

# *Signature New Craftsman Home on 20 Acres*



*Amazing mountain and pastoral views from this mountain retreat*

*Tucked away in a pristine setting with easy access*



*Three bay garage and a large attached greenhouse*

*Expansive porches to take in the views*



*Wood furnace in garage plus additional heat pump. Radiant floor heat throughout home including in amazing greenhouse*





*Large great room with beautiful stone chimney and woodstove, cathedral ceilings open to loft*



*Spacious dining area*

*Gourmet kitchen with quality commercial stainless appliances*



*Master on main with luxurious en suite bathroom*





*Two additional bedrooms and bathrooms*



*Two large and functional office spaces on top level*



*Huge family room suite on lower level with a second kitchen & wood burning stove, exercise room, and root cellar*



*Basement storage space*







*Stunning Views!*

*Beautiful Marshall  
Community.*

*Acreage options!*

*20 acres-  
Offered for \$899,000  
MLS#3180666*

*73 acres-more  
pasture, pond, & barn!  
Offered for \$1,250,000  
MLS#3309502*

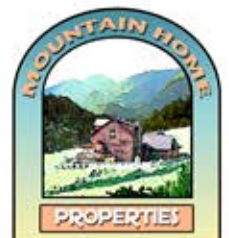


*Take in the beautiful mountains  
of WNC from your personal estate*

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

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





## Residential Property Client Full

### 40 Hawks Nest Trail, Marshall NC 28753-5364

MLS#: <b>3180666</b>	Category: <b>Single Family</b>	Parcel ID <b>8786-31-6815 portion of</b>
Status: <b>Active</b>	Tax Location: <b>Madison</b>	County: <b>Madison</b>
Subdivision: <b>None</b>	Tax Value: <b>\$207,152</b>	Zoning: <b>R-A</b>
Zoning Desc: <b>Residential Acreage</b>		Deed Ref <b>576&amp;553</b>
Legal Desc: <b>PIN #8786-31-6815 described in Deed Bk 553/Pg 540(3)</b>		Lot/Unit :
Approx Acres: <b>20.00</b>	Approx Lot Dim:	
Lot Desc: <b>Fruit Trees, Long Range View, Mountain View, Open/Cleared, Pasture, Paved Frontage, Rolling, Views, Wooded, Year Round View</b>	Elevation <b>2000-2500 ft. Elev.</b>	



#### General Information

Type: **1.5 Story/Basement**  
 Style: **Arts and Crafts**  
 Construction Type: **Site Built**

#### School Information

Elem: **Brush Creek**  
 Middle: **Madison**  
 High: **Madison**

#### HLA

Main: **2,231**  
 Upper: **1,158**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **2,231**  
 Above Grade: **3,389**  
 Total: **5,620**

#### Unheated Sqft

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

#### Bldg Information

Beds: **3**  
 Baths: **3/0**  
 Year Built: **2015**  
 New Const: **No**  
 Construct Status: **Complete**  
 Builder:  
 Model:

#### Additional Information

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

#### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>3</b>	<b>2/</b>	<b>Bathroom(s), Bedroom(s), Dining Room, Entry Hall, Great Room, Great Room-Two Story, Kitchen, Master Bedroom</b>
<b>Upper</b>	<b>0</b>	<b>0/0</b>	<b>Bonus Room, Loft, Office</b>
<b>Lower</b>	<b>0</b>	<b>1/0</b>	<b>2nd Living Quarters, Basement, Family Room, 2nd Kitchen, Laundry, Media, Office, Solarium, Study</b>

