

Authentic Creekside Cypress Log Home Nestled on almost 17 Acres!



**Offered for \$559,000
MLS#4052832**

- *Welcome to your dream home in the mountains!*
- *Private setting with views, creeks and pasture land!*
- *Great room with fireplace and cathedral beamed ceilings.*
- *Large 1BR/1BA on main level with whirlpool tub.*
- *Second 1BR/1BA suite upstairs with loft sitting area.*
- *Beautiful media/rec room on lower level with half bath.*
- *Garage/Shop in basement. Fiber Internet Installed.*
- *Large historic barn and fenced pasture.*
- *Two creeks on the property. and trails thru the woods.*
- *Abundant outdoor living space, patio, decks and fire-pit.*



Mountain Home Properties www.mountaindream.com

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

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



6018 Meadow Fork Road, Hot Springs, North Carolina 28743-7313

6018 Meadow Fork Road, Hot Springs, North Carolina 28743-7313

List Price: **\$559,000**

MLS#: **4052832** Category: **Residential** County: **Madison**
Status: **ACT** City Tax Pd To: **Madison** Tax Val: **\$286,896**
Subdivision: **none** Zoning: **RA** Complex:
Zoning Spec: **R-A** Deed Ref: **713/533**
Parcel ID: **8746-13-6061**
Legal Desc: **PIN#8746-13-6061**
Apx Lot Dim:
Lot Desc: **Adjoins Nat/State Forest, Pasture, Private, Stream/Creek, Views, Waterfall, Wooded**
Elevation: **2500-3000 ft.**



General Information

Type: **Single Family**
Style: **Cabin**
Levels Abv Grd: **1.5 Story w/Bsmt**
Const Type: **Site Built**
SubType:

School Information

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

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds
Main:	1	1/0	988	0	2
Upper:	1	1/0	335	0	2/1
Third:	0	0/0	0	0	2007
Lower:	0	0/0	0	0	No
Bsmt:	0	0/1	530	458	Prop Compl:
2LQt:	0	0/0	0	0	Cons Status:
					Builder:
					Model:

Above Grade HLA: **1,323**
Tot Primary HLA: **1,853**

Additional SqFt:
Garage SF:

Additional Information

Prop Fin: **Cash, Conventional, Exchange, VA Loan**
Assumable: **No**
Spcl Cond: **None**
Rd Respons: **Privately Maintained Road**

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

Room Information

Main	Bath Full	Great Rm
Upper	Bath Full	Bedroom
Lower	Flex Space	Rec Rm

Kitchen
Loft
Bath Half

Laundry

Prim BR

Parking Information

Main Lvl Garage: **No** Garage: **Yes**
Covered Sp: Open Prk Sp: **No**
Driveway: **Gravel**
Parking Features: **Basement**

Gar Sp: **1**
Assg Sp:
Prkng Desc:

Carport: **No**

Carport Spc:

Features

Lot Description: **Adjoins Nat/State Forest, Pasture, Private, Stream/Creek, Views, Waterfall, Wooded**

Waterbody Nm:
View: **Mountain(s), Year Round**
Windows: **Insulated Window(s)**
Fixtures Except: **No**

Lake/Wtr Amen: **None**
Doors: **Insulated Door(s)**
Laundry: **Main Level**
Basement Dtls: **Yes/Basement Garage Door, Exterior Entry, Interior Entry, Partially Finished, Walk-Out Access, Walk-Up Access**
Yes/Fire pit, Gas Vented, Great Room

Foundation: **Basement**
Fencing: **Electric, Fenced**
Accessibility:
Exterior Cover: **Log**
Road Surface: **Paved**
Roof: **Metal**
Utilities: **Electricity Connected, Fiber Optics, Propane, Wired Internet Available**
Appliances: **Dishwasher, Dryer, Electric Water Heater, Gas Oven, Gas Range, Microwave, Refrigerator, Washer**
Interior Feat: **Cathedral Ceiling(s), Open Floorplan, Whirlpool**
Floors: **Tile, Wood**
Exterior Feat: **Fenced Pasture, Fire pit**

Utilities

Sewer: **Septic Installed**
Heat: **Heat Pump, Propane**
Restrictions: **No Restrictions**

