

# Amazing 9 acres with "Off Grid Cabin" very close to National Forest!



Offered for \$385,000  
MLS#4080825

- \* Secluded and private, self-sufficient Cabin close to National Forest.
- \* 1br/1ba with Loft, Great Room Studio, Full Kitchen, Woodstove, lower level Family Room or Bedroom. Covered Porch & Storage Shed.
- \* Septic is permitted for 2 bedrooms.
- \* Includes whole house Back-Up Generator.
- \* Boasts an advanced and expandable Solar Power System allowing for complete "Off Grid" living at it's best!



- \* Stable for horses or other livestock.
- \* Close to horse trails in the Harmon Den Recreation Area and hiking at Max Patch or the Appalachian Trail!

\* Pristine mountain views, woodlands with large timber.



**Mountain Home Properties** [www.mountaindream.com](http://www.mountaindream.com)

Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222

Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com) cell 828-734-9158



# 10120 Meadow Fork Road, Hot Springs, North Carolina 28743

## 10120 Meadow Fork Road, Hot Springs, North Carolina 28743

List Price: **\$385,000**

MLS#: **4080825** Category: **Residential** County: **Madison**  
 Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$221,654**  
 Subdivision: **none** Zoning: **750-345** Complex:  
 Zoning Spec: **R-A** Deed Ref: **750-345**  
 Parcel ID: **8725-90-6459** Apx Lot Dim:  
 Legal Desc: **PB 2 Pg 100**  
 Apprx Acres: **9.01**  
 Lot Desc: **Private, Views, Wooded**  
 Elevation: **3500-4000 ft.**



### General Information

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

### School Information

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

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	<b>1</b>	<b>1/0</b>	<b>526</b>	
Upper:	<b>0</b>	<b>0/0</b>	<b>0</b>	
Third:	<b>0</b>	<b>0/0</b>	<b>0</b>	
Lower:	<b>0</b>	<b>0/0</b>	<b>150</b>	
Bsmt:	<b>0</b>	<b>0/0</b>	<b>0</b>	
2LQt:	<b>0</b>	<b>0/0</b>		

### Building Information

Beds: **1**  
 Baths: **1/0**  
 Yr Built: **2009**  
 New Const: **No**  
 Prop Compl:  
 Cons Status:  
 Builder:  
 Model:

Above Grade HLA: **676**  
 Tot Primary HLA: **676**

Additional SqFt:  
 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**

### Room Information

Main Bsmnt	Bedroom Utility Rm	DiningArea FamilyRm	Kitchen	Living Rm	Prim BR
------------	--------------------	---------------------	---------	-----------	---------

### Parking Information

Main Lvl Garage: **No** Garage: **No**  
 Covered Sp: **No** Open Prk Sp: **No**  
 Driveway: **Gravel**  
 Parking Features: **Driveway, Parking Space(s)**

# Gar Sp: **No** Carport: **No** # Carport Spc:  
 # Assg Sp:  
 Prkng Desc:

### Features

Lot Description: **Private, Views, Wooded**  
 View: **Mountain(s)**  
 Windows: **Insulated Window(s)**

Fixtures Exclsn: **No**  
 Foundation: **Crawl Space, Slab**  
 Accessibility:  
 Exterior Cover: **Wood**  
 Road Surface: **Gravel, Paved**  
 Roof: **Composition Shingle**  
 Other Equipmnt: **Generator**  
 Utilities: **Propane, Satellite Internet Available, Solar, Other - See Remarks**  
 Appliances: **Dryer, Gas Range, Microwave, Propane Water Heater, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Included**  
 Interior Feat: **Open Floorplan**  
 Floors: **Wood**  
 Exterior Feat: **Livestock Run In**

Doors: **Insulated Door(s)**  
 Laundry: **Gas Dryer Hookup, Lower Level, Washer Hookup**  
 Basement Dtls: **No**  
 Fireplaces: **Yes/Wood Burning Stove**  
 Construct Type: **Site Built**  
 Road Frontage:  
 Patio/Porch: **Covered**  
 Other Structure: **Barn(s), Shed(s)**  
 Horse Amenities: **Stable(s)**