#### Features

Parking: <b>Attached Garage, Garage - 4+ Car, Parking Space - 4+</b>	Main Level Garage: <b>Yes</b>
Driveway: <b>Gravel</b>	Doors/Windows: <b>g-Insulated Door(s), g-Insulated Windows</b>
Laundry: <b>Basement</b>	Fixtures Exceptions: <b>No</b>
Foundation: <b>Basement, Basement Fully Finished, Basement Inside Entrance, Basement Outside Entrance</b>	
Fireplaces: <b>No</b>	
Floors: <b>Concrete, Tile, Wood</b>	
Equip: <b>Ceiling Fan(s), Convection Oven, Double Oven, Dryer, Gas Range/Oven, Ice Maker Connection, Range/Hood, Refrigerator, Washer</b>	
Interior Feat: <b>Cathedral Ceiling(s), Garage Shop, Laundry Chute, Open Floorplan, Split BR Plan, Vaulted Ceiling, Walk-In Closet(s)</b>	
Exterior Feat: <b>Deck, Fenced Pasture, Greenhouse, Satellite Internet Available</b>	
Exterior Const: <b>Hardboard Siding, Stone</b>	
Porch: <b>Back, Covered, Front, Screened</b>	Roof: <b>Architectural Shingle</b>
Street: <b>Gravel</b>	

#### Utilities

Sewer: <b>Septic Installed</b>	Water: <b>Spring , Well Installed</b>	
HVAC: <b>Central Air, g-Fresh Air Ventilation, g-Radiant Heated Floors, Heat Pump - AC, Heat Pump - Heat, MultiZone Heat, Radiant Heat, Woodstove</b>	Wtr Htr: <b>Gas</b>	
Subject To HOA: <b>None</b>	Subj to CCRs:	HOA Subj Dues:

#### Remarks

Public Remarks: **Signature new 3BR/3BA craftsman home on 20 acres tucked away in pristine setting w/ easy access. Mountain & pastoral views! Designer gourmet kitchen with commercial quality appliances, great room w/ cathedral ceilings, master on main w/ luxurious bath.. Huge family room & suite w/ second kitchen. Offices & multi-purpose rooms/possible additional bedrooms. Attached 3 car garage/large green house. Radiant floor heat, wood furnace plus heat pump. Fenced Pasture for horses or other livestock. Garden area & Pond. Privacy.**

Directions: **From Asheville, follow I-26W to US25-70N to left on Little Pine Rd. (12.7 Miles from 25/70 exit). Follow 3.3 miles continuing onto State Rd. 1135, 1.6 miles to right onto Upper Paw Paw, 1.5 Mile to left onto Cottonwood to quick left on Joe Payne. Destination will be on left-40 Hawk's Nest Trail (private road).**

#### Listing Information

DOM: <b>1,048</b>	CDOM: <b>1,048</b>	Slr Contr:
UC Dt:	DDP-End Date:	LTC:

Prepared By: Jill Warner

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Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.



**Residential Property Photo Gallery**  
**40 Hawks Nest Trail, Marshall NC 28753-5364**

**MLS: [3180666](#)**

**List Price: \$899,000**



Beautiful Arts and Crafts Style



Greenhouse



Aerial view



Fenced pasture and pond



View from Great Room



Great Room



Large kitchen with stainless steel appliances



Kitchen 2



Dining area



Master





Master bath



Second bedroom



Second bathroom



Office



Suite with 2nd kitchen



Basement food storage room



Inside of greenhouse



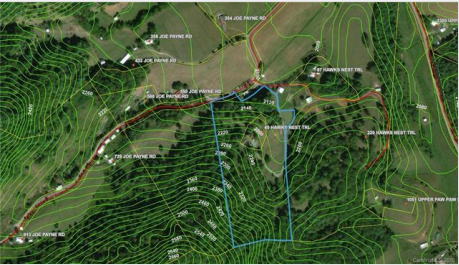
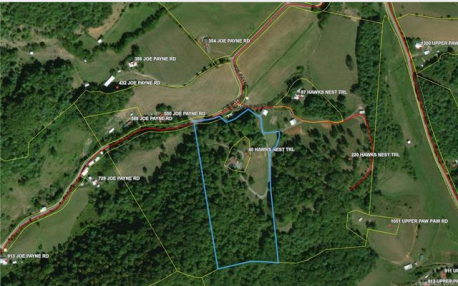
Three bay garage