Water: **Well Installed**
Cool: **Ceiling Fan(s), Central Air, Heat Pump**

Association Information

Subject to HOA: **None**
Prop Spc Assess: **/NA**
Spc Assess Cnfrm: **No/NA**

Subj to CCRs: **No**

HOA Subj Dues: **No**

Remarks Information

Public Rmrks: **Welcome to your dream mountain home! Very private and scenic setting for this authentic crafted cypress log cabin on almost 17 acres. Everything is beautifully designed and well maintained! Great room with**

fireplace and cathedral beamed ceilings, kitchen and dining. Yes, that is a cypress tree post in the living room! Large Primary BR suite and BA on main level with whirlpool tub. Second BR suite and BA upstairs with loft sitting area. Beautiful media and rec room room on lower level with half BA. Lots of outdoor living space: with patios, decks and firepit sitting area too! 1 car garage/shop in basement. Large historic barn and fenced pasture. Two creeks on the property. Trails thru woods. Fiber internet is installed. Tucked away but with easy access. Very well put together! Would make a great mountain escape and vacation rental.

Directions: From Hot Springs go south on Hwy. 209 to right on Caldwell Mountain Rd. to stop sign. Turn right and go about 1 mile to left on drive way across from Meadow Fork community store, past by house on left and property begins. You will pass by pasture and barn and drive ends at cabin.

Listing Information

DOM: 0
UC Dt:

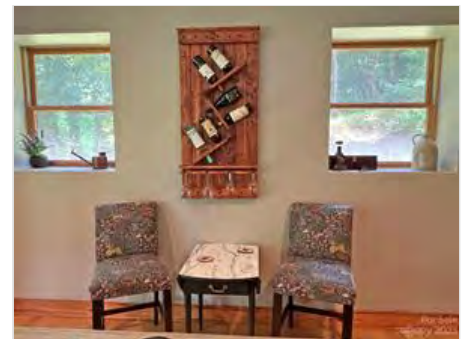
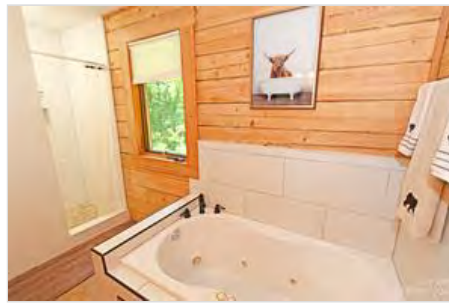
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DDP-End Dt:

Slr Contr:
LTC:

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

MLS#: 4052832
6018 Meadow Fork Rd, Hot Springs, NC 28743
Price: \$559,000

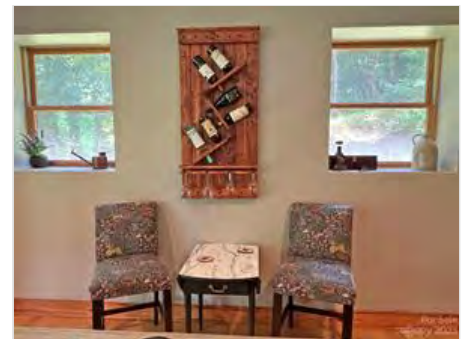
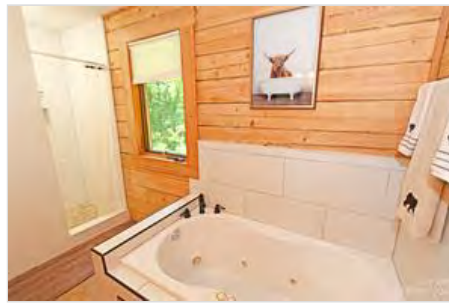






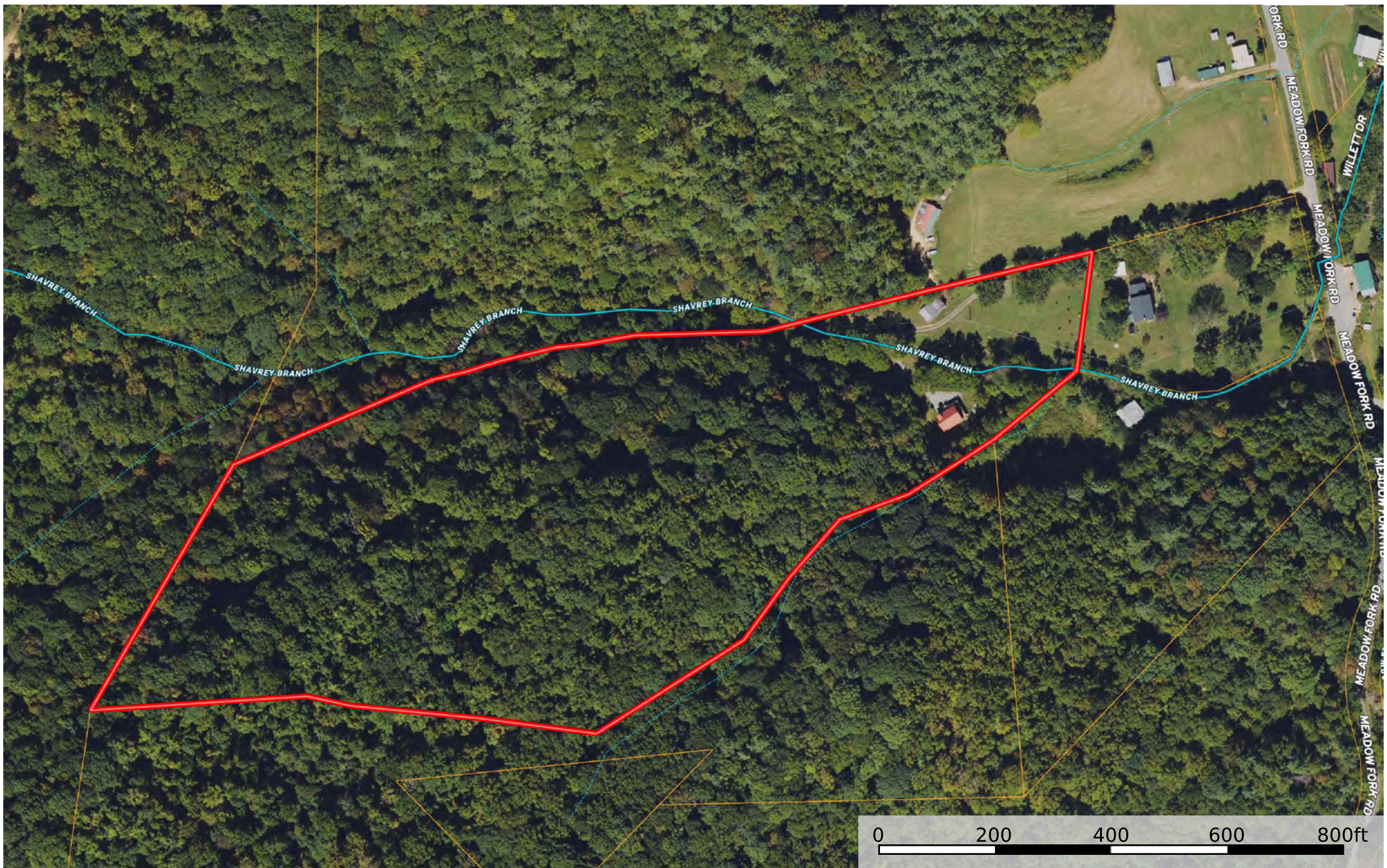
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