

## *Private Mountain Retreat on 42+ Acres with Craftsman Quality Home*



*Private and sustainable country living. Sweeping mountain views.  
Craftsman quality log-post and beam 3 BR 2.5 BA home on 42+ acres.*







***Open floor plan. Great room with soaring beamed ceilings, high efficiency fireplace.  
Spacious chef's kitchen, top quality cabinetry, granite counters and farm sink.***

***Artistic woodwork and first-class details throughout.  
Gorgeous wood and tile floors. Custom built-ins.***





*Beautiful master suite on main level  
with screened in porch and hot tub.*



*Two additional bedrooms and an  
additional bathroom upstairs.*







*Studio. Garden area, shop, barn and sheds. Fenced pastures.*



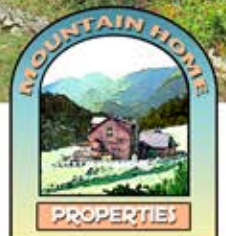
*Close to whitewater sports, hiking, mountain biking and horseback riding. Near the up and coming town of Marshall with shops, restaurants and breweries.*



*Come to your mountain sanctuary!*



*Offered for \$640,000  
MLS# 3533842*



**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) 828-734-9158



## Residential Property Client Full

**230 Farmer Mountain Road, Marshall NC 28753**

MLS#: <b>3533842</b>	Category: <b>Single Family</b>	Parcel ID <b>8776-97-5952</b>	List Price: <b>\$640,000</b>
Status: <b>Active</b>	Tax Location: <b>Madison</b>	County: <b>Madison</b>	
Subdivision: <b>none</b>	Tax Value: <b>\$431,501</b>	Zoning: <b>RA</b>	
Zoning Desc:		Deed Ref <b>384/496</b>	
Legal Desc:		Lot/Unit :	
Approx Acres: <b>42.92</b>	Approx Lot Dim:		
Lot Desc: <b>Fruit Trees, Hilly, Long Range View, Mountain View, Pasture, Private, Rolling, Sloping, Steep, Trees, Views, Wooded, Year Round View</b>		Elevation <b>2500-3000 ft. Elev., 3000-3500 ft. Elev.</b>	



### General Information

Type: **2 Story**  
 Style: **Post and Beam**  
 Construction Type: **Site Built**

<u>HLA</u>	<u>Unheated Sqft</u>
Main: <b>1,890</b>	Main: <b>0</b>
Upper: <b>1,118</b>	Upper: <b>0</b>
Third: <b>0</b>	Third: <b>0</b>
Lower: <b>0</b>	Lower: <b>0</b>
Bsmnt: <b>0</b>	Bsmnt: <b>185</b>
Above Grade: <b>3,008</b>	
Total: <b>3,008</b>	Total: <b>185</b>

### School Information

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

### Bldg Information

Beds: **3**  
 Baths: **2/1**  
 Year Built: **2008**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status: **Complete**  
 Builder:  
 Model:

### Additional Information

Prop Fin: **Cash, Conventional**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **08/05/2019 : NEWs : ->ACT**

### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Bedroom(s), Den, Dining Area, Family Room, Great Room, Kitchen, Laundry, Living Room, Master Bedroom</b>
<b>Upper</b>	<b>2</b>	<b>1/</b>	<b>Bathroom(s), Bedroom(s), Computer Niche, Library, Loft</b>