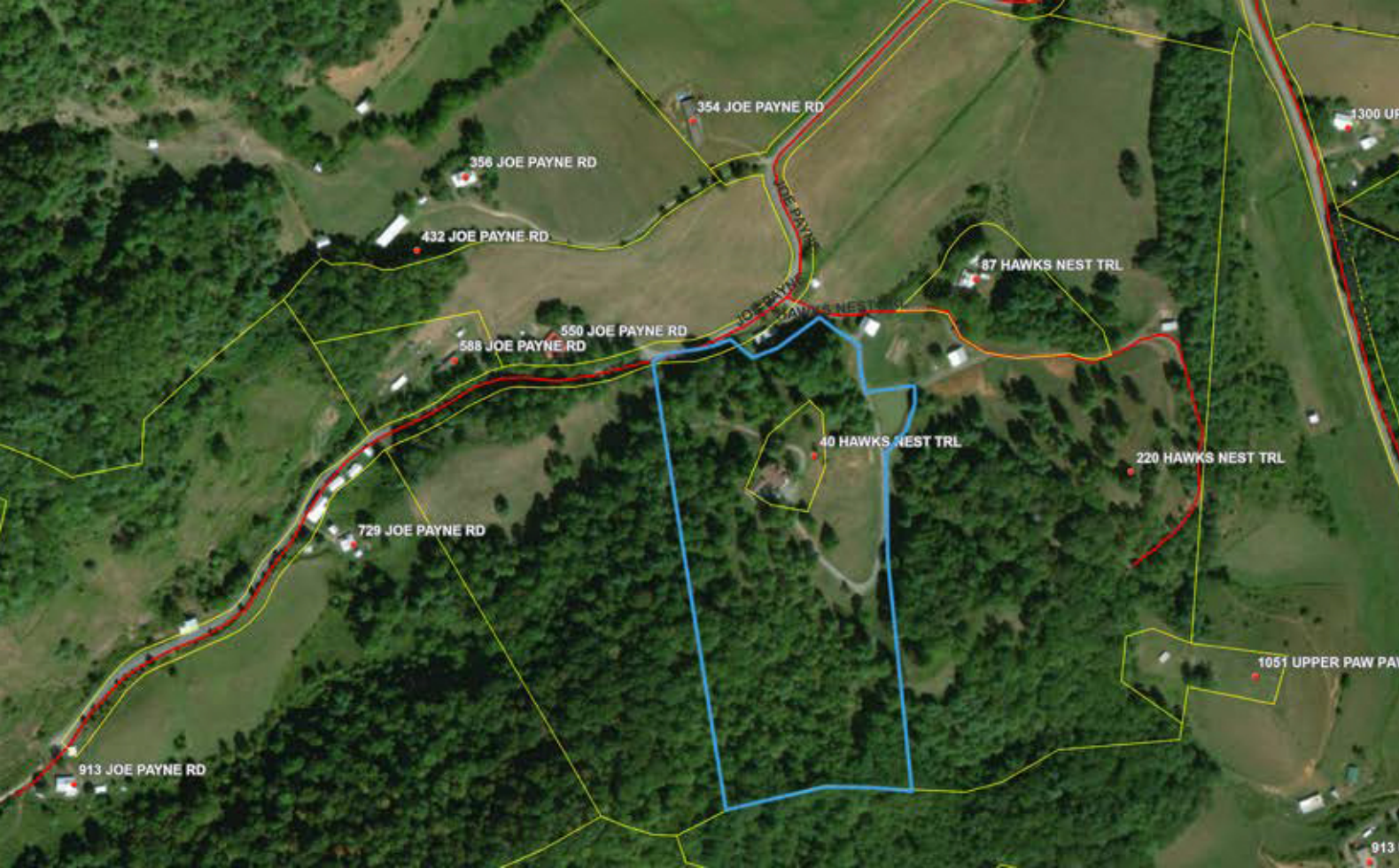
Relax on the screened in porch



View







354 JOE PAYNE RD

356 JOE PAYNE RD

432 JOE PAYNE RD

550 JOE PAYNE RD  
588 JOE PAYNE RD

729 JOE PAYNE RD

913 JOE PAYNE RD

87 HAWKS NEST TRL

40 HAWKS NEST TRL

220 HAWKS NEST TRL

1051 UPPER PAW PAW

1300 U

913









# STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

## MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 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>Buyer Initials</u> 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>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 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: 550 Joe Payne Rd., Marshall, NC , 28753