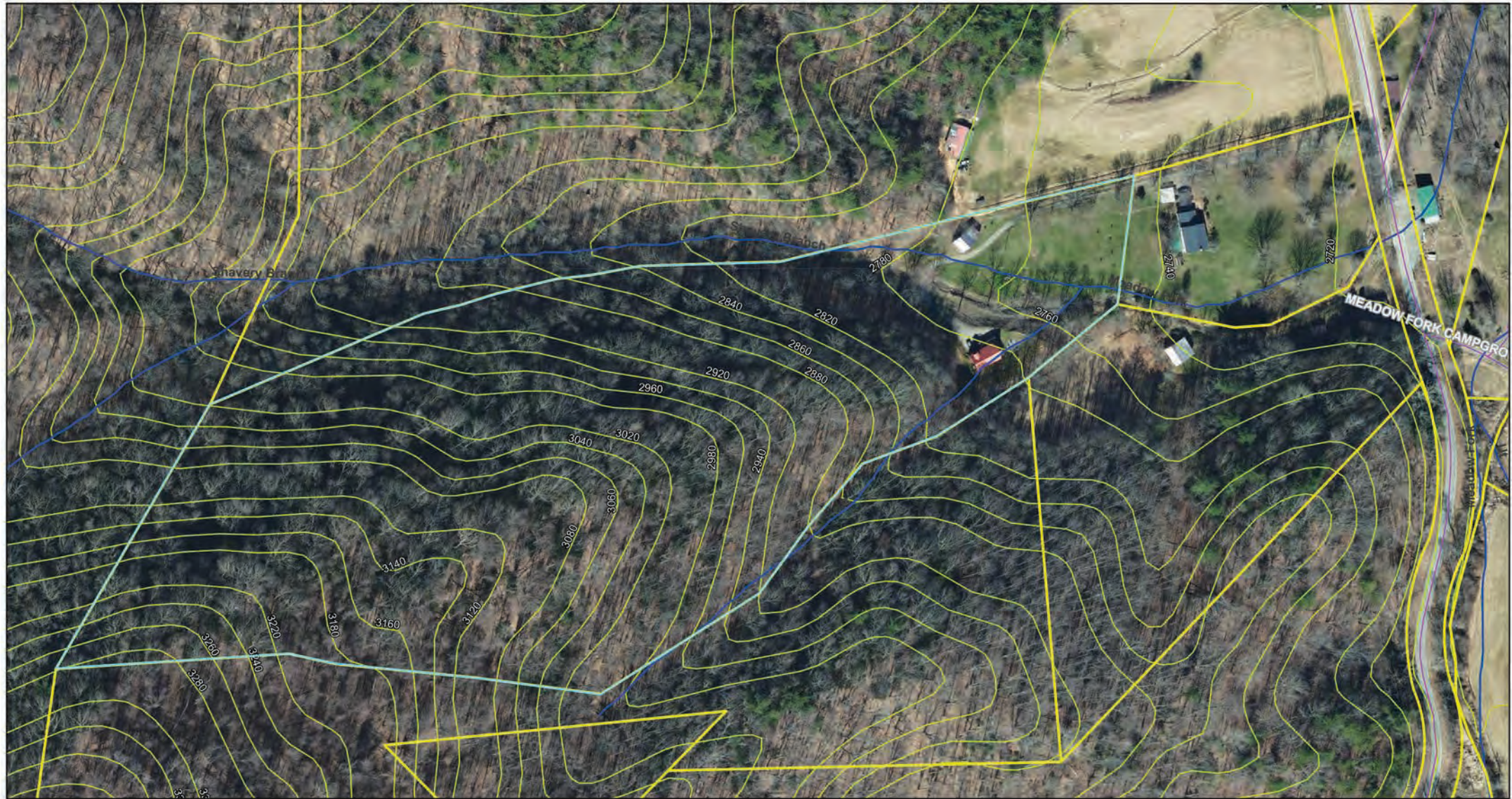


6018 Meadow Fork Rd.
North Carolina, 16.9 AC +/-

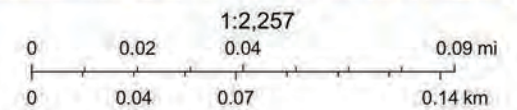


-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

6018 Meadow Fork Rd.



8/8/2023, 10:12:10 AM



NC CGIA, Maxar, NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board



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: 6018 Meadow Fork Rd, Hot Springs, NC 28743-7322

Owner's Name(s): Meadow Fork Cabin LLC

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: <u>Jessica Caplette</u>	<u>Meadow Fork Cabin LLC</u>	Date <u>07/24/2023</u>
Owner Signature: <u>Euke J Rud</u>		Date <u>07/24/2023</u>

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: 6018 Meadow Fork Rd, Hot Springs, NC

28743-7322 house on 16+ 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	No Representation
1. In what year was the dwelling constructed? <u>2007</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 any modifications to them?	[]	[]	[]
3. The dwelling's exterior walls are made of what type of material? [] Brick Veneer <input checked="" type="checkbox"/> Wood [] Stone [] Vinyl [] Synthetic Stucco [] Composition/Hardboard <input checked="" type="checkbox"/> Concrete [] Fiber Cement [] Aluminum [] Asbestos [] Other _____ (Check all that apply)			[]
4. In what year was the dwelling's roof covering installed? <u>2007</u> (Approximate if no records are available) Explain if necessary: _____			[]
5. Is there any leakage or other problem with the dwelling's roof?	[]	<input checked="" 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"/>	[]
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"/>	[]
8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?	[]	<input checked="" type="checkbox"/>	[]
9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning?	[]	<input checked="" type="checkbox"/>	[]
10. What is the dwelling's heat source? [] Furnace <input checked="" type="checkbox"/> Heat Pump [] Baseboard <input checked="" type="checkbox"/> Other <u>gas fireplace</u> (Check all that apply)... Age of system: _____			[]
11. What is the dwelling's cooling source? <input checked="" type="checkbox"/> Central Forced Air [] Wall/Window Unit(s) [] Other _____ (Check all that apply)... Age of system: _____			[]
12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity [] Natural Gas <input checked="" type="checkbox"/> Propane [] Oil [] Other _____ (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is <input checked="" type="checkbox"/> above ground or [] below ground, and whether the tank is [] leased by seller or <input checked="" type="checkbox"/> owned by seller. (Check all that apply)			[]
13. What is the dwelling's water supply source? [] City/County [] Community System <input checked="" type="checkbox"/> Private Well [] Shared Well [] Other _____ (Check all that apply).....			[]
14. The dwelling's water pipes are made of what type of material? [] Copper [] Galvanized <input checked="" type="checkbox"/> 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)?	[]	<input checked="" type="checkbox"/>	[]
16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/>	[]	[]
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?	[]	<input checked="" 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"/>	[]
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"/>	[]

Buyer Initials and Date _____

Owner Initials and Date JC

07/24/2023

Buyer Initials and Date _____

Owner Initials and Date LR

07/24/2023

- | | 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 checked="" type="checkbox"/> | [] |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | [] | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | [] |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | [] | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | [] |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? | [] | <input checked="" type="checkbox"/> | [] |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | [] | <input checked="" 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 checked="" type="checkbox"/> | [] |

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

shared driveway access

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 checked="" 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 <u>IC</u> _____	07/24/2023
Buyer Initials and Date _____	Owner Initials and Date <u>UR</u> _____	07/24/2023

***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.**

- | | <u>Yes</u> | <u>No</u> | <u>Representation</u> |
|--|------------|---|-----------------------|
| 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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). | | | |

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

Buyer Initials and Date _____	Owner Initials and Date <u>IC</u> _____	07/24/2023
Buyer Initials and Date _____	Owner Initials and Date <u>U/R</u> _____	07/24/2023



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

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **6018 Meadow Fork Rd., Hot Springs, NC 28743**

Owner's Name(s): **Meadow Fork Cabin, LLC**

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

Owner Signature: *Jessica Ladette* **Meadow Fork Cabin, LLC** Date 7/23/2023
 Owner Signature: *Mike J. Rud* Date 7/22/2023

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

1/1/15

Property Owner Jackie + Oliver Hagenborthen Phone _____
Property Address Meadow Fork Rd. 1/2 mile from store Date 8-8-06

