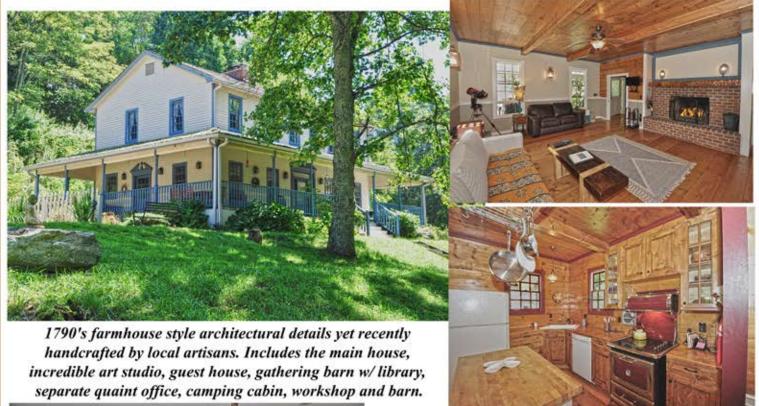
Step into Another World on this 50 Acre Retreat!





Spacious Art studio with a wall of windows to take in the view!



Relax or host events in the gathering barn



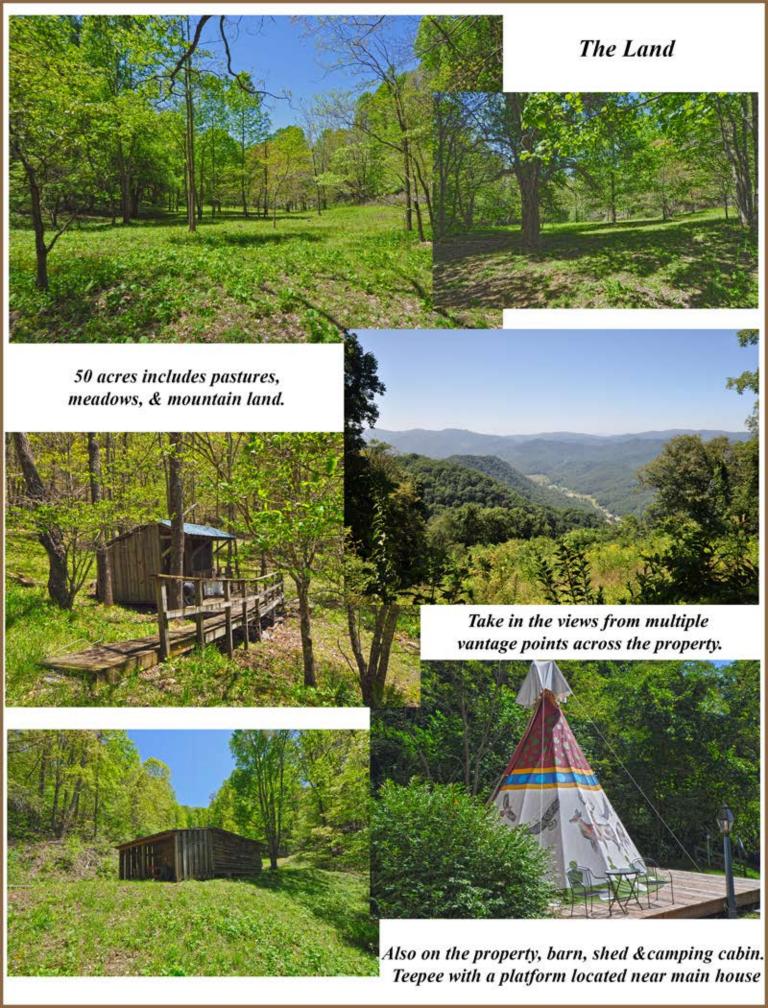
Separate Guest house with a view





Spacious Master bedroom with wood burning fireplace and ensuite Master bath with jacuzzi tub







Perfect property for hosting retreats or events



Guest house features a large covered porch, a full kitchen and great room with a woodstove. Also, a spacious bedroom with a sitting area or workspace. One full bathroom.







Beauty to be found inside and out! This unique & private property is a great retreat to rejuvenate your senses & enjoy these special mountains.

Packed with charm and character. Truly a must see!

Office
Quaint and peaceful office space



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - <u>sdubose@mountaindream.com</u> 828-622-3222 Cindy DuBose - cdubose@mountaindream.com

Residential Property Client Full

3215 & 3217 Baltimore Branch Road, Hot Springs NC 28743-9135

Single Family Parcel ID8766-38-6487 MLS#: 3428214 Category:

County: Madison Status: Active Tax Location: Madison Subdivision: \$720,803 Zoning: R-A none Tax Value: Zoning Desc: Deed Ref 277-368 Lot/Unit + Legal Desc: 8766-38-6487

Approx Acres: 50.00 Approx Lot Dim:

Hilly, Long Range View, Mountain View, Open Lot, Pasture, Lot Desc: Elevation3000-3500 ft. Elev. Private, Stream/Creek, Trees, Views, Wooded, Year Round View

General Information School Information 2 Story Type: Elem: **Hot Springs** Middle: Madison Style: Colonial Construction Type: Site Built Madison High:

List Price: \$725,000

HLA Unheated Sqft **Bldg Information** Main: 1,000 Main: O Beds: 1,000 0 2/1 Upper: Upper: Baths: Third: 0 Third: 0 Year Built: 2008 Lower: 0 Lower: 0 New Const: No Prop Compl Date: Bsmnt: 0 Bsmt: 0

Above Grade: 2,000 Construct Status: Complete Total:

2,000 Total: 0 Builder: Model: Additional Sqft: 2,275 Garage Sqft:

Additional Information

Cash, Conventional Prop Fin:

Room Information

- 2nd Living Quarters

Assumable: No

Ownership: Seller owned for at least one year

Special Conditions: None

Road Responsibility: Publicly Maintained Road

Recent: 10/27/2020 : Back On Market : UCS->ACT

Room Level Beds **Baths** Room Type

0 Bathroom(s), Dining Area, Entry Hall, Keeping Room, Kitchen, Living Room Main 0/1

Guest House, Separate Living Quarters, Separate Utilities

3 Bathroom(s), Bedroom(s), Laundry, Master Bedroom Upper

2nd Living Ouarters HLA: 675 2nd LQ Unheated SqFt: Features

Main Level Garage: No Parking: Parking Space - 4+

Driveway: Gravel Doors/Windows: g-Insulated Windows Laundry: Upper Fixtures Exceptions: No

Foundation: Block, Crawl Space

Fireplaces: Yes, Kitchen, Living Room, Master Bedroom, Wood Burning

Floors: Wood

2nd Living Quarters:

Ceiling Fan(s), Cooktop Electric, Dryer, Oven, Refrigerator, Washer Equip:

Comm Features: Walking Trails, None

Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Walk-In Pantry Interior Feat:

Barn(s), Workshop, Other - See Media/Remarks, Shed(s), Tractor Shed, Satellite Internet Available, Fire pit Exterior Feat:

Exterior Covering: Wood

Porch-Wrap Around, Deck Wood Shake Porch:

Street: Gravel

Utilities Sewer: Septic Installed Water: Well Installed

Electric Baseboard Heat Wtr Htr: **Electric** HVAC:

- Association Information

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

Remarks

Public Remarks: Step into another world of Peace, & Spectacular Beauty in this 50 Acre Retreat. The setting is pristine privacy with "see forever" mountain and valley views! 1790's farmhouse style architectural details yet recently

handcrafted by local artisans. Includes the main house, incredible art studio, guest house, gathering barn w/ library, separate quaint office, camping cabin, workshop and barn. Country kitchen with modern retro appliances and a fireplace for hearth cooking w/wood oven. Fireplace in master & living room & dining. Wall of Windows Studio. Covered porches looking out to awe inspiring views from House, Studio, Guest House. Trails, throughout.

Too many details to describe. Come and experience!

Directions: From Asheville take Hwy 63 to Hwy 209, Make a right on 209. Follow about 6 miles to right on Baltimore Branch.

Listing Information DOM: 783 CDOM: 783 Closed Dt: SIr Contr: UC Dt: DDP-End Date: Close Price:

Prepared By: Cynthia DuBose

Residential Property Photo Gallery

MLS:3428214

3215 & 3217 Baltimore Branch Road, Hot Springs NC 28743-9135







List Price: \$725,000

Incredible Studio!

View from the terrace







Dining area with cooking hearth

Kitchen Dining







Spacious and Light living room

Living room with masonry fireplace and raised hear...







Kitchen with old time style electric stove

Master bedroom with fireplace







Master bath







Front Porch Main House

Teepee for extra sleeping!







Art Studio or Gathering Place

Deck on Studio

One bedroom Guest Cottage







Guest Cottage Living

Guest Cottage Kitchen/Dining

Guest Cottage bedroom







Guest Cottage bedroom sitting area

Guest Cottage back porch

Quaint Office







Office Gathering Barn Library in Gathering Barn







Gathering Space in Barn

Lower Meadow

Private Camping Cabin

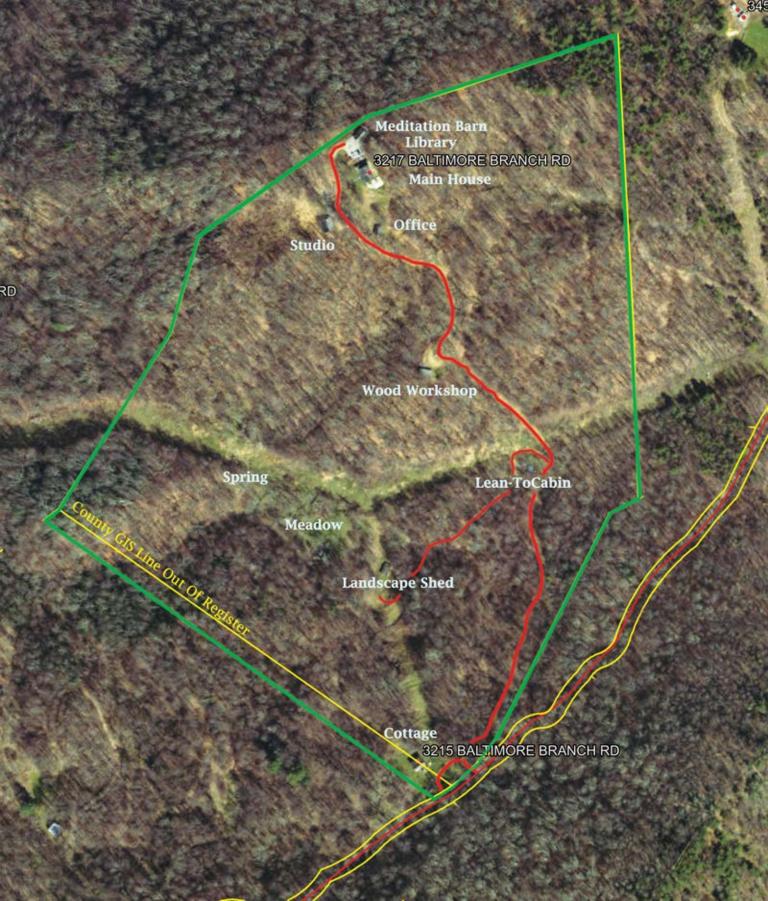






Large Workshop











Buyer Initials

Buver Initials

Mountain Home Properties, 14545 NC 209 HWY Hot Springs NC 28743

Phone: (828)622-3518

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). <u>A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)</u>, 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 $\sqrt{\ }$ 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:

1. Mineral rights were severed from the property by a previous owner.

2. Seller has severed the mineral rights from the property.

No

X

Yes

No Representation

X

1/1/15

Jemison

	Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.		X	
	Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.			X
	Buyer Initials	5. Seller has severed the oil and gas rights from the property.		X	
	Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.		X	
		Note to Purchasers			
Pro	purchase the may under you must percalendar da whichever of transaction	r does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the property, or exercise an option to purchase the property pursuant to a lease with certain conditions cancel any resulting contract without penalty to you as the purchase the property of this Disclosure decision to cancel to the owner or your following your receipt of this Disclosure Statement, or three calendar days following first. However, in no event does the Disclosure Act permit you to cancel a for (in the case of a sale or exchange) after you have occupied the property, which are the sale of the property of the sale of the property of the sale of th	th an chaser. the owner owing contract	option to To cance ner's agent the date of the tafter ser	purchase, you If the contract, If the within three If the contract, Itlement of the
Ow	ner's Name(s):	Margaret Lloyd Jemison			
Ou	ner(s) acknowl	edge having examined this Disclosure Statement before signing and that all info	rmatio	n is true	and correct as of
<i>tne</i> Ow	date signed. vner Signature:	Docusigned by: Margaret Woyd Jemison Margaret Lloyd Jemison Date EC89F878FF0C4ED	e	7/26/	2018 9:37:24 AM PDT
Ow	ner Signature:	EC89F878FF0C4ED Date	e		
unc	rchaser(s) ackn derstand that th ner's agent(s) o	owledge receipt of a copy of this Disclosure Statement; that they have examis is not a warranty by owner or owner's agent; and that the representations ar subagent(s).	ined it e made	before s by the o	igning; that they wner and not the
Pui	chaser Signatu	re: Date	e		
Pui	chaser Signatu	re: Date	e		
					REC 4.25



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

Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominums, townbouses, and the like, and buildings with up to four dwelling units) to furnish purchasers a Residential Property and Owners' Association Developer Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be farmished 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 leasee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 478-2.
- 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 grounly 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 ministracent
 - 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 begans 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 Disclorare Statement to the purchaser so 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.

er does not give you a Residential Property, and Owner's Association Disclosure Statement by to out foll aft

time you make your offer to purchase the proper you as the purchaser. To carcel the contract, you ner or the owner's agent within three calendar	by you may under certain conditions cancel any resulting contract without penalty or must personally deliver or mail written notice of your decision to cancel to the days following your receipt of the Disclosure Statement, or three calendar days first. However, in no event does the Disclosure Act permit you to cancel a contract
	a sale or exchange) after you have occupied the property, whichever occurs first, the property (sufficient to identify it) and your same. Then sign and date.
Property Address: 3215 Baltimore Branch	Rd, Hot Springs, NC 28743-9135
Owner's Name(s) Margaret, Lloyd Jemiso	in .
Owner Signature Owner Signature	Margaret Llord Jemison Date 9/13/18. Date
is not a warranty by owner or Others' agent; that it are made by the owners and not the owners' agents	sciencer Statement; that they have examined it before signing; that they understand that this is not a substitute for any inspections they may wish to obtain; and that the representations or subagents. Purchasers are strongly encouraged to obtain their own inspections from a of herein, words in the plural include the singular, as appropriate.
Perchaser Signature	
Purchaser Signature	Date
IC 4.22 IV 7.04	Page 1 of 4

	roperly Address/Description 3215 Baltimore Branch Rd, Not Springs, NC 28743-9135			
	ottage			-
7	The following questions address the characteristics and condition of the property identified above about we could knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or oc, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for humans.			
0	oe, to be conveyed with the property. The term amening and Television and	Ven		Na Legementation
1	In what year was the dwelling constructed? 2007 Explain if necessary			_
	Is there any problem, multimetion or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (ischaling storm windows and screens), doors, coilings, interior and exterior walls, attached garage, patio, dock or other structural components including modifications to them?	0	0	П
	The dwelling's exterior walls are made of what type of material? Brick Vencer Wood Stone Viryl Synthetic Stucco Composition/Hardboard Concrete Fiber Cement Aluminum Asbeston Other (Check all that apply)			0
	le what year was the dwelling's roof covering installed? 200+ (Approximate if no records are available) Explain if necessary.			0
į,	Is there any leakage or other problem with the dwelling's roof?		OB	, 0
	Is there any water accpage, leakage, dampsons or standing water in the dwelling's basement, crawl space, or slab?	0	de	
	Is there my problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, punel, switches, fixtures, generator, etc.)?		B2	10
Š	Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)?	D	1	/0
	Is there any problem, malfunction or defect with the dwelling's heating end/or air conditioning?		OR.	
0	What is the dwelling's heat source? Furnace Heat Pump Heater Other (Check all that apply). Age of system:			0
1	What is the dwelling's cooling source? Control Forced Air Wall/Window Unit(s) Other (Check all that apply). Age of system:			OF .
-	What are the dwelling's fact sources?			0
3	What is the dwelling's water supply source?			0
	The dwelling's water pipes are made of what type of material? Copper Galvanized Plastic Polyburylene Check all that apply)			0
-	Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)?		DE	0
-	What is the dwelling's sewage disposal system? Septic Tank Septic Tank with Pump Community System Connected to City/County System Conn			
	If the dwelling is serviced by a septic system, do you know how many hedrooms are allowed by the septic system posses? If your answer is "yes" how many bedrooms are allowed? No records available		-	
	Is there any problem, mailfunction or defect with the dwelling's sewer and/or septic system?	0	E	/ [
	is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spe, artic fan, exhaust fan, ceiling fans, samp pump, arrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems?	-	-	/
	is there any problem, malfunction or defect with any appliances that may be included in the conveyance (rangeloven attached microwave, bood/lim, dishwather, disposal, etc.)?	- 0	M	1
	AMI		Щ	

Owner Initials and Date ___

Purchaser Initials and Date ___

Owner Initials and Date ___

Perchaser Initials and Date ___

21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying			-	
in teach for commission which has self DOCE PERSON	0	The state of	/	0
Is there are problem malfunction or defect with the drainings, grading or soil stability of the property?		O.	/	
23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed want		10		0
24. Is the property to be conveyed in violation of any local roning ordinances, restrictive covenants, or other uncurse restrictions, or building codes (including the failure to obtain proper permits for room additions or other uncurse restrictions, or building codes (including the failure to obtain proper permits for room additions or other uncurse restrictions, or building codes.)	0	Ø	/	
25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldeliyde, radon gas, methane gas, load-bised point) 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?	0	12	/	-
16. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property?		1	1	
27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?	0	Ø		9
28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or restal agreements, judgments, tax liens proposed assessments, mechanics' liens, materialment' liens, or notices from any governmental agency that could affect tide to the property?	0	W	/	6
29. Is the property the subject to a flood hazard or is the property located in a federally-designated flood hazard area		IS.	/	0
30. Does the property abut or adjoin any private road(s) or street(s)?	- 0	1		Ø
31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintance agreements dealing with the maintenance of the road or street?	0	b	/	0
in lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public ag inginear, land surveyor, geologist, pest control operator, contractor, home inspector or other expert, dealing with matters 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	******	III UK	- any	-
parages, or other buildings located thereon.				
		ALC: UNKNOWN	- Married	70
which impose various mandatory covernants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular encessments or dues and special assessments? If your enswer is "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blan that does not areals?]	e k	1012	7	
which impose various mandatory coverants, conditions, and restrictions upon the lot, including, but not implied to	e L	10102	7	0
which impose various mandatory covernants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular encessments or dues and special assessments? If your enswer is "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blan that does not apply] "specify name) ("does") are \$ per The name, address, and telephone number of the name, address, and telephone number of the second content of the name.	as C	10102	7	
which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not immed a obligations to pay regular assessments or dues and special assessments? If your enswer is "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blan that does not apply] whose regular assessments? The name, address, and telephone number of the president of the owners' association or the association manager are whose regular assessment ("dues") are \$	s c k		d "N	o" or "?
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 blan that does not apply] "(pocify assessment) "(pocify assessment) "(specify assessment)	s c k		d "N	o" or "? he botto

As of the date this Disclosure Statement is signed, are any dues, foos, or special assessments which have been duly approved as required by the applicable declaration or bytaws, and that are psyable to an association to which he lot is subject! If your answer is "yes," please state the nature and amount of the dues, foes, or special assessments to which the property is subject. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawants menoring the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawant, and the amount of each unsatisfied judgment. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawants meroding the passend community or the concentration 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 in be conveyed If your answer is "yes," please state the nature of each pending lawants mount of each mostified judgment. Which of the following services and amenuties are paid for by the owners' association(s) identified above out of the sessociation's regular assessments ("dises")? (Check all that apply). Yes has Remark Betterior Building Maintenance of Property to be Conveyed.	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		1	/
No of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments is signed, are there any unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgment is "yes," please state the nature of each pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity and the amount of each unsatisfied judgments against, or pending lawarity are only action filed by the association for the collections of delinpart assessments on less other than the property and for the following services and amounties are past for by the owners' association(s) identified above out of the secuciation's regular assessments ("dues")? (Check all that apply). **Note the following services and amounties are past for by the owners' association(s) identified above out of the secuciation's regular assessments ("dues")? (Check all that apply). **Note that the property of the following services and amounties are past for by the owners' association(s) identified above out of the secuciation's regular assessments ("dues")? (Check all that apply). **Note that the property of the following services and amounties are past for by the owners' association(s) identified above out of the secuciation's regular assessments ("dues")? (Check all that apply). **Note that the property of the following services and amounties are past for by the owners' association's regular assessments ("dues")? (Check all that apply). **Note that the following services and amounties are past for by the owners' association's individual and the amount of each mou	he foors	0	B	0
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indicate the property or lot to be conveyed. If your answer is "yes," please state the nature of each persons assume and the amount of each unsatisfied judgment. It is of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits modeling the plasmed community or the association to which the property and for are adject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot is no to conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each insatisfied judgment. Which of the following services and amenatics are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply) You have building Maintenance of Property to be Conveyed. Contract Partit and capting Maintenance of Lot to be Conveyed. Common Aroas Maintenance. Check Chec			A	E
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moduling the planead community or the association to which the property and for are molycer, with the exception of sony action filled by the association for the collection of delinquent assessments on lots other than the property and for in he conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each most of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("duess")? (Check all that apply). You has Ream Management Fees Enterior Building Maintenance of Property to be Conveyed. Common Areas Maintenance Descriptional Amenity Maintenance (specify amenities covered).			W	
Which of the following services and amendies are paid for by the owners' association(s) identified above out of the association's regular assessments ("disen")? (Check all that apply). Yes his Read Management Fees Paterior Bribling Maintenance of Property to be Conveyed. Extensor Yard/Landocaping Maintenance of Lot to be Conveyed. Common Areas Maintenance Treah Removal. Pest Treatment/Externmention. Secret Lights. Water. Sever Sorrer water Management/Drainage/Ponds. Internet Service Cable. Private Road Maintenance. Giate and/or Security.	molying the planned community or the association to which the property and for are subject, with the exception of my action filed by the association for the collection of delinquent assessments on lots other than the property and lot in be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each			/
Management Fees Enterior Building Maintenance of Property to be Conveyed. Extensor Yant/Landscaping Maintenance of Lot to be Conveyed. Common Arras Maintenance Trash Removal. Recreational Amenity Maintenance (specify amenities covered) Pest Treatment/Externmenton. Street Lights Water. Sewer Storm water Management/Drainage/Ponds Internet Service Cable Private Road Maintenance Gate and/or Security.		п	4	-
Management Fees Enterior Building Maintenance of Property to be Conveyed. Enterior Paral/Landscaping Maintenance of Lot to be Conveyed. Enterior Yard/Landscaping Maintenance of Lot to be Conveyed. Common Areas Maintenance Trash Removal. Exercistricoal Amenity Maintenance (specify amenities covered) Feet Treatment/Externmention. Street Lights. Water. Sewer. Street Lights. Water. Street Lights. Uniterior Service. Cable. Private Road Maintenance. Gate and/or Security.		-	-	
Management Fees Exterior Building Maintenance of Property to be Conveyed. Exterior Yard/Londocaping Maintenance of Lot to be Conveyed. Extensor Yard/Londocaping Maintenance Common Areas Maintenance Trash Removal. Recreational Amenity Maintenance (specify amenities covered) Pest Treatment/Externanation. Street Lights Water. Sewer. Storm water Management/Drainage/Ponds. Internet Service. Cable. Private Road Maintenance. Gate and/or Security.	Which of the following services and amenities are paid for by the owners' association(s) identified above out of the			
Management Fees	The state of the s	-	1942	. 30
Paternor Besiding Maintenance of Property to be Conveyed. Deternor Yard/Landscaping Maintenance of Lot to be Conveyed. Common Areas Maintenance		OF YE	200	Raise
Extensor Yard/Landocaping Maintenance of Lot to be Conveyed				4
Common Areas Maintenance	AND THE PARTY OF T		n	8
Tresh Remoral Recreational Amenity Maintenance (specify amenities covered) Pest Treshment/Externanation Street Lights Weter Sower Storm water Management/Drainage/Poods Internet Service Cable Private Road Maintenance Private Road Maintenance Gate and/or Security Gate and/or Security	MARKANA MANAGAN AND TANDARIA MANAGAN M		片	2
Recreational Amenity Maintenance (specify amenities covered) Post Treatment/Externanation Street Lights Webs: Sover Storm water Management/Drainage/Poods Internet Service Cable Private Road Maintenance Private Road Maintenance Gate and/or Security.		littore)	-	2
Pest Treatment/Externanation Street Lights Water Sewer Sewer Street Management/Drainage/Ponds Internet Service Cable Private Road Maintenance Gate and/or Security.		-		-
Pest Treatment/Externanation Street Lights Water Sewer Sewer Street Management/Drainage/Ponds Internet Service Cable Private Road Maintenance Gate and/or Security.	Recreational Amenity Maintenance (specify amenities covered)	0		-
Street Lights Weter. Scower Storm water Management/Drainage/Poods Internet Service Cable Private Road Maintenance Gate and/or Security.			-	-
Screen	Count I labor	H	5	7
Screen		-		6
Storm water Management/Drainage/Ponds				6
Internet Service		Ober 1	Description of	-
Cable		Distance of	10000	Y
Private Road Maintenance		-	100	7
Parking Area Maintenance		CON.		5
Gate and/or Security.		0	0	9
0.0			0	9
Other (exectly)	Case Have Security	0	0	9
	Other: (specify)			

Main House



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

Instructions to Property General

- 1. The Residential Property Disclosure Act (U.S. 478) ("Dischoure Act") requires owners of residential real edistr (single-family houses, individual creditories and for the contract, and the like, and buildings and up to four studing mate; to definit purchases a Rendered Property and Orento. American Declarate Statement ("Declarate Statement"). This form is the only one approved for this purpose. A declarate statement must be franched in connection with the sale, grathener opion and sale under a large with opins to purchase where the lessest does not occupy in letteral to occupy the dwelling. A decisions decorated to not required for more transactions, medicing the first sale of a dwelling which has never been inhabited and immericant of conducted property made paramet to a franc with equipm to purchase where the least occupies or intends to compare the dwelling for a complete but of energious, see U.S. 471-2.
- You canni respond to each of the questions no the following pages of this form by filling in the requested information or by placing a check (4) in the eppropriate box. In respecting to the questions, you are only obtained to declare information about which you have actual low-windye.
 - a. If you check "Yes" for any quantum, you must explain your surner and either describe any problem or attach a report from an attorney, enganeer, regeleration, pers control operator or other expent or public agency describing it. If you attach a report, you will not be liable for any macusate or amongolete inferroscore consecred as a to holy or you were not groundy negligible in obtaining or framewitting the information.
 - b. If you check "No," you are stating that you have no actual imposhedge of any problem. If you check "No," you are stating that you have no a problem. you many be liable for making an intentional maintainment.
 - 6. If was clearly "No Representations," you are choosing not in disclose the conditions or characteristics of the property, even if you have actual know ladge of them or should have impose of these
 - d. If you check "You" or "No" and something happens to the property to make your Declorer Statement incorrect or maccurate (for example, the roof begins to leak), you must promptly give the porthese a corrected Durchouse Statement or correct the problem.
- 3. If you are assessed as the sade of your property by a bicassed and entate broker, you are stall responsible for completing and delivering the Discharge Historian to the purchasers, and the bashes some disclose any material facts about your property which he or the knows or reasonably chould know, sugardies of your responses on the Direference 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 Purchasees" below). You should give the purchaser a copy of the Develoure Statement costaining your signature and keep a copy upmed by the purchaser for your

Note to Purchasen: If the owner does not give you a Freedomind Property and Owner's Association Disclosure disclosure by The tiens your make your offer to purchase the property, you may under certain conditions cancel any resulting contract without punelty. to you se the purchaser. To carried the contract, you must parametry deliver or mail written notice of your decision to cancel to the contact of the current agent within three columbs days following your receipt of the Disclosure Statement, or three cultivator days following the date of the condrast, utilicianse occurs first. However, in an event does the Disclosure Act permit you to cancel is contract

	exchange) after you have occupied the property, whichever occurs link
In the open below, type or print in ink the address of the proper	
Property Address 3215 Baltimore Branch Rd, H	fot Springs, NC 28743-9135
Own Margaret Lloyd Jesison	
Spine - A la A	demand before signing and that all suformation is true and correct as of the da
Owner Sugnition IV BALLY	Courgaret Morel Jenteon Der Sept. 8, 2018
Owner Signature:	Date
it ned a secretarity by monter attachers' agent; that it is not a sol	atement; that they have examined it before signing, that they understand that the battate for any inspections they may wish to chasin, and that the representation
are made by the trimers and not the comers' agents or subagin becaused home impressor or other professional. As used herein, to	illi. Patolikatra are strangly encouraged to obtain their own immedians from
Perchaser Signature	Date
Purchaire Signature	Date
C 4.22	Page T of 4
mean Borne Properties, 14545 NC 200 HWV Hat Soviets NC 2074)	

m	c following questions address the characteristics and condition of the property identified above about	with	th the	owner h
ic	tand Anerelogies. Where the question refers to "dwelling," it is intended to refer to the dwelling costs, on he conveyed with the property. The teem "dwelling unit" refers to any structure intended for hum	77 111		POLG BUT
	0 0	Xn	Dia .	Esperatorial
	to what your was the decising constructor? 2004. Explain (f processor)			D
	In these any problem, and investigate or defect with the dwelling's foundation, slob, frequency himseys. House, windows (metading alone wedges) and acrosses, doors, college, enterior and anterior walls, amended garage, putso, deck or other structural components including model contents to them?		er	0
	The dwelling's extense walls are made of what type of material? Bright Veners Wood Stone Vinyl			8
	In what your was the dwelling's rest covering installed? 2004 (Approximate if no records are available). Explain of necessary			, EJ
	In there any leakage or other problem with the dwelling's roof?		10	D
	Is there any water compage, Yoshingo, discipuous or standing water in the dwelling's basement, crawl space, or slab?	D		
	Is there no? publics, multimetant or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, practice, etc.).	0	OF THE	/ D
	is there are partition, mathematics or defect with the ducking's plumbing system (paper, features, water beater, etc.)?		10	
	As there my problem, malfunction or defect with the dwelling's beating author air conditioning?	O	10	D
	What is the dwelling's heat source? Paramor Heat Pump Differenced Other			0
	What is the dwelling's cooling source? [] Central Forced Arr. [] Well/Window Unit(s) [] Other (Check all that apply). Age of system What are the dwelling's find sources? [] Electricity [] Natural Gas. [] Propose [] Oil [] Other (Check all that apply) [] the find source is absent in a tank, identify whether the tank is [] above around or [] [] Advent			5
	pround, and whether the tank is			0
	The dwelling's water papes are made of selant type of material! Copper Calvanized Charac CM hybridylene (Charle all that apply)			0
1	s there exp problem, malfunction or defect with the dwelling's water mapply (including water quality, quantity, or water		01	
	What is the dwelling's sewage disposal system? Septic Tank People Tank with Pump Community System Compount to City/County System available Straight pipe (wastewater does not go into a color sewer system note: use of this type of system violates state law]) Other	Lad.	M	
Ų	the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system			
	there my problem, multisection or defect with the dwelling's newer and/or sepaic system?	U		D
	there my problem, malfunction or defect with the dwelling's central vacuum, pool, but tab, ups, attic firs, exhaust fire, story, many pump, arrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other story?			
		D	M	D
	there my problem, mailineness or defect with any appliances that may be included in the conveyance (suggestives, includ	0	0/	
	remain and Date MG Jupt 8, 70 18 Owner Initials and Date	100	SINV.	11111

			- 20	A
22.	is there my problem with present infestation of the dwelling, or descape from past infestation of wood destroying practice of the which has not been repaired?	0	B	0
	In these any problem, malfunction or defect with the drainage, grading or soil stability of the property?		CB*	70
	Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?	D	ON	D
24	Is the property to be conveyed to violation of any local coming ordinances, restrictive coverants, or other land- one restrictions, or building nodes (including the failure to obtain proper permits for room additions or other changes/superconnuts)?		6	D
23	Are there may humandom are toxic substances, materials, or products (such as authoritis, formulatelyde, radon gas, methodogas, lead-based point) which exceed government sufety standards, any debris (subother based or covered) or underground storage toxics, for any environmentally humandoon conditions (such as contaminated and or water, or other environmental contamination) which affect the property?		8	0
29	is there any some, odor, smoke, etc. from commercial, industrial, or military sources which affects the property?		B	9
	Is the properly subject to any utility or other essentiate, shared deriveways, party walls or encroschments from or on adjacent property?	0	0	0
28	is the property the subject of any lawants, foreclosures, haskraptcy, leases or rental agreements, judgments, tax hens, proposed assessments, succlassics' hens, materialmens' hens, or notices from any governmental agency that could affect title to the property?	0	6	0
74)	Is the property the subject to a flood hazard or is the property located in a federally-designated flood hazard area?		6	0
W	Does the property abut or adjoin any private road(s) or stopet(s)?	D	B	0
Al	If there is a private road or street adjoining the property, in there in existence any owners' association or maintance agreements decking with the maintanance of the poul or street?	n		
la	lies of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agen			
7	groser, lead surveyor, prologed, post control operator, contractor, hence suspector or other expert, dealing with matters w like agency's functions or the expert a house or expertise. he following quantions portain to the property identified above, including the lot to be conveyed and any dwelling us	idhin I	the scop	e of that
T	the agency's functions or the expert a foreste or expertise. The agency's functions or the expert a foreste or expertise the following quantities partials to the property identified above, including the lot to be conveyed and any dwelling us trapes, or other buildings incated thereon. To your knowledge, is the property subject to regulation by one or more owners' association(s) or governing documents which impose various mandatory operating, