

Mountain Home on Picturesque French Broad Riverfront



- Riverfront setting with large trees and sweeping mountain views.
- Put-in on your own property for kayaking, rafting, or fishing!
- Over 2 acres of land and Adjoins National Forest
- Less than 10 minutes to the quaint town of Hot Springs
- Primary suite with en suite. Additional bedroom/bathroom.
- Large screen porch overlooking the river.
- Lots of space to expand and for outdoor living.
- Tucked away, but easy to access. A must see!

Offered for \$389,000

MLS#4089911



Mountain Home Properties www.mountaindream.com

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

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



11 Crossing Lane, Hot Springs, North Carolina 28743-8689

11 Crossing Lane, Hot Springs, North Carolina 28743-8689

List Price: **\$389,000**

MLS#: **4089911** Category: **Residential** County: **Madison**
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$112,316**
Subdivision: **none** Zoning: Complex:
Zoning Spec: **R-A** Deed Ref: **608-229**
Parcel ID: **8841-96-9355**
Legal Desc: **PB 4 Pg 465**
Apx Lot Dim:
Lot Desc: **Adjoins Nat/State Forest, Flood Plain, Level, Riverfront, Trees, Views, Waterfront**
Elevation: **1000-1500 ft.**



General Information

Type: **Single Family**
Style: **Rustic**
Levels Abv Grd: **1 Story**
Const Type: **Site Built**
SubType:

School Information

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

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds:	2
Main:	2	2/0	1,266		Baths:	2/0
Upper:			0		Yr Built:	1995
Third:			0		New Const:	No
Lower:			0		Prop Compl:	
Bsmt:			0		Cons Status:	
2LQt:					Builder:	
					Model:	

Above Grade HLA: **1,266** Additional SqFt:
Tot Primary HLA: **1,266** Garage SF:

Additional Information

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

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

Room Information

Main	Kitchen	Prim BR	Bath Full	Bedroom	Bath Full
	Living Rm	DiningArea	Den		

Parking Information

Main Lvl Garage: Yes	Garage: Yes	# Gar Sp: 2	Carport: No	# Carport Spc:
Covered Sp:	Open Prk Sp: No	# Assg Sp:		
Driveway: Gravel		Prkng Desc:		
Parking Features: Circular Driveway, Garage Attached, Garage Shop, Parking Space(s)				

Features

Lot Description: Adjoins Nat/State Forest, Flood Plain, Level, Riverfront, Trees, Views, Waterfront	Lake/Wtr Amen: Paddlesport Launch Site
Waterbody Nm: French Broad River	Doors:
View: Mountain(s), Water	Laundry: In Utility Room, Main Level
Windows:	Basement Dtls: No/Partial, Walk-Out Access
Fixtures Exclsn: No	Fireplaces:
Foundation: Basement, Crawl Space	Construct Type: Site Built
Accessibility:	Road Frontage:
Exterior Cover: Rough Sawn, Wood	Patio/Porch: Covered, Front Porch, Rear Porch, Screened, Side Porch
Road Surface: Dirt, Gravel	Other Structure: Shed(s)
Roof: Metal	Horse Amenities:
Other Equipmnt: Network Ready	
Utilities: Electricity Connected, Fiber Optics, Propane, Wired Internet Available	
Appliances: Dishwasher, Dryer, Exhaust Hood, Gas Range, Microwave, Refrigerator, Washer	
Interior Feat: Walk-In Closet(s), Whirlpool	
Floors: Vinyl, Wood	

Utilities

Sewer: Septic Installed	Water: Well Installed
Heat: Central, Heat Pump	Cool: Ceiling Fan(s), Central Air, Heat Pump
Restrictions: No Restrictions - none	

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: **Picturesque French Broad riverfront setting with large trees and sweeping mountain views. You can directly put-in for kayaking, rafting and fishing! Adjoins National Forest and less than 10 minutes outside the quaint town of Hot Springs. Over 2 acres with an amazing river frontage to enjoy! 2 BR 2 BA rustic river house. Great room with country kitchen. Primary BR suite with BA and large whirlpool tub. Large screen Porch over looking river. Lots of potential here and room to expand. Great outdoor living space! Tucked away yet with easy access. Escape to your Riverside Retreat!**

Directions: **From Hot Springs take Hwy. 25-70 north to right on Paint Rock Rd. Left on Crossing Lane to property on left.**

11 Crossing Lane, Hot Springs, North Carolina 28743-8689

MLS#: 4089911

11 Crossing Ln, Hot Springs, NC 28743

Price: \$389,000

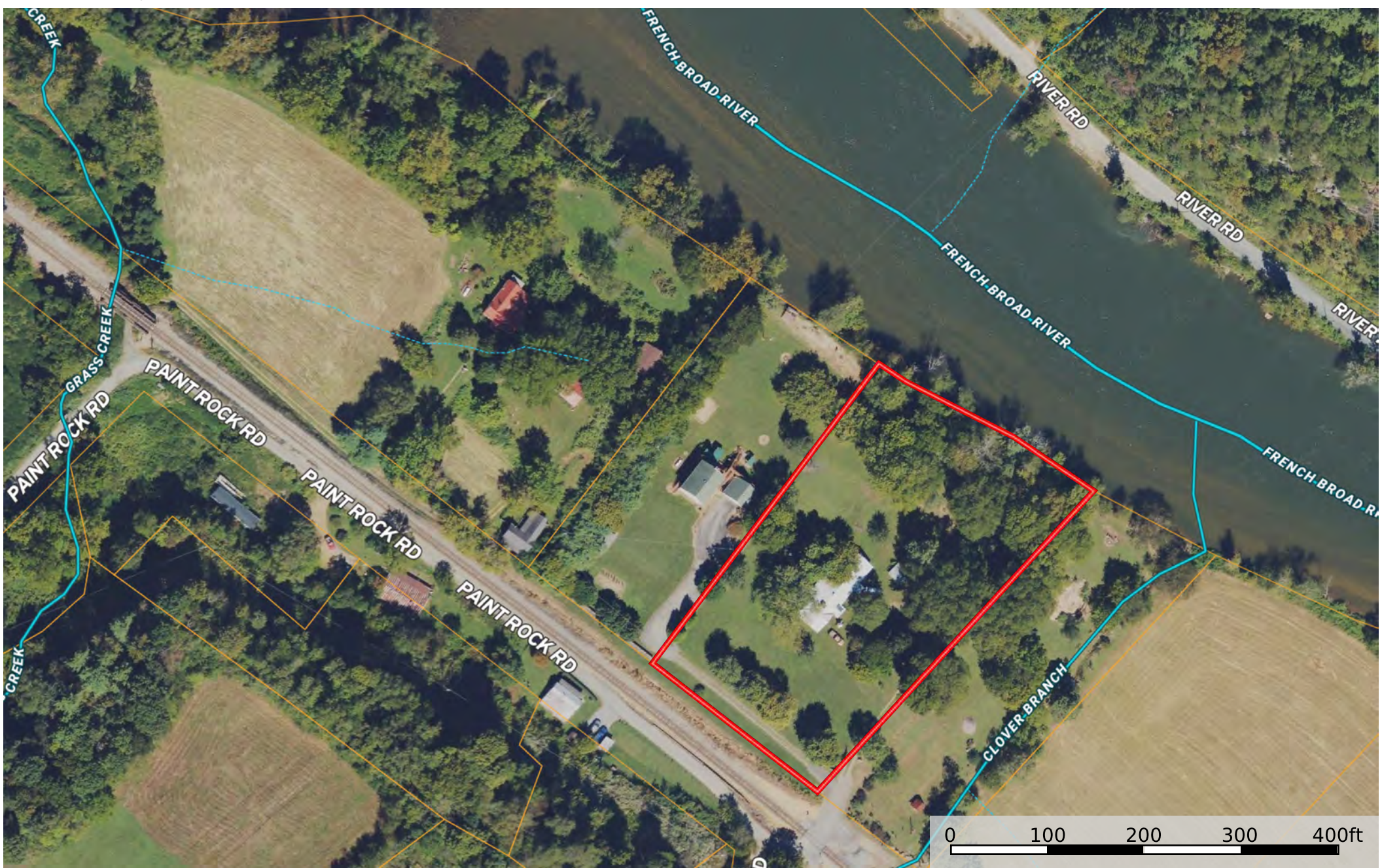








11 Crossing Lane
Madison County, North Carolina, 2.18 AC +/-



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Madison County, North Carolina, 2.18 AC +/-