8746-13-6061
MADISON COUNTY
HEALTH DEPARTMENT
CERTIFICATE OF COMPLETION

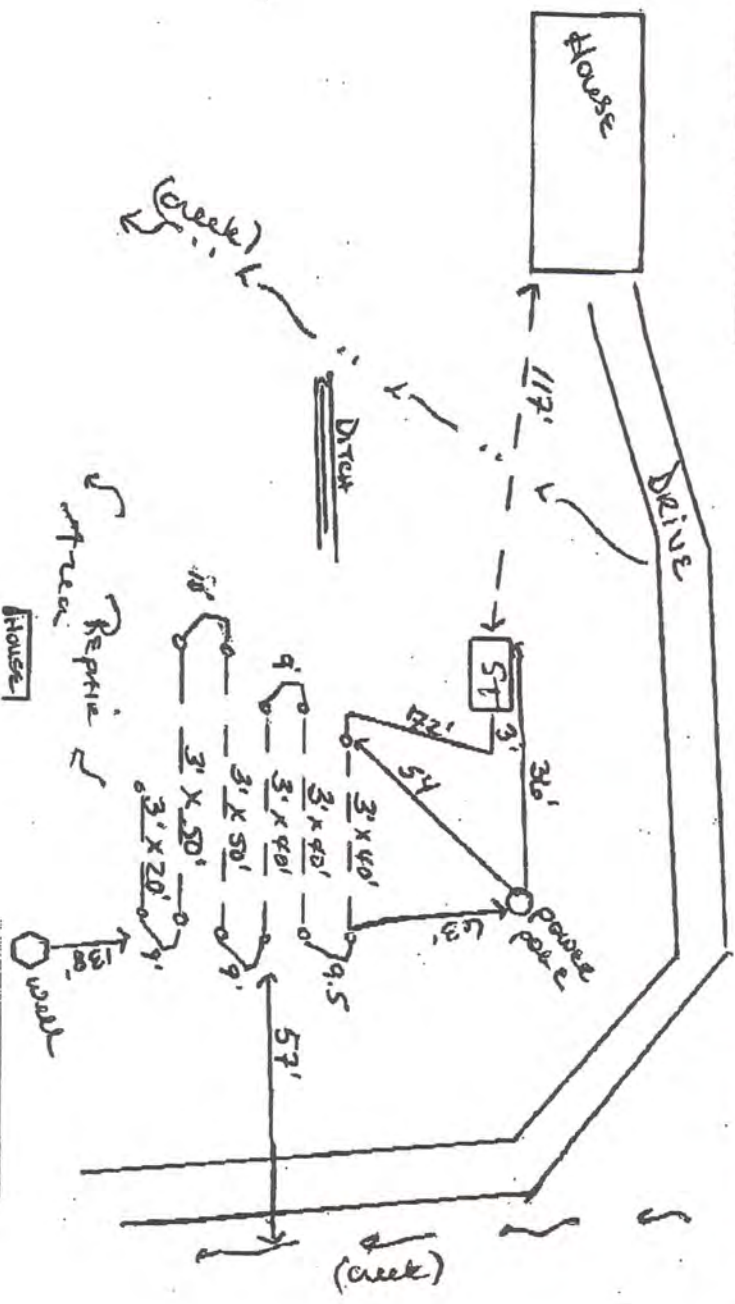
Location: _____
Subdivision: _____ Section: _____ Lot Number: 6-22-06 Water Supply: well
New Septic Tank System ☒ Tank Material: ☒ Concrete ☐ Other _____ Manufacturer: Kingsbury 141 Liquid Capacity: 1000 gals
Built In Place Tank: Material: _____ Inside Dimensions: Length: _____ Width: 40 1/2 Liquid Depth: _____ Liquid Capacity: _____
Nitrification Field: Square Footage: _____ Lines: 6 Length: 50 Width: 3 Depth of Gravel: 20

Other Type Disposal: _____
Repair To Existing System ☐ Existing Tank: Yes ☐ No ☐ Material: _____ Concrete ☐ Block ☐ Other ☐ New Tank ☐ Gal. Liquid Capacity: _____
Nitr. Field: Existing Square Footage: _____ Square Footage Added: _____ Total Sq. Footage: _____ No. Lines: _____ Length: _____ Width: _____

SYSTEM DESIGNED FOR:

Residence ☒ Bedrooms: 3 Mobile Home ☐ Bedrooms: _____ Other Establishment ☐ Type: _____
Basement: Yes ☐ No ☒
Nearest Distance To: Water Supply ≥ 100' Stream ≥ 50' Foundation ≥ 5' Property Line ≥ 10' Installed By: _____
Remarks: Keep all surface water away from system

Approved Yes ☒ No ☐ Sanitarian: Jeff Cull
Regulations governing the design, installation, cleaning and use of sewage disposal systems in Madison County, Section 1900 of the North Carolina Administrative Code, and Chapter 130, Article 13E of the General Statutes of North Carolina. No person is permitted to make alterations in the design or use of this system other than the designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards set forth in the above regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.



NOT TO SCALE