2nd Living Quarters HLA: **0**

2nd LQ Unheated SqFt: **0**

### Features

Parking: <b>Driveway, Parking Space - 4+</b>		Main Level Garage: <b>No</b>
Driveway: <b>Concrete, Gravel</b>	Doors/Windows: <b>g-Insulated Windows</b>	
Laundry: <b>Main, Closet</b>	Fixtures Exceptions: <b>No</b>	
Foundation: <b>Basement, Crawl Space</b>		
Fireplaces: <b>Yes, Great Room, Wood Burning</b>		
Floors: <b>Tile, Wood</b>		
Equip: <b>Ceiling Fan(s), Convection Oven, Cooktop Electric, Dishwasher, Double Oven, Dryer, Electric Dryer Hookup, Generator, Propane, Refrigerator, Wall Oven</b>		
Interior Feat: <b>Built-Ins, Cathedral Ceiling(s), Garage Shop, Garden Tub, Hot Tub, Open Floorplan, Pantry, Vaulted Ceiling, Walk-In Closet(s)</b>		
Exterior Feat: <b>Barn(s), Deck, Fenced Pasture, Hot Tub, Livestock Run In, Satellite Internet Available, Storage Shed/Outbuilding, Workshop</b>		
Exterior Const: <b>Log, Wood</b>		
Porch: <b>Back, Covered, Front, Screened</b>	Roof: <b>Metal</b>	

### Utilities

Sewer: <b>Septic Installed</b>	Water: <b>Well Installed</b>	
HVAC: <b>Gas Hot Air/Furnace, Heat Pump - AC, Heat Pump - Heat, Multizone A/C, MultiZone Heat, Propane</b>		Wtr Htr: <b>Gas, g-On-Demand</b>
Subject To HOA: <b>None</b>	Subj to CCRs:	HOA Subj Dues:
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess: <b>No</b>	

### Remarks

Public Remarks: **Private and sustainable country living. Sweeping mountain views. Craftsman quality log-post and beam 3 BR 2.5 BA home on 42+ acres. Open floor plan. Great room with soaring beamed ceilings, high efficiency fireplace. Spacious chef's kitchen, top quality cabinetry, granite counters and farm sink. Beautiful master suite on main level with screen porch and hot tub. Gorgeous wood and tile floors. Artistic woodwork and first-class details throughout. Studio. Garden area, shop, barn and sheds. Fenced pastures. Close to whitewater sports, hiking, mountain biking and horseback riding. Near the up and coming town of Marshall with shops, restaurants and breweries. Come to your mountain sanctuary! Listed below Appraised Value!**

Directions: **Hwy 25/70 NW from Weaverville to Marshall. Continue past Ingle's to just beyond NOC & French Broad Rafting. Take immediate left on Sharp Hollow Rd. at Walnut Fire Dept. Continue to stop sign. Take a left on Barnard Rd. Cross French Broad River. Stay right on Big Pine Rd. Go to Farmer Mountain Rd. on the left. Look for sign "God's Country Pottery". Go to end of road. Do not use GPS. Appointment required. NO DRIVE BY.**

### Listing Information

DOM: <b>4</b>	CDOM: <b>729</b>	Slr Contr:
UC Dt:	DDP-End Date:	LTC:

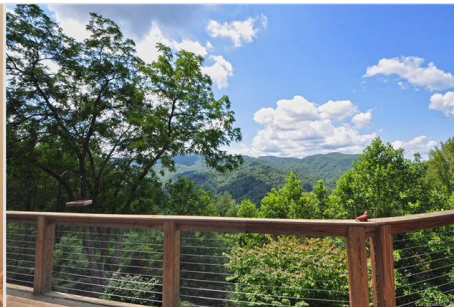
Prepared By: Jill Warner

## Residential Property Photo Gallery

MLS: [3533842](#)