11 Crossing Lane
Madison County, North Carolina, 2.18 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

11 Crossing Lane

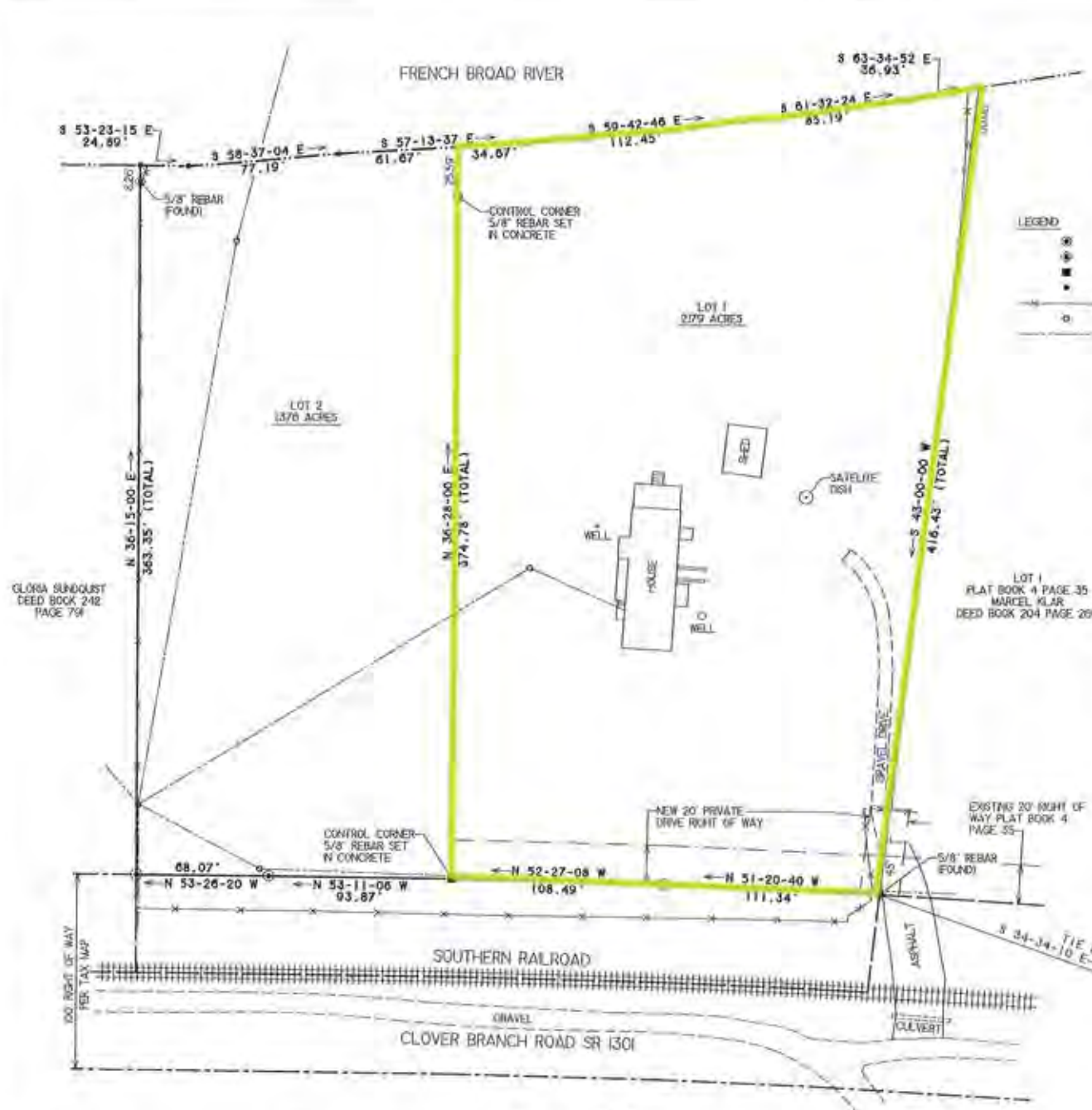
Madison County, North Carolina, 2.18 AC +/-



0 100 200 300 400ft

Imagery © 2023 CNES / Airbus, Maxar Technologies, UXA/FPAC/Geo

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



- LEGEND**
- 5/8" REBAR SET
 - ⊙ FOUND POINT AS DESCRIBED
 - MONUMENT AS DESCRIBED
 - COMPUTED POINT NOT FOUND OR SET
 - FENCE
 - UTILITY POLE
 - OVERHEAD UTILITY LINES

I, RONALD K. PETERSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS AT LEAST 80000:1 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN WITHIN MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS DAY.

THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA OF MADISON COUNTY THAT IS REGULATED BY ORDINANCES GOVERNING THE DIVISION OF LAND.

Ronald K. Peterson 6/7/2000
 RONALD K. PETERSON NCPLS NO. L-3252 DATE



STATE OF NORTH CAROLINA
 MADISON COUNTY
Linda H. Thomas REVIEW OFFICER OF MADISON COUNTY.
 CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS
 ALL STATUTORY REQUIREMENTS FOR RECORDING.
Linda H. Thomas June 7, 2000
 REVIEW OFFICER DATE

- NOTES**
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASURE.
 2. AREAS WERE DETERMINED BY THE DOUBLE MERIDIAN DISTANCE METHOD.
 3. THIS ENTIRE PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 37050 0037 D, EFFECTIVE SEPTEMBER 2, 1982.
 4. NO DEEDED RIGHT OF WAY WAS FOUND FOR CLOVER BRANCH ROAD.

FILED FOR REGISTRATION ON THE 15th DAY OF June, 2000, AT 2:41 O'CLOCK, P. M. AND RECORDED IN PLAT BOOK 4, PAGE 465

Jana Lee Buckner
 REGISTER OF DEEDS - MADISON COUNTY

BY: *Elizabeth Hagle*, Deputy

APPROVED AS A FINAL SURVEY, THE ACCESS IS CONSIDERED A PRIVATE DRIVE
[Signature] 6/8/2000
 MADISON COUNTY ZONING OFFICE DATE



STATE OF NORTH CAROLINA MADISON COUNTY	PETERSON ENGINEERING & SURVEYING 138 EAST CHESTNUT STREET ASHEVILLE, NORTH CAROLINA 28801 (828) 252-6541
NO. 6 TOWNSHIP	DEED BOOK 204 PAGE 629
SUBDIVISION OF THE PROPERTY OF MARCEL KLAR	PLAT BOOK: NONE RECORDED
	PIN 884-96-8354
	SURVEY BY: RKP & J.L.J. & RAB
	DRAWN BY: RKP
	DATE: JUNE 2 & 6, 2000
	DRAWING No.: 755A

Property Owner MARCEL + LINDA KLAR Phone 622-3268
Property Address 628 PAINT ROCK ROAD, HOT SPRINGS, NC 28743 Date 8-27-93
Location: off HWY 25+70, TO END of ROAD, GO OVER RAILROAD TRACKS, LEFT of 2 RED GATES
Subdivision: _____ Section _____ Lot Number _____

REPAIR FINAL
MADISON COUNTY
HEALTH DEPARTMENT
CERTIFICATE OF COMPLETION

New Septic Tank System ☐ Tank Material: ☒ Concrete ☐ Other ☐ Manufacturer ACME Liquid Capacity 1250 gal
Built In Place Tank: Material _____ Inside Dimensions: Length _____ Width _____ Liquid Depth _____ Liquid Capacity _____
Nitrification Field: Square Footage _____ Lines _____ Length _____ Width _____ Depth of Gravel 12"
Other Type Disposal: _____
Repair To Existing System ☒ Existing Tank: Yes ☐ No ☐ Material: ☒ Concrete ☐ Block ☐ Other ☐ ☒ New Tank ☐ Gal. Liquid Capacity 1250 gal
Nit. Field: Existing Square Footage _____ Square Footage Added _____ Total Sq. Footage _____ No. Lines 3 Length TOTAL Width 3ft

SYSTEM DESIGNED FOR:

EXISTING
Residence ☒ Bedrooms 1 Mobile Home ☐ Bedrooms _____ Other Establishment ☐ Type _____

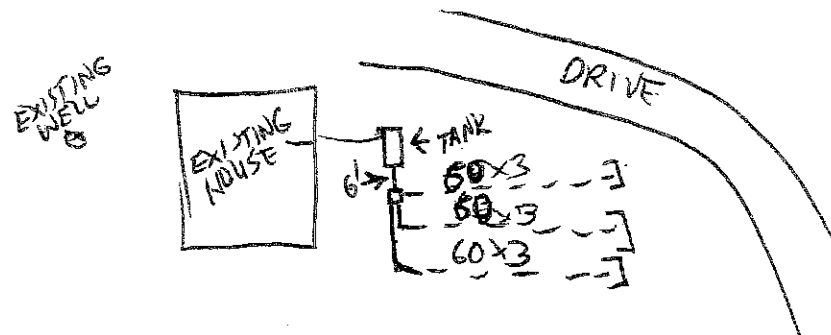
Basement: Yes ☐ No ☐ PARTIAL BASEMENT ONLY