### Utilities

Sewer: **Septic Installed** Water: **Well Installed**  
 Heat: **Propane, Space Heater, Woodstove** Cool: **Ceiling Fan(s), Other - See Remarks**

### Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

### Remarks Information

Public Rmrks: **Escape to this completely private and self-sufficient cabin with the Pisgah National Forest right in the back yard! Easy access. This beautiful 1 BR 1 BA with loft home sits on 9 acres and boasts an advanced and expandable solar power system that allows for complete off grid living at its best! No electric bill...no water bill...no worries! Cabin offers covered front porch, great room studio, full kitchen, basement, storage shed, stables and beautiful mountain views and pristine woods with large trees. Cabin design gives room for expansion and new 2 bedroom septic system allows for additional bedroom. Whole house back up generator. Cell service. Washer and dryer, woodstove. Close to Max Patch mountain, the Appalachian Trail and the Harmon Den NF horse trails. An amazing natural paradise!**

Directions: **From Hot Springs Take Hwy. 209 south to right on Meadow Fork Rd. Continue for 10 miles and paved road becomes gravel. In a 1/2 mile driveway on right.**

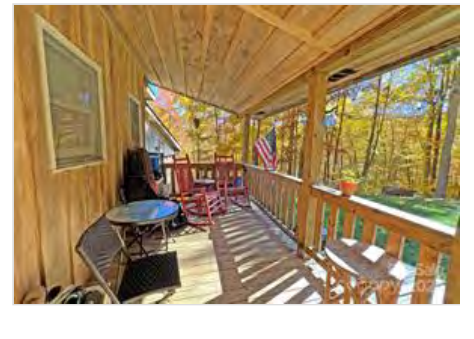
# 10120 Meadow Fork Road, Hot Springs, North Carolina 28743