230 Farmer Mountain Road, Marshall NC 28753

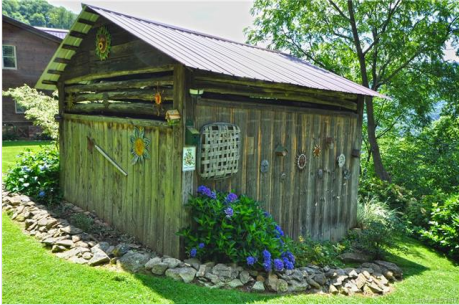
List Price: \$640,000

















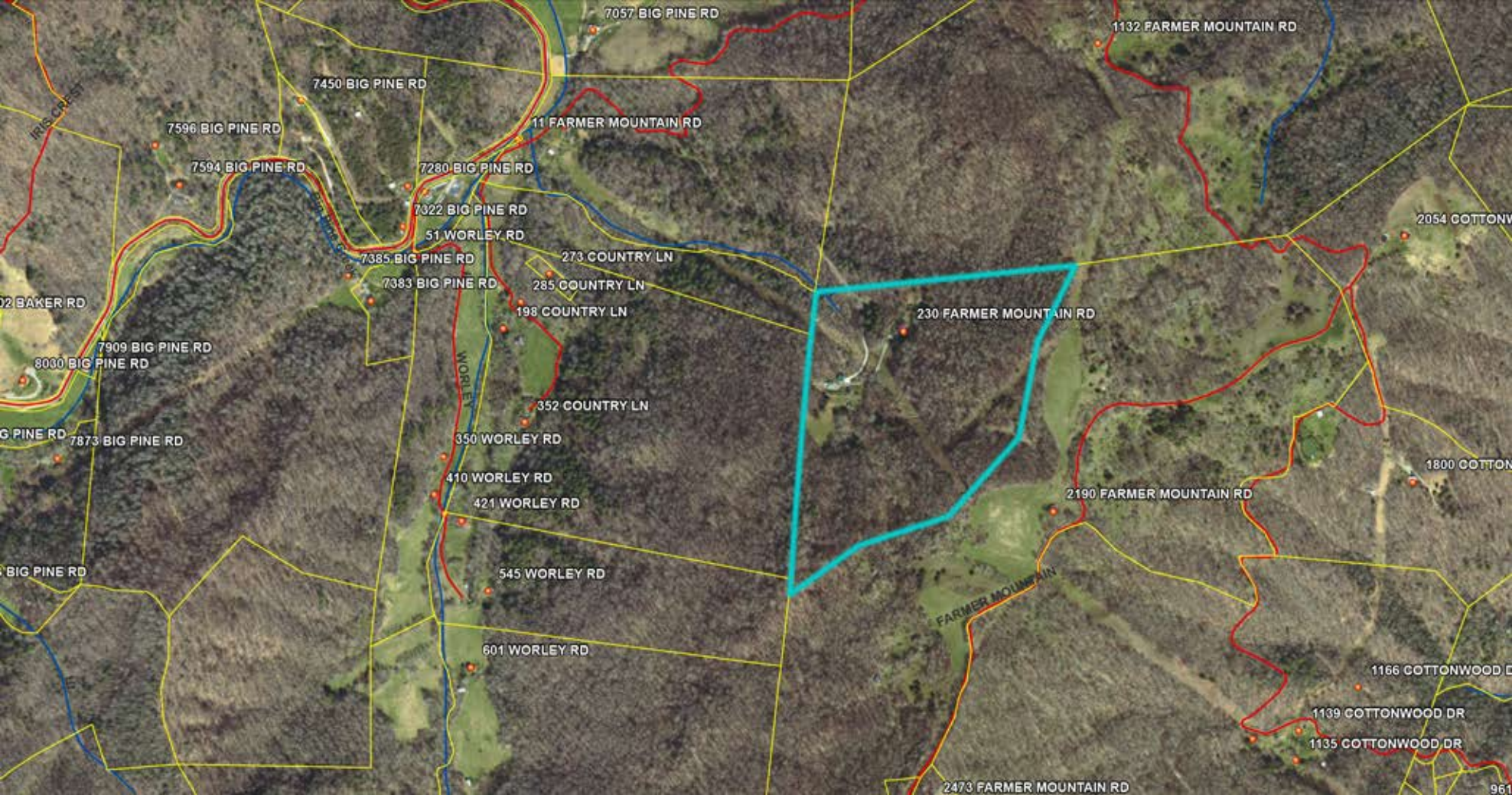


230 FARMER MOUNTAIN RD

2190 FARMER MOUNTAIN RD

FARMER MOUNTAIN





1115 COTTAGE

7450 BIG PINE RD

7057 BIG PINE RD

1132 FARMER MOUNTAIN RD

7596 BIG PINE RD

11 FARMER MOUNTAIN RD

7594 BIG PINE RD

7280 BIG PINE RD

7322 BIG PINE RD

51 WORLEY RD

7385 BIG PINE RD

273 COUNTRY LN

7383 BIG PINE RD

285 COUNTRY LN

198 COUNTRY LN

230 FARMER MOUNTAIN RD

2054 COTTONWOOD DR

02 BAKER RD

7909 BIG PINE RD

8030 BIG PINE RD

G PINE RD

7873 BIG PINE RD

BIG PINE RD

WORLEY

352 COUNTRY LN

350 WORLEY RD

410 WORLEY RD

421 WORLEY RD

545 WORLEY RD

601 WORLEY RD

FARMER MOUNTAIN

2190 FARMER MOUNTAIN RD

1800 COTTONWOOD DR

1166 COTTONWOOD DR

1139 COTTONWOOD DR

1135 COTTONWOOD DR

2473 FARMER MOUNTAIN RD

961







STATE OF NORTH CAROLINA  
COUNTY OF MADISON

REGISTERED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ AM/PM REGISTERED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
BY \_\_\_\_\_ REGISTER OF DEEDS \_\_\_\_\_  
DEPUTY/ASSISTANT \_\_\_\_\_

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

I, JAMES ADAM CHANDLER, DO HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

DATE \_\_\_\_\_  
JAMES ADAM CHANDLER, PLS L-5007

I, JAMES ADAM CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 384, PAGE 464); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 384, PAGE 464; THAT THE PLAT OF PRECISION AS CALCULATED IS AT LEAST 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER 40 AND SEAL THIS 17TH DAY OF DECEMBER, A.D. 2010

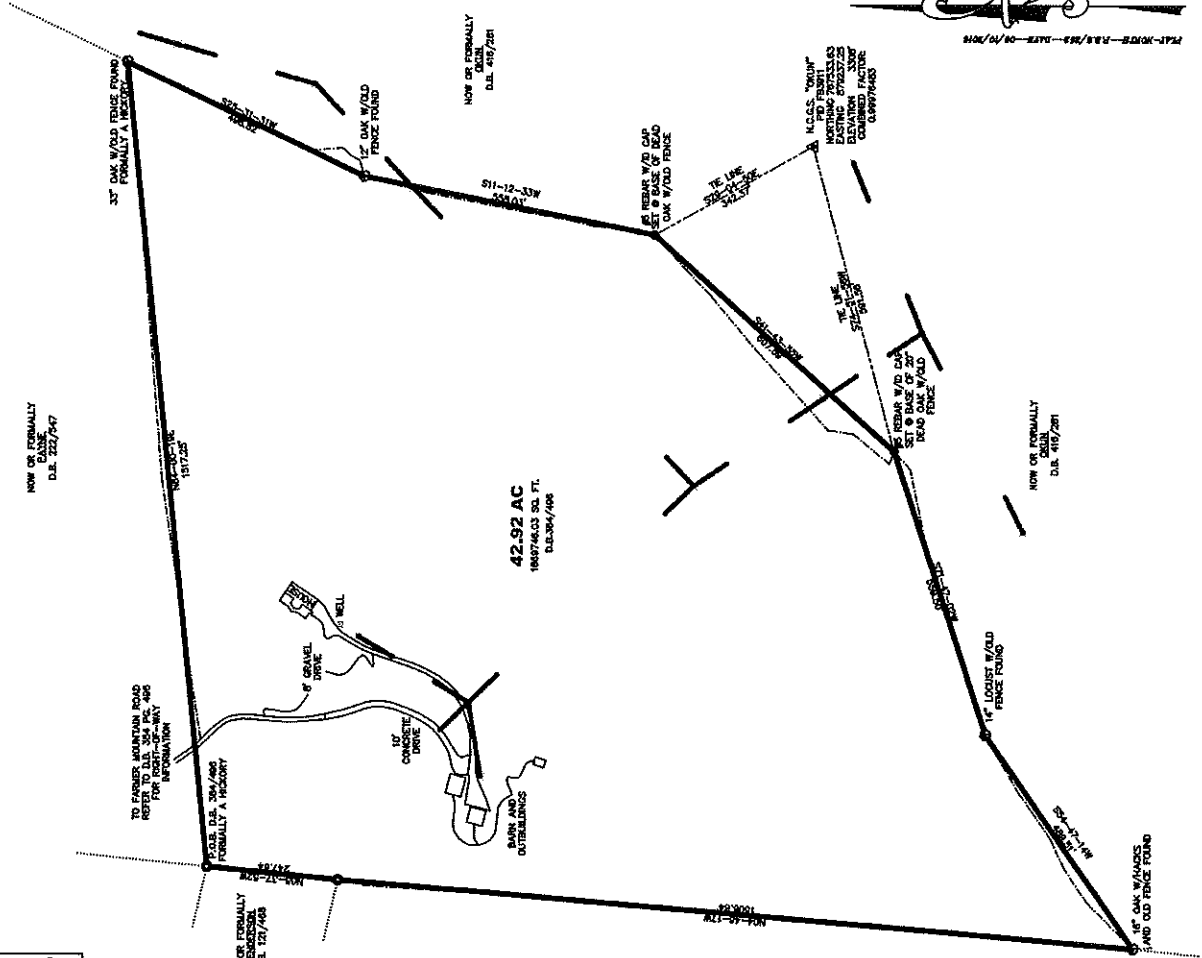
\*\*\*\*\*  
JAMES ADAM CHANDLER, PLS L-5007  
\*\*\*\*\*

