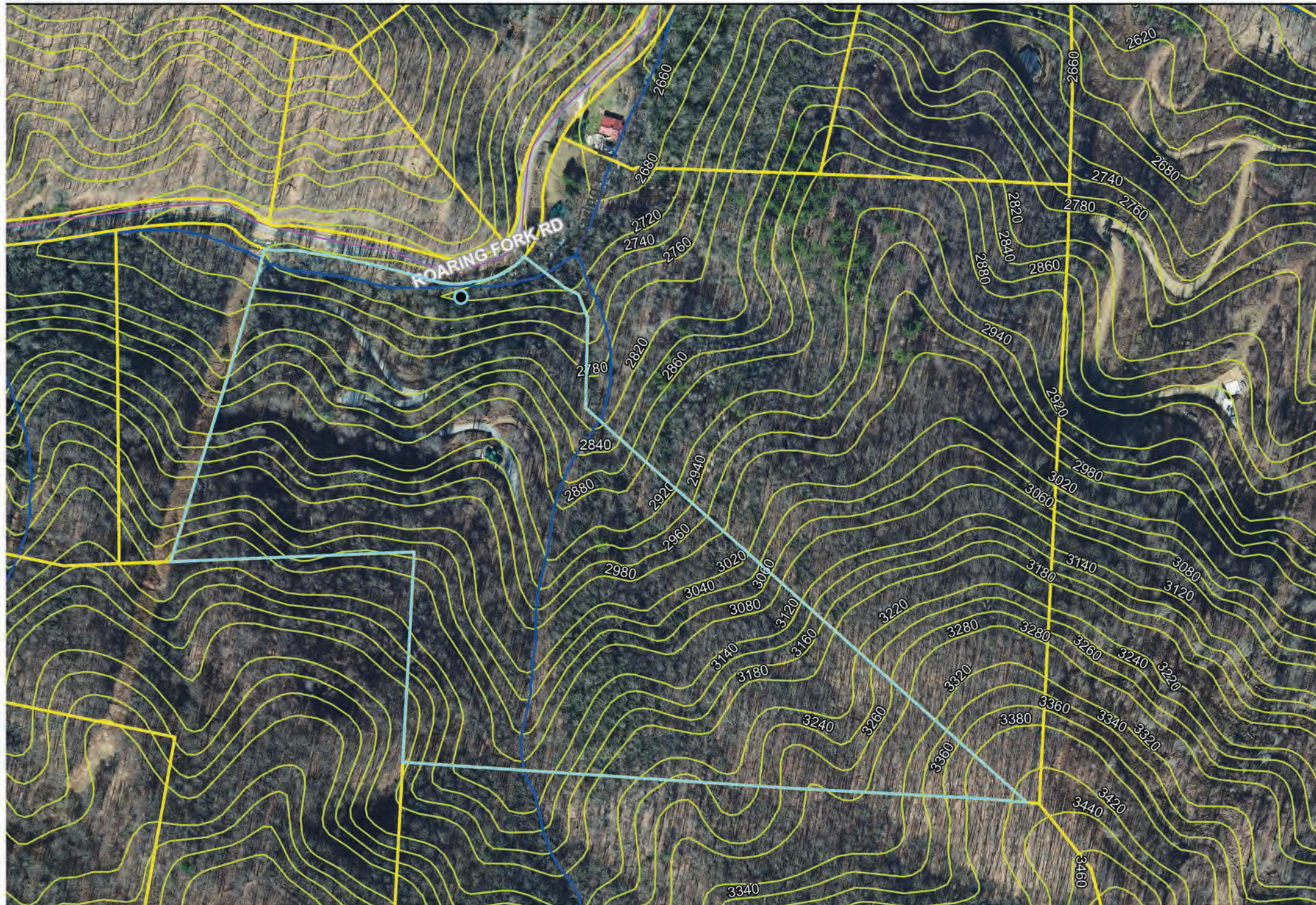


Roaring Fork Creek

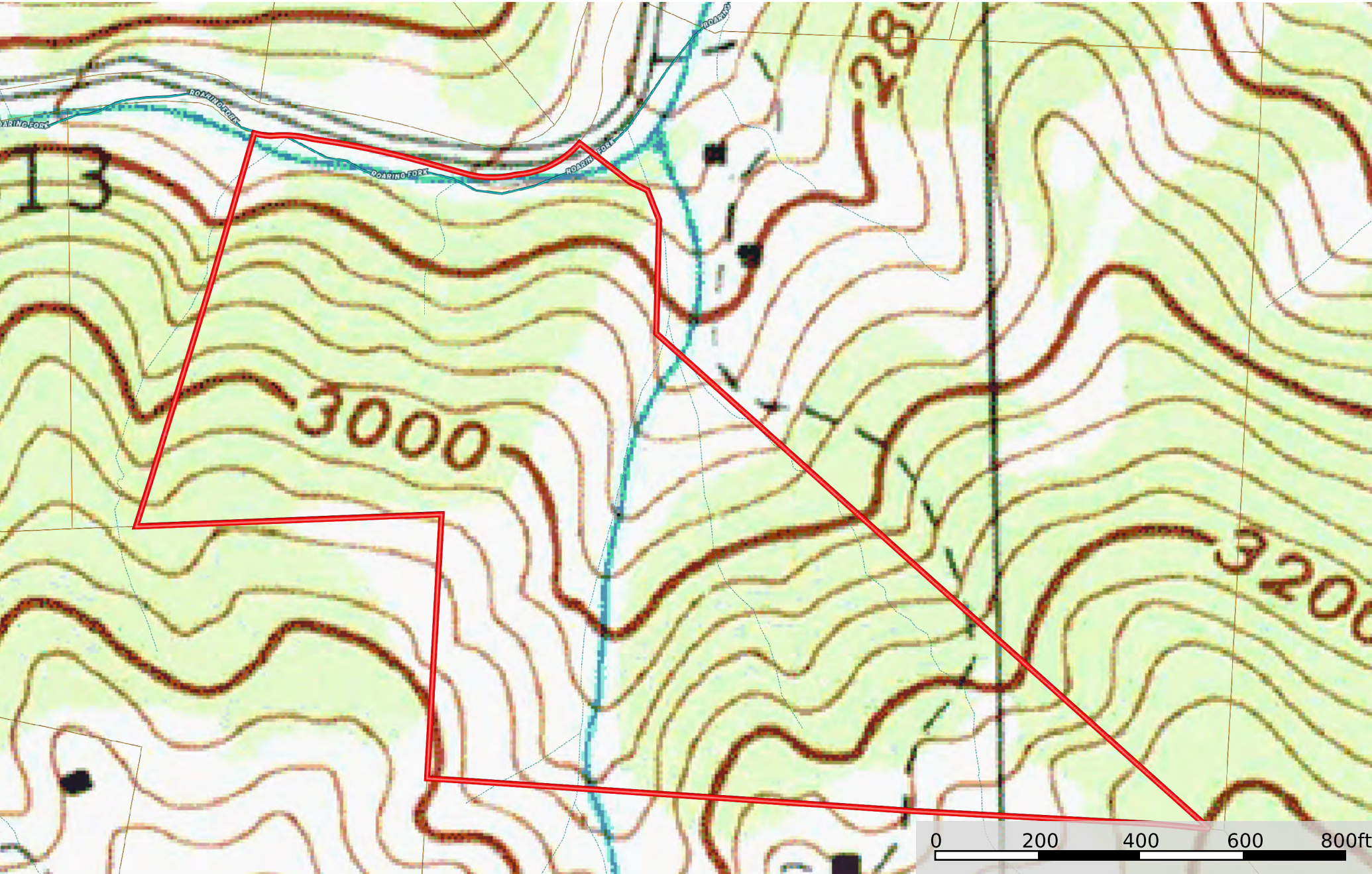
1625 Roaring Fork Rd.



1625 Roaring Fork Rd.



1625 Roaring Fork Rd.
North Carolina, 33.94 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body



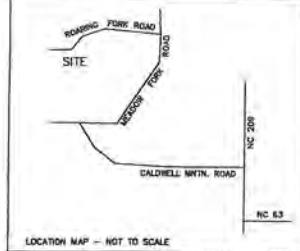
PLAT NORTH
PLAT BOOK 3, PAGE 456



NOTE:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A
SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA.

- LEGEND
- = CORNER NOT MONUMENTED
 - = EXISTING IRON PIN (PIPE)
 - = NEW IRON PIN (5/8\"/>

- NOTES:
1. SURVEY IS BASED ON DEEDS AND EXISTING MONUMENTS AS SHOWN.
 2. PARCEL MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 3. ALL AREAS ARE COMPUTED BY COORDINATE METHOD.
 4. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 5. NO IRON MONUMENTS LOCATED WITHIN 2000 FT OF SURVEY UNLESS OTHERWISE NOTED ON THIS PLAT.
 6. THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON OR CORPORATION.



DEED NOT FOUND
PIN 8747-05-4787

STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, _____, REVIEW OFFICER OF MADISON COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____ DATE: _____

FILED FOR REGISTRATION ON THE _____ DAY OF _____
2006 AT _____
AND RECORDED IN PLAT BOOK _____ AT PAGE _____

MADISON COUNTY REGISTER OF DEEDS

I, ALAN B. STYLES, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS
MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION
THAT THE ERROR OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED
1 PART IN 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
GS 47-36 AS AMENDED; AND
THAT THE SURVEY IS OF AN EXISTING PARCEL OF LAND.

WITNESS MY HAND AND SEAL THIS 12-01-06

ALAN B. STYLES, PLS
R.C. NO. L-2985

Alan B. Styles

NORTH CAROLINA
PROFESSIONAL
SEAL
L-2985
LAND SURVEYOR
ALAN B. STYLES

BEING A PORTION OF
DEED BOOK 352, PAGE 695
PIN 8737-95-3653

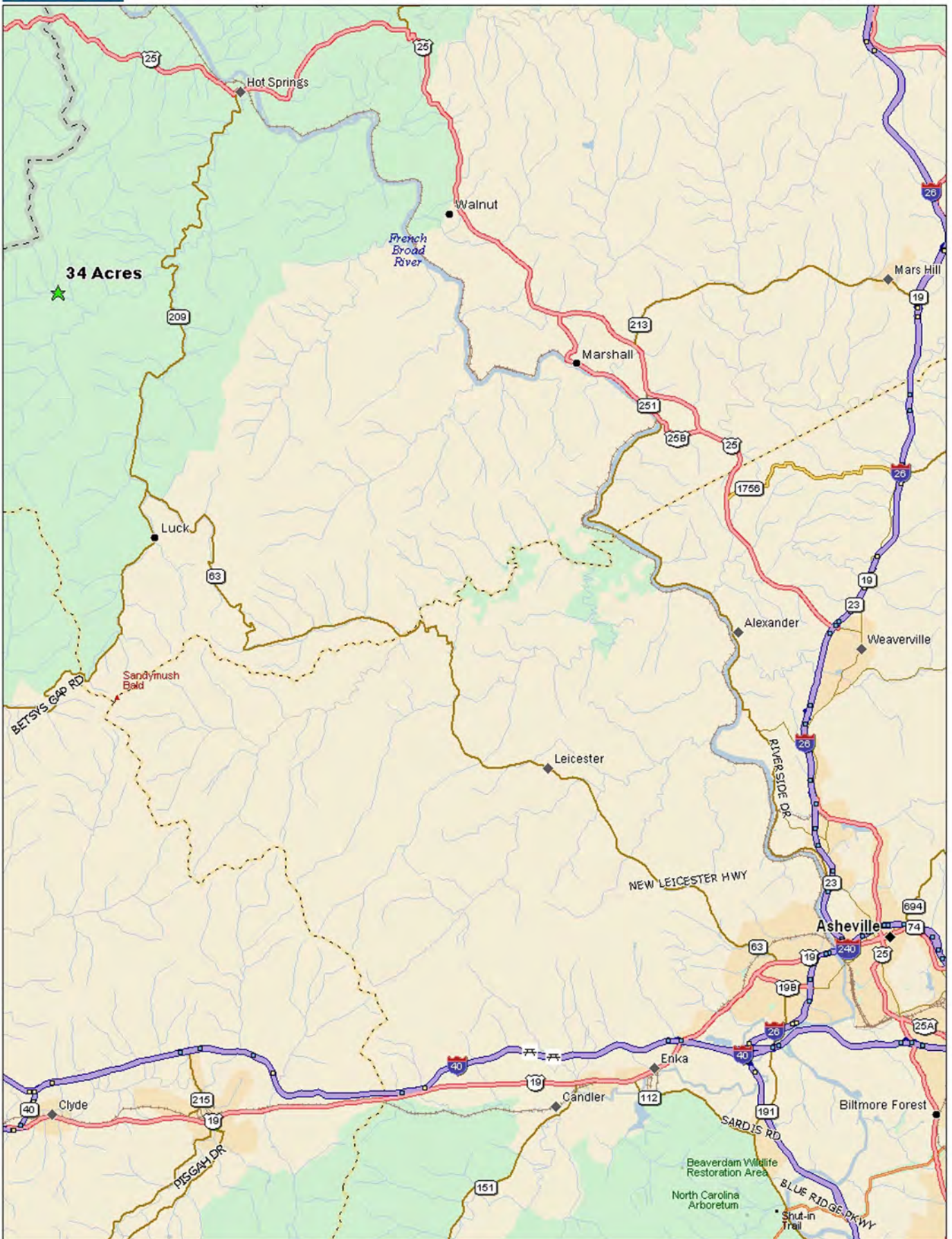
MINOR SUBDIVISION FOR

**ALOIS AMSTAD AND
CARMEN DIAZ**

DRAWN DB	DATE 12/19/06	TOWNSHIP NO. 8 MADISON COUNTY
REVISED		STATE OF NORTH CAROLINA ALAN B. STYLES, PLS
SHEET 1 OF 1	SCALE 1" = 150'	PROJECT NO. 06-M-19

ALAN B. STYLES, PLS
ALAN B. STYLES LAND SURVEYING, PLLC
353 G NEW LEICESTER HWY.
ASHEVILLE, NC 28808
TEL # 828-236-3050

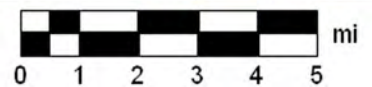
JOHN MICHAEL DECHANT
AND AMY MARIE SUMRALL
DEED BOOK 347, PAGE 71
PIN 8737-94-2855



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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.
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 Buyer: 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 (sufficient to identify it) and your name. Then sign and date.

Property Address: **1625 Roaring Fork Rd., Hot Springs, 28743**

Owner's Name(s): **Donna D. Toth Revocable 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: _____

Donna D. Toth Revocable Trust

Date

6/16/2023

Owner Signature: _____

Date

Buyers 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 owners or owners' agents; 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. Buyers 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.

Buyer Signature: _____

Date

Buyer Signature: _____

Date

Property Address/Description: 1625 Roaring Fork Rd., Hot Springs, 28743

House on 33.94 acres

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>2009</u>
Explain if necessary: _____ | | | <input type="checkbox"/> |
| 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? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl
<input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos
<input type="checkbox"/> Other _____ (Check all that apply) | | | <input type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? <u>2009</u> (Approximate if no records are available) Explain if necessary: _____ | | | <input type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____
(Check all that apply) Age of system: _____ | | | <input type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other <u>MINI-SPLIT</u>
(Check all that apply) Age of system: <u>2016</u> | | | <input type="checkbox"/> |
| 12. What are the dwelling's fuel sources? <input type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____
(Check all that apply)
If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply) _____ | | | <input checked="" type="checkbox"/> |
| 13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____
(Check all that apply) _____ | | | <input type="checkbox"/> |
| 14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other _____
(Check all that apply) _____ | | | <input type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____
(Check all that apply) _____ | | | <input checked="" type="checkbox"/> |
| 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? _____ <input type="checkbox"/> No records available | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.)? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Buyer Initials and Date _____

Owner Initials and Date JSP 6/16/2023

Buyer Initials and Date _____

Owner Initials and Date _____

REC 4.22

Rev 8/21

Page 2 of 4

- | | 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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) located on or which otherwise affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- 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' association(s) 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 _____

Buyer Initials and Date _____

Owner Initials and Date

Buyer Initials and Date _____

Owner Initials and Date

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 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.**

- | | Yes | No | No
Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 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 the fees: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 36. 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: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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). | | | |

	Yes	No	No Representation
Management Fees.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Building Maintenance of Property to be Conveyed.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Master Insurance.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Areas Maintenance.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Removal.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreational Amenity Maintenance (specify amenities covered) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pest Treatment/Extermination.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street Lights.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm water Management/Drainage/Ponds.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internet Service.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cable.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Road Maintenance.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking Area Maintenance.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gate and/or Security.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other: (specify) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer Initials and Date _____

Owner Initials and Date _____

Buyer Initials and Date _____

Owner Initials and Date _____

[Signature] 6/16/2023



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

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: 1625 Roaring Fork Rd., Hot Springs, 28743

Owner's Name(s): Donna D. Toth Revocable 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: [Signature] Donna D. Toth Revocable Trust Date 6/16/2023

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** _____

REC 4.25

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