MLS#: 4080825

10120 Meadow Fork Road, Hot Springs, NC 28743

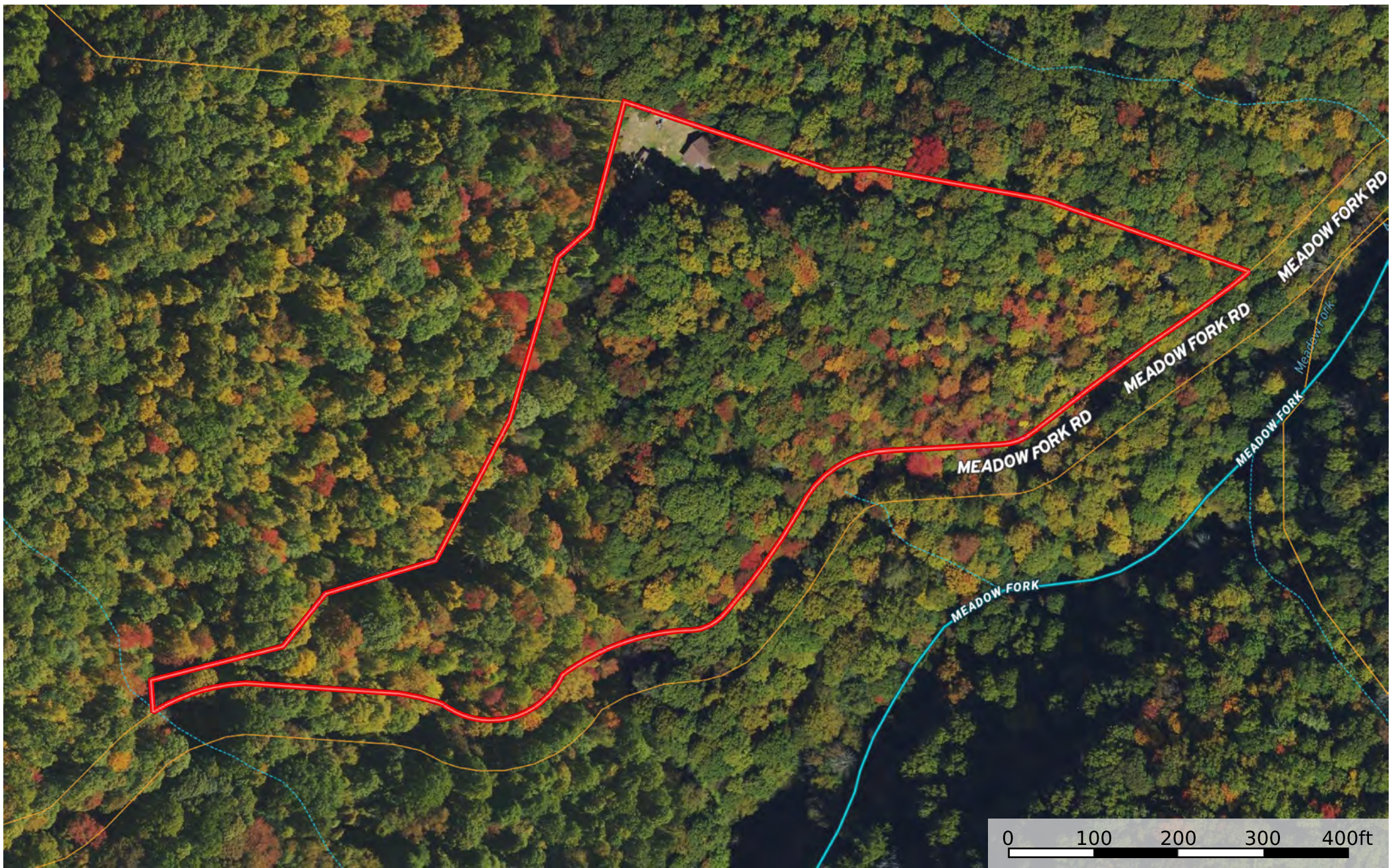
Price: \$385,000





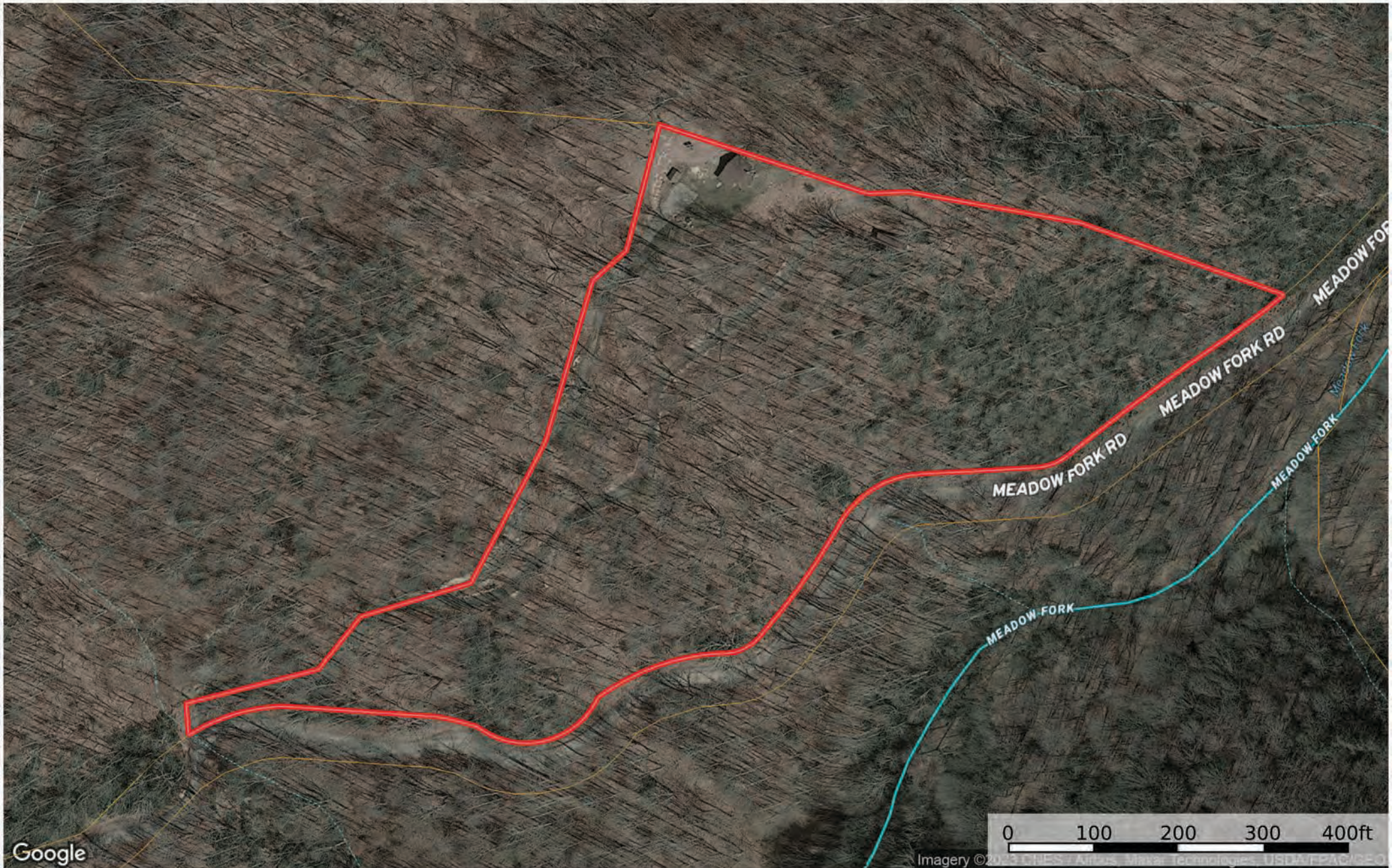




**Aerial 1 10120 Meadow Fork Rd.**  
Madison County, North Carolina, 9.01 AC +/-



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

10120 Meadow Fork Rd.  
Madison County, North Carolina, 9.01 AC +/-



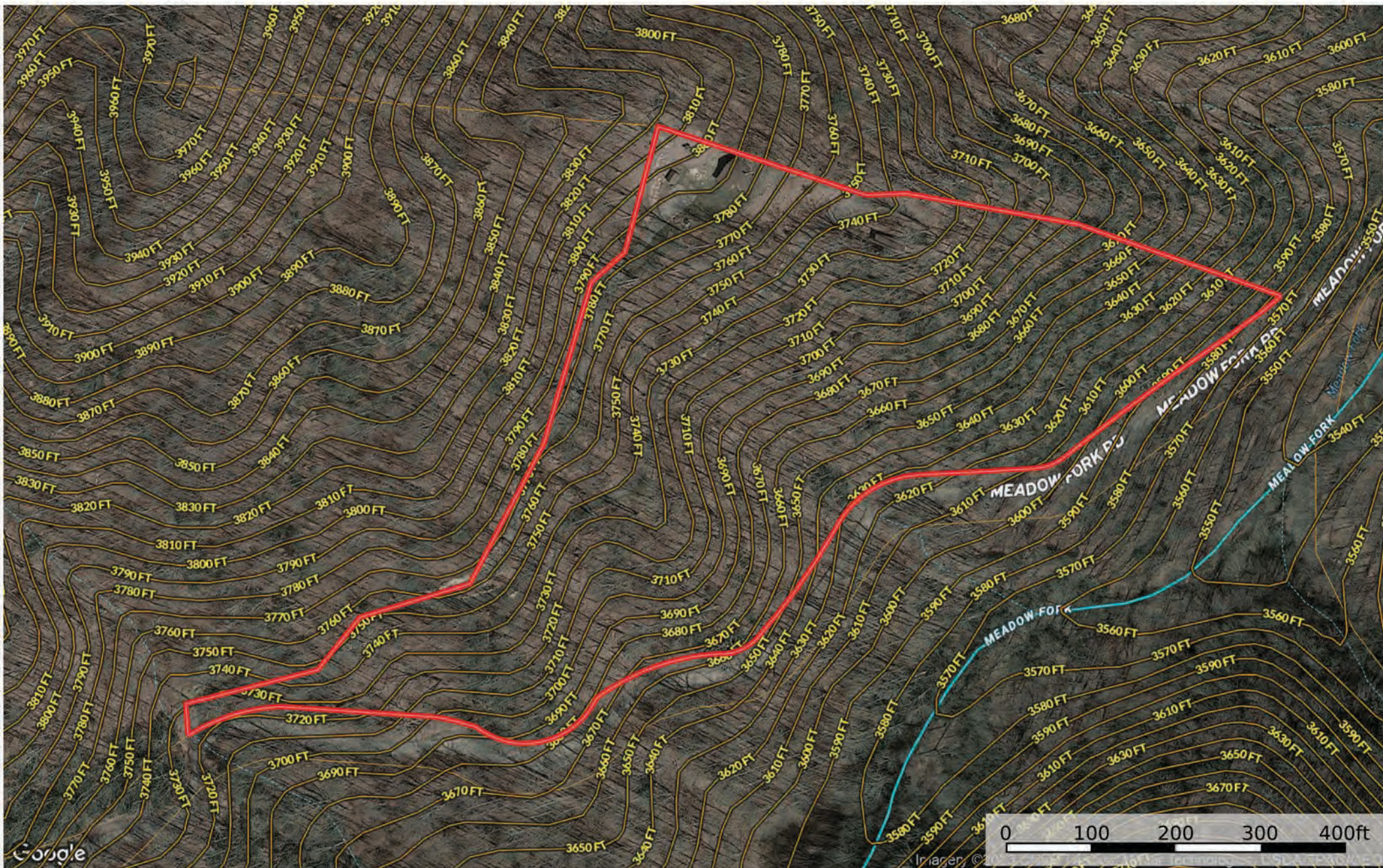
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body





# 10120 Meadow Fork Rd.

Madison County, North Carolina, 9.01 AC +/-

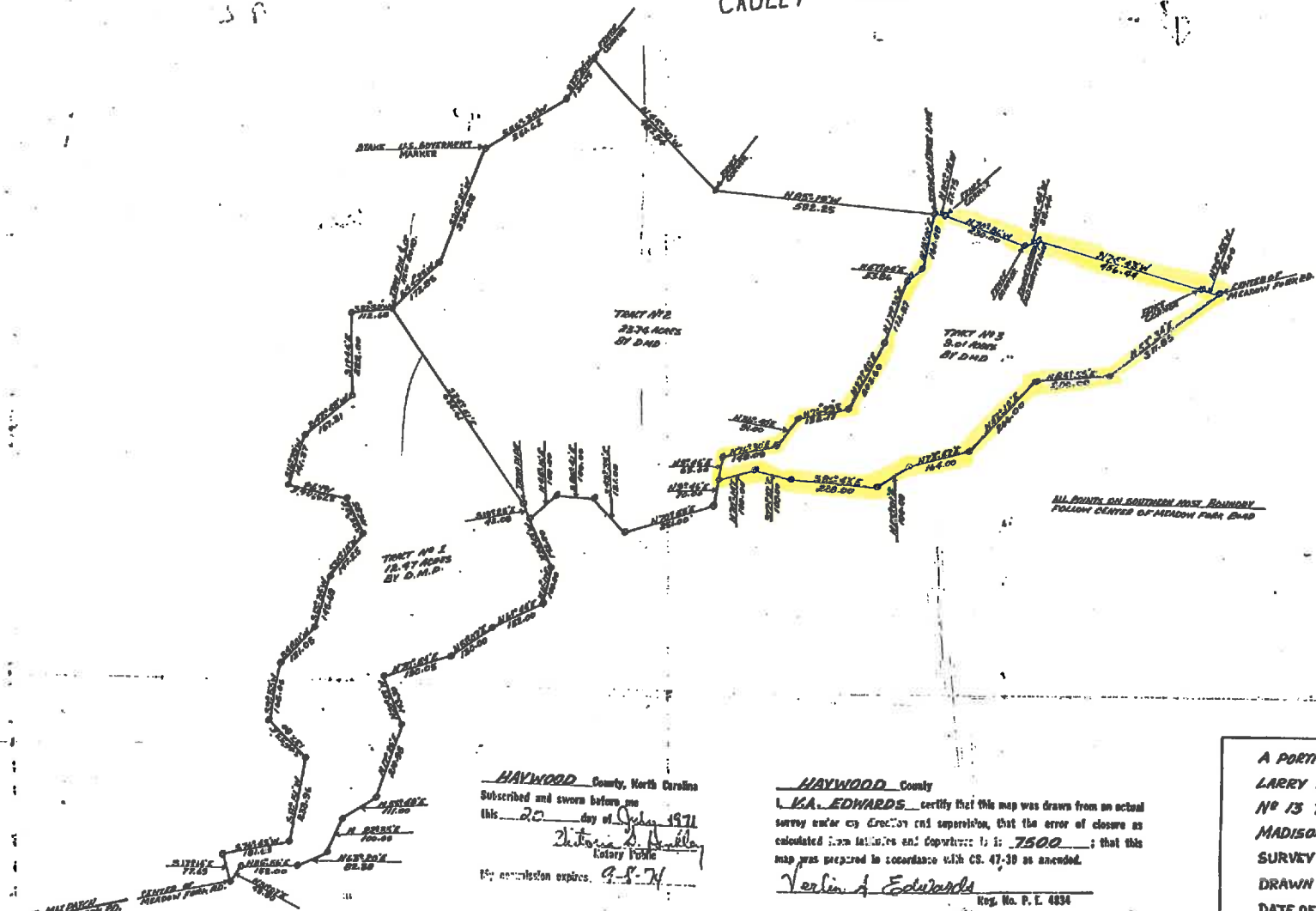


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Cynthia DuBose

**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

CAULEY BEASLEY



HAYWOOD County, North Carolina  
 Subscribed and sworn before me  
 this 20 day of July, 1971  
*Victoria D. Hinkley*  
 Notary Public  
 My commission expires 9-8-74

HAYWOOD County  
 I, KA. EDWARDS certify that this map was drawn from an actual  
 survey made by me or my assistants and supervision, that the error of closure as  
 calculated from bearings and distances is: .7500; that this  
 map was prepared in accordance with G.S. 47-39 as amended.  
*Verlin A. Edwards*  
 Reg. No. P. E. 4834

A PORTION OF THE PROPERTY OF  
 LARRY W. ADCOCK  
 No 13 TOWNSHIP  
 MADISON COUNTY  
 SURVEY BY: EDWARDS & DEITZ  
 DRAWN BY: J.M. DEITZ  
 DATE OF SURVEY: 7-10-71  
 SCALE 1" = 200'  
 DEED BOOK No 99  
 PAGE No 113

NORTH CAROLINA -- MADISON COUNTY  
 The foregoing certificate of *Victoria D. Hinkley*

is (is) certified to be correct. Presented for examination and recorded in this  
 office in Book 2, Page 113, this 10 day of December, 1971.  
*Willard Trauger* by *Christina Deitz*  
 Register of Deeds Deputy



# OPERATION PERMIT



Madison County Health Department  
493 Medical Park Drive  
Marshall, NC 28753  
Phone: 828-649-9598 FAX: 828-649-9370

CDP File Number: 373991 - 1

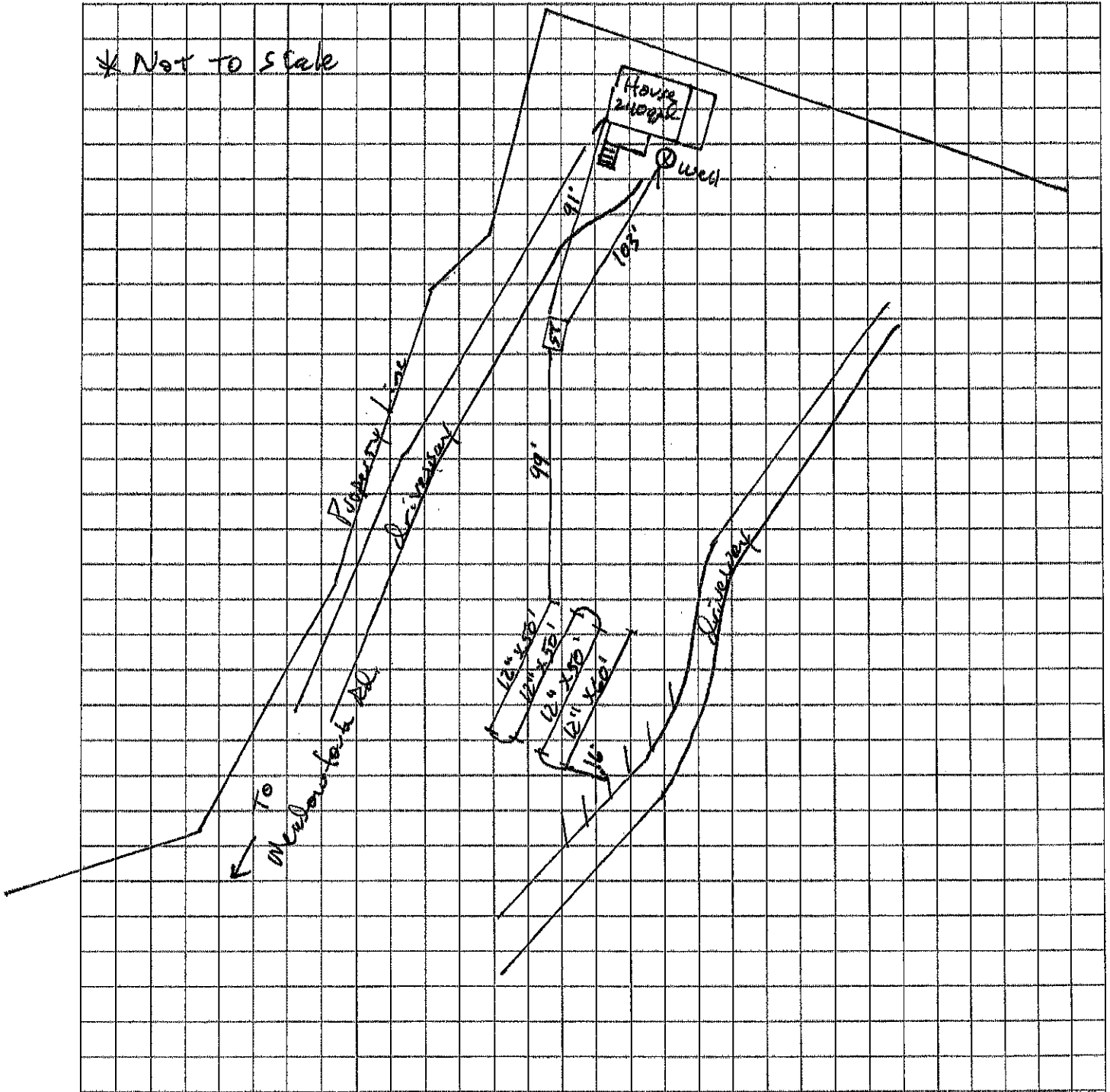
PIN Number: 8725-90-6459

Date: 08/23/2022

**Drawing:** Drawing Type: Operation Permit

Scale: \_\_\_\_\_

- Inch = \_\_\_\_\_ ft.
- Block = \_\_\_\_\_ ft.
- N/A





STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

- 1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement").
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.
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.

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.

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: 10120 Meadow Fork Rd., Hot Springs, NC 28743

Owner's Name(s): Linda Anne Mascoli

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: [Signature] Linda Anne Mascoli Date 10/31/2023
Owner Signature: [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.

Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_
Buyer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Property Address/Description: **10120 Meadow Fork Rd., Hot Springs, NC 28743**

**Cabin on 9.01 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.

- |   | <u>Yes</u> | <u>No</u> | <u>No<br/>Representation</u> |
|---|------------|-----------|------------------------------|
| 1. In what year was the dwelling constructed? <u>2009</u><br>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? .....   | [ ]        | [x]       | [ ]                          |
| 3. The dwelling's exterior walls are made of what type of material? [ ] Brick Veneer [x] Wood [ ] Stone [ ] Vinyl<br>[ ] Synthetic Stucco [ ] Composition/Hardboard [ ] Concrete [ ] Fiber Cement [ ] Aluminum [ ] Asbestos<br>[ ] Other _____ (Check all that apply)   |            |           | [ ]                          |
| 4. In what year was the dwelling's roof covering installed? _____ (Approximate if no records are available) Explain if necessary: _____   |            |           | [ ]                          |
| 5. Is there any leakage or other problem with the dwelling's roof? .....  | [ ]        | [x]       | [ ]                          |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? .....  | [ ]        | [x]       | [ ]                          |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)?.....  | [ ]        | [x]       | [ ]                          |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? .....   | [ ]        | [x]       | [ ]                          |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? .....   | [ ]        | [x]       | [ ]                          |
| 10. What is the dwelling's heat source? [ ] Furnace [ ] Heat Pump [ ] Baseboard [x] Other <u>propane</u><br>(Check all that apply)... Age of system: <u>1 year</u>  |            |           | [ ]                          |
| 11. What is the dwelling's cooling source? [ ] Central Forced Air [ ] Wall/Window Unit(s) [ ] Other _____<br>_____ (Check all that apply)... Age of system: _____   |            |           | [x]                          |
| 12. What are the dwelling's fuel sources? [ ] Electricity [ ] Natural Gas [x] Propane [ ] Oil [ ] Other _____<br>_____ (Check all that apply)<br>If the fuel source is stored in a tank, identify whether the tank is [ ] above ground or [x] below ground, and whether the tank is [ ] leased by seller or [x] owned by seller. (Check all that apply) .....               |            |           | [ ]                          |
| 13. What is the dwelling's water supply source? [ ] City/County [ ] Community System [x] Private Well<br>[ ] Shared Well [ ] Other _____ (Check all that apply).....  |            |           | [ ]                          |
| 14. The dwelling's water pipes are made of what type of material? [ ] Copper [ ] Galvanized [x] Plastic<br>[ ] 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)?.....   | [ ]        | [x]       | [ ]                          |
| 16. What is the dwelling's sewage disposal system? [x] 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])<br>[ ] 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?<br>If your answer is "yes," how many bedrooms are allowed? <u>2</u> [ ] No records available   | [ ]        | [ ]       | [ ]                          |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system?.....  | [ ]        | [x]       | [ ]                          |
| 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? .....   | [ ]        | [ ]       | [x]                          |
| 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.)?.....   | [ ]        | [x]       | [ ]                          |

Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date LSA 10/31/2023  
 Buyer Initials and Date \_\_\_\_\_ Owner Initials and Date \_\_\_\_\_

- |   | <u>Yes</u> | <u>No</u> | <u>No<br/>Representation</u> |
|---|------------|-----------|------------------------------|
| 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?.....  | [ ]        | [X]       | [ ]                          |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? .....   | [ ]        | [X]       | [ ]                          |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?.....  | [ ]        | [X]       | [ ]                          |
| 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)? .....   | [ ]        | [X]       | [ ]                          |
| 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? ..... | [ ]        | [X]       | [ ]                          |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? .....  | [ ]        | [X]       | [ ]                          |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?.....  | [ ]        | [X]       | [ ]                          |
| 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?.....  | [ ]        | [X]       | [ ]                          |
| 29. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area? .....   | [ ]        | [X]       | [ ]                          |
| 30. Does the property abut or adjoin any private road(s) or street(s)?.....   | [ ]        | [X]       | [ ]                          |
| 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?.....   | [ ]        | [X]       | [ ]                          |

**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.**

- |  | <u>Yes</u> | <u>No</u> | <u>No<br/>Representation</u> |
|--|------------|-----------|------------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | [ ]        | [X]       | [ ]                          |

**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]: | [ ] | [X] | [ ] |
|---|-----|-----|-----|

• (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 LSA 10/31/2023

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.**

- |   | <u>Yes</u> | <u>No</u> | <u>No 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: _____<br>_____  | [ ]        | [ ]       | [ ]                      |
| 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: _____<br>_____  | [ ]        | [ ]       | [ ]                      |
| 36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the property or lot to be conveyed</i> ? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____<br>_____  | [ ]        | [ ]       | [ ]                      |
| 37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits <i>involving the planned community or the association to which the property and lot are subject</i> , 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: _____<br>_____ | [ ]        | [ ]       | [ ]                      |
| 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>No Representation</u>
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 LAN<sup>DS</sup> 10/31/2023  
 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: **10120 Meadow Fork Rd., Hot Springs, NC 28743**

Owner's Name(s): **Linda Anne Mascoli**

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:  **Linda Anne Mascoli** Date 10/21/2023  
 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  
1/1/15  
Mascoli