SURVEY FOR

**SANDRA (VANKIRK) OLEX**

NO. 5 WALNUT TOWNSHIP MADISON COUNTY, NC  
DEED REFERENCE BK. 384 PG. 496  
DATE: 12-17-2018 JOB NO.: 051-18  
SURVEY BY  
CHANDLER MOUNTAIN SURVEYING PLLC

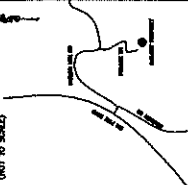
PROFESSIONAL LAND SURVEYING  
LICENSE # P-1232  
4647 MEADOWS TOWN ROAD  
MARSHALL, NC, 28753  
828-208-1384



**STOBENUS JO DRZYST**

- ① AS SEEN W/OUP INT  
 ② EXISTING ROCK POLE  
 UNARMED POINT  
 ③ VARIOUS TREE AS NOTED  
 ▲ M.O.A.S. MONUMENT  
 ④ POWER POLE  
 --- POWER LINE  
 --- BARRIED WIRE FENCE  
 ..... ADJUTANT'S BOUNDARY QUET  
 --- BOUNDARY QUETTERED 13-

### VICINITY MAP



## STATION JOURNALS

- [illegible]

**NOW OR FORMALLY  
HENDERSON  
D.B. 116/59**

1.	DEED BOOK 394	PAGE 406
2.	DEED BOOK 121	PAGE 482
3.	DEED BOOK 853	PAGE 718
4.	DEED BOOK 222	PAGE 547
5.	DEED BOOK 416	PAGE 281
6.	DEED BOOK 118	PAGE 59
7.	DEED BOOK 344	PAGE 8
8.	PLAT BOOK 8	PAGE 252
9.	UNRECORDED PLAT BY FULTON V. CLINKSCALES DATED 11/17/1885	PAGE 8

DRAWING NUMBER JAC 15754.

THOU SHALT NOT REMOVE THY NEIGHBORS  
LANDMARK, WHICH THEY OF OLD TIME HAVE SET  
IN THINE INHERITANCE, WHICH THOU SHALT  
POSSESS IN THE LAND THAT THE LORD THY GOD  
GIVETH THEE, TO POSSESS IT. DEUTERONOMY 16:14  
CURSED BE HE THAT REMOVETH HIS NEIGHBORS  
LANDMARK, AND ALL THE PEOPLE SHALL SAY,  
AMEN. DEUTERONOMY 27:17





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: 230 Farmer Mtn Rd., Marshall, NC 28753

Owner's Name(s): Sandra Vankirk Olex, William Olex

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: Sandra Vankirk Olex Sandra Vankirk Olex Date July 26, 2019

Owner Signature: William Olex William Olex Date July 26, 2019

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 \_\_\_\_\_

REC 4.22  
REV 7/14

Page 1 of 4

Mountain Home Properties, 14545 NC 209 HWY Hot Springs, NC 28743  
Phone: (828)622-3518 Fax: (828)622-3210 Cynthia Dubose

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Olex



Property Address/Description: 230 Farmer Mtn Rd., Marshall, NC 28753  
House on 42.92 acres

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

	Yes	No	No Representation
1. In what year was the dwelling constructed? <u>2008-2009</u> . Explain if necessary: _____			<input type="checkbox"/>
2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including 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 checked="" type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Vinyl <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Aluminum <input type="checkbox"/> Asbestos <input checked="" type="checkbox"/> Other <u>Synthetic Stone</u> (Check all that apply)			<input type="checkbox"/>
4. In what year was the dwelling's roof covering installed? <u>2008</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 checked="" type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____ (Check all that apply)... Age of system: <u>2009</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: <u>2009</u>			<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 type="checkbox"/> Other _____ (Check all that apply) If the fuel source is stored in a tank, identify whether the tank is <input type="checkbox"/> above ground or <input checked="" 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 checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other _____ (Check all that apply) .....			<input type="checkbox"/>
14. The dwelling's water pipes are made of what type of material? <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input checked="" type="checkbox"/> Other <u>PVC pipe</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, etc.)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Owner Initials and Date WMO 7/26/19 Owner Initials and Date SLO 7/26/19  
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 checked="" type="checkbox"/> | <input 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)? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- |   | Yes                      | No                                  | No Representation        |
|---|--------------------------|-------------------------------------|--------------------------|
| 32. 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 WMO 7/26/19  
Purchaser Initials and Date \_\_\_\_\_

Owner Initials and Date SLO 7/26/19  
Purchaser Initials and Date \_\_\_\_\_



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

Owner Initials and Date WMO 7/26/19  
Purchaser Initials and Date \_\_\_\_\_

Owner Initials and Date SLO 7/26/19  
Purchaser 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>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: **230 Farmer Mtn Rd., Marshall, NC 28753**

Owner's Name(s): **Sandra Vankirk Olex, William Olex**

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:** Sandra Vankirk Olex Date 7/11/2019  
 DocuSigned by:  
**Owner Signature:** William Olex Date 7/11/2019

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 \_\_\_\_\_



# CERTIFICATE OF COMPLETION

MADISON COUNTY HEALTH DEPARTMENT

Property Owner: Sandra Van Kirk Phone: 669-758-3089

Property Address: 230 Farmers Rd Date: 07-17-13

Location: From Main Rd to off Big Pine Rd to top of old drain

Subdivision:  Section:  Lot Number:  Water Supply: well

New Septic Tank System ☒ Tank Material: Concrete ☒ Other ☐ Manufacturer: SCM Liquid Capacity: 1000 gals

Built In Place Tank: Material  Inside Dimensions: Length  Width  Liquid Depth  Liquid Capacity

Nitrification Field: Square Footage  Lines  Length  Width  Depth of Gravel

Other Type Disposal:

Repair To Existing System ☐ Existing Tank: Yes ☐ No ☐ Material: Concrete ☐ Block ☐ Other ☐ New Tank ☐ Gal. Liquid Capacity

Nit. Field: Existing Square Footage  Square Footage Added  Total Sq. Footage  No. Lines  Length  Width

## SYSTEM DESIGNED FOR:

Residence ☒ Bedrooms 3 Mobile Home ☐ Bedrooms  Other Establishment ☐ Type

Basement: Yes ☐ No ☒

Nearest Distance To Water Supply > 100' Stream > 50' Foundation > 5' Property Line 210' Installed By: S. Davis

Remarks: Keep all surface water away from system

NO livestock over septic area

Approved: Yes ☐ No ☐ Sanitarian Jamie Pitt 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.