Owner's Name(s): Pinder, Robert G. & Laquita , Carolina Mountain Farm, LLC

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

Owner Signature: Robert G. Pinder Pinder, Robert G. & Laquita Date 5/17/2016

Owner Signature: Laquita Pinder Carolina Mountain Farm, LLC Date 5/17/2016

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 \_\_\_\_\_





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

**Instructions to Property Owners**

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish purchasers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
  - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
  - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
  - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
  - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the purchaser a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the purchasers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the purchaser no later than the time the purchaser makes an offer to purchase your property. If you do not, the purchaser can, under certain conditions, cancel any resulting contract (See "Note to Purchasers" below). You should give the purchaser a copy of the Disclosure Statement containing your signature and keep a copy signed by the purchaser for your records.

**Note to Purchasers:** If the owner does not give you a Residential Property and Owner's Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 550 Joe Payne Rd., Marshall, NC, 28753

Owner's Name(s): Pinder, Robert G. & Laquita, Carolina Mountain Farm, 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: [Signature] Pinder, Robert G. & Laquita Date June 1, 2016

Owner Signature: [Signature] Carolina Mountain Farm, LLC Date JUNE 1, 2016

*Purchasers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owners' agent; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Purchasers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.*

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_



Property Address/Description: 550 Joe Payne Rd., Marshall, NC, 28753  
Pin #8786-31-6815 & 20 acre portion of #8786-41-1605

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

	Yes	No	Representation
1. In what year was the dwelling constructed? <u>2015</u> Explain if necessary: _____			<input type="checkbox"/>
2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including modifications to them? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The dwelling's exterior walls are made of what type of material? <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos <input checked="" type="checkbox"/> Other <u>LP SMOOTH SIDE ENGINEERED WOOD SIDING</u> (Check all that apply)			<input type="checkbox"/>
4. In what year was the dwelling's roof covering installed? <u>2015</u> (Approximate if no records are available) Explain if necessary: _____			<input type="checkbox"/>
5. Is there any leakage or other problem with the dwelling's roof? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input checked="" type="checkbox"/> Other <u>RADIANT FLOOR HEAT</u> (Check all that apply)... Age of system: <u>1 yr</u>			<input type="checkbox"/>
11. What is the dwelling's cooling source? <input checked="" type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input type="checkbox"/> Other _____ (Check all that apply)... Age of system: _____			<input type="checkbox"/>
12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Other <u>WOOD</u> (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 <input type="checkbox"/> below ground, and whether the tank is <input checked="" type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply)			<input type="checkbox"/>
13. What is the dwelling's water supply source? <input type="checkbox"/> City/County <input type="checkbox"/> Community System <input type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input checked="" type="checkbox"/> Other <u>SPRING</u> (Check all that apply)			<input type="checkbox"/>
14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input checked="" type="checkbox"/> Other <u>HDPE</u> (Check all that apply)			<input type="checkbox"/>
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Septic Tank with Pump <input type="checkbox"/> Community System <input type="checkbox"/> Connected to City/County System <input type="checkbox"/> City/County System available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) <input type="checkbox"/> Other _____ (Check all that apply)			<input type="checkbox"/>
17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes" how many bedrooms are allowed? <u>3</u> <input type="checkbox"/> No records available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owner Initials and Date <u>GP</u> <u>6-1-2016</u>	Owner Initials and Date <u>KA</u> <u>6-1-2016</u>		
Purchaser Initials and Date _____	Purchaser Initials and Date _____		



- |   | Yes                                 | No                                  | No Representation        |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) which affect the property? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Is the property the subject to a flood hazard or is the property located in a federally-designated flood hazard area? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 30. Does the property abut or adjoin any private road(s) or street(s)? <u>HAWKS NEST TRAIL</u> .....  | <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. To your knowledge, is the property subject to regulation by one or more owners' association(s) or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular assessments or dues and special assessments? If your answer is "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: | <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 _____   |                          |                                     |                          |
| _____   |                          |                                     |                          |
| _____   |                          |                                     |                          |

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

Owner Initials and Date GP 6-1-2016 Owner Initials and Date ICAH 6-1-2016  
Purchaser Initials and Date \_\_\_\_\_ Purchaser Initials and Date \_\_\_\_\_



- Yes   No   No  
Representation
33. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: \_\_\_\_\_  
☐ Yes   ☒ No   ☐ Representation
34. As of the date this Disclosure Statement is signed, are any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: \_\_\_\_\_  
☐ Yes   ☒ No   ☐ Representation
35. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: \_\_\_\_\_  
☐ Yes   ☒ No   ☐ Representation
36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: \_\_\_\_\_  
☐ Yes   ☒ No   ☐ Representation
37. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).

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

Owner Initials and Date

*RJP*

6-1-2016

Owner Initials and Date

*RJP*

6-1-2016

Purchaser Initials and Date

Purchaser Initials and Date





# OPERATION PERMIT

Madison County Health Department  
493 Medical Park Drive

Marshall NC 28753  
Phone: 828-649-3531 Fax: 828-649-9078

## For Office Use Only

\*CDP File Number 123957 - 1

8786-31-7714

County ID Number:

Evaluated For: **NEW**

Township:

Applicant: RG Pinder  
Address: 550 Joe Payne Rd  
City: Marshall  
State/Zip: NC 28753  
Phone #:

Property Owner: Carolina Mountain Farm LLC  
Address: 550 Joe Payne Rd  
City: Marshall  
State/Zip: NC 28753  
Phone #:

## Property Location & Site Information

Address/Road #: 550 Joe Payne Rd.  
Subdivision: Marshall NC 28753  
Phase: Lot:

Structure: SINGLE FAMILY  
# of Bedrooms: 3  
# of People: 3  
\*Water Supply: NEW WELL

## Directions

Travel Hwy 25/70 North; turn Left onto Little Pine Rd;  
turn onto Upper Paw Paw Rd; turn Left onto Joe  
Payne Rd. Property is 0.5 miles on the Left.

\*IP Issued by:

\*CA issued by: 729 - Castelloe, Ken

Design Flow: 3 6 0

Soil Application Rate: . 3 7 5

\*System Classification/Description:

TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS

Saprolite System? ☒ Yes ☐ No

\*Distribution Type: GRAVITY - SERIAL

Pump Required?  
☐ Yes ☒ No

\*Pre-Treatment:

## Drain field

Nitrification Field 9 6 0 Sq. ft.

No. Drain Lines 3

Total Trench Length: 2 4 0 ft.

Trench Spacing: 9 - 0 0 ☐ Inches O.C.  
☒ Feet O.C.

Trench Width: - 3 6 ☒ Inches  
☐ Feet

Aggregate Depth: inches

Minimum Trench Depth: 1 8 Inches

Minimum Soil Cover: 6 Inches

Maximum Trench Depth: 3 0 Inches

Maximum Soil Cover: 1 8 Inches

\*System Type: INFILTRATOR QUICK 4 STANDARD

Installer: Ray Trantham

Certification #: 4198

\*EHS: 729 - Castelloe, Ken

Date: 0 7 / 0 1 / 2 0 1 4

Approval Status

☒ Approved ☐ Disapproved



**Septic Tank**

Manufacturer: Southern

Lat. 

STB: 862

Long:

Gallons: 1000

Installer: Ray Trantham

Date: 02 / 14 / 2014

Certification #: 4198

\*Filter Brand: TUF-TITE EF-6

\*EHS: 729 - Castelloe, Ken

Date: 02 / 01 / 2014

ST Marker: ☐ Yes ☒ No

Reinforced Tank: ☐ Yes ☒ No

1 Piece Tank: ☐ Yes ☒ No

Approval Status

☒ Approved ☐ Disapproved**Pump Tank**

Manufacturer:

Installer:

PT:

Certification #:

Gallons:

\*EHS:

Date: / /

Date: / /

Riser Sealed ☐ Yes ☐ NoRiser Height: ☐ Yes ☐ No (Min. 6 in.)Reinforced Tank: ☐ Yes ☐ No1 Piece Tank: ☐ Yes ☐ No

Approval Status

☐ Approved ☐ Disapproved**Supply Line**

Pipe Size: inch diameter

Installer:

Pipe Length: feet

Certification #:

\*Schedule:

\*EHS:

Pressure Rated ☐ Yes ☐ NoApproved fittings ☐ Yes ☐ No

Date: / /

Approval Status

☐ Approved ☐ Disapproved**Pump Requirement**

Pump Type:

Installer:

Dosing Volume: - Gal Certification #:

Draw Down: Inches

\*EHS:

\*Chain:

Date: / /

Valves Accessible ☐ Yes ☐ No

Flow Adjustment Valve ☐ Yes ☐ No

Check-valve ☐ Yes ☐ No

PVC Unions ☐ Yes ☐ No

Vent Hole ☐ Yes ☐ No

Anti-siphon Hole ☐ Yes ☐ No

Approval Status

☐ Approved ☐ Disapproved



**Electric Equipment**

NEMA 4X Box or Equivalent ☐ Yes ☐ No  
 Box 12 inches Above Grade ☐ Yes ☐ No  
 Box Adj. To Pump Tank ☐ Yes ☐ No  
 Conduit Sealed ☐ Yes ☐ No  
 Pump Manually Operable ☐ Yes ☐ No

Installer:

Certification #:

\*EHS:

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\*Activation Method:

Alarm Audible ☐ Yes ☐ No  
 Alarm Visible ☐ Yes ☐ No

Approval Status

☐ Approved ☐ Disapproved

729 - Castelleo, Ken

\*Operation Permit completed by: \_\_\_\_\_

Authorized State Agent: Kella C Date of Issue: 07 / 01 / 2014

This system has been installed in compliance with applicable NC General Statutes: Article 11, Chapter 130A, Rules for Sewage Treatment and Disposal, 15A NCAC 18A .1900 *et. Seq.*, and all conditions of the Improvement Permit and Construction Authorization. This property is served by a TYPE III G. **sewage septic system.**

Rule .1961 requires that a Type TYPE III G. septic system meet the following criteria:Minimum System Review By The Local Health Department: N/AManagement Entity: OWNER

Minimum System Inspection/Maintenance Frequency By Certified Operator:

N/AReporting Frequency By Certified Operator: N/A

Rule .1961 requires that a Type IV and V septic systems designed for a home/business owner must maintain a valid contract with a public management entity with a certified operator or a private certified operator for the life of the septic system.

Rule .1961 requires that Type VI septic systems designed for a home/business owner must maintain a valid contract with a public management entity with a certified operator for the life of the septic system.

Rule. 1961 (2) (e) requires a contract shall be executed between the system owner and a management entity prior to the issuance of an Operation Permit for a system required to be maintained by a public or private management entity, unless the system owner and certified operator are the same. The contract shall require specific requirements for maintenance and operation, responsibilities of the owner and systems operator, provisions that the contract shall be in effect for as long as the system is in use, and other requirements for the continued proper performance of the system. It shall also be a condition of the Operation Permit that subsequent owners of the systems execute such a contract.

☒ Hand Drawing ☐ Import Drawing**\*\*Site Plan/Drawing attached.\*\***



**Drawing** Drawing Type: Operation Permit

Scale: \_\_\_\_ Inch  
\_\_\_\_ Block = \_\_\_\_ ft.  
⊗ N/A