Nearest Distance To: Water Supply 50ft Stream 150ft Foundation _____ Property Line _____ Installed By: Don Hiet

Remarks: THIS IS A RECORD of REPAIR TO EXISTING SITUATION ONLY. TANK is 19ft from HOUSE

Approved Yes ☐ No ☐ Sanitarian Chris Brown

NOTICE: This approval is issued subject to all the provisions of Rules and 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 its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as 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.





**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: 11 Crossing Lane, Hot Springs, 28743

Owner's Name(s): Roughsawn Enterprises, 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.

DocuSigned by:

Owner Signature: [Signature]

Roughsawn Enterprises, LLC

Date 11/30/2023

Owner Signature: 04024FAF720430...

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: 11 Crossing Lane, Hot Springs, 28743House on 2.18 acres per survey and deed

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>Not Sure</u>
Explain if necessary: _____ | | | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 [] Concrete [] Fiber Cement [] Aluminum [] Asbestos [] Other _____ (Check all that apply) | | | <input checked="" type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? <u>Not Sure</u> (Approximate if no records are available) Explain if necessary: _____ | | | <input checked="" type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? | <input type="checkbox"/> | <input type="checkbox"/> | <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 type="checkbox"/> | <input type="checkbox"/> | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. What is the dwelling's heat source? [] Furnace [<input checked="" type="checkbox"/>] Heat Pump [] Baseboard [] Other _____ (Check all that apply)... Age of system: <u>2006</u> | | | <input checked="" type="checkbox"/> |
| 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: _____ | | | <input checked="" type="checkbox"/> |
| 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 [<input checked="" type="checkbox"/>] leased by seller or [] owned by seller. (Check all that apply) | | | <input checked="" type="checkbox"/> |
| 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) | | | <input checked="" type="checkbox"/> |
| 14. The dwelling's water pipes are made of what type of material? [] Copper [] Galvanized [] Plastic [] Polybutylene [] Other _____ (Check all that apply) | | | <input checked="" type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? | <input type="checkbox"/> | <input type="checkbox"/> | <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) | | | <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? <u>(Septic Completion Certificate Does not state # of Bedrooms)</u>
If your answer is "yes," how many bedrooms are allowed? <u>?</u> [] 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 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 type="checkbox"/> | <input type="checkbox"/> | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Buyer Initials and Date _____

Owner Initials and Date 11/30/2023

Buyer Initials and Date _____

Owner 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?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <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 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 type="checkbox"/> | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | <input type="checkbox"/> | <input type="checkbox"/> | <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 type="checkbox"/> | <input type="checkbox"/> | <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 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Does the property abut or adjoin any private road(s) or street(s)?..... | <input checked="" type="checkbox"/> | <input 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 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]: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|

• (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 DR 11/30/2023

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: _____

[] [] []

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: _____

[] [] []

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: _____

[] [] []

37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____

[] [] []

38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).

Yes No No Representation

Management Fees..... [] [] []

Exterior Building Maintenance of Property to be Conveyed..... [] [] []

Master Insurance..... [] [] []

Exterior Yard/Landscaping Maintenance of Lot to be Conveyed..... [] [] []

Common Areas Maintenance..... [] [] []

Trash Removal..... [] [] []

Recreational Amenity Maintenance (specify amenities covered) _____ [] [] []

_____ [] [] []

Pest Treatment/Extermination..... [] [] []

Street Lights..... [] [] []

Water..... [] [] []

Sewer..... [] [] []

Storm water Management/Drainage/Ponds..... [] [] []

Internet Service..... [] [] []

Cable..... [] [] []

Private Road Maintenance..... [] [] []

Parking Area Maintenance..... [] [] []

Gate and/or Security..... [] [] []

Other: (specify) _____ [] [] []

Buyer Initials and Date _____

Owner Initials and Date DE

11/30/2023

Buyer Initials and Date _____

Owner 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> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: **11 Crossing Lane , Hot Springs , 28743**

Owner's Name(s): **Roughsawn Enterprises, 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:  **Roughsawn Enterprises, LLC** Date 11/24/2023
DocuSigned by: 04624FA4F723438...

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

1/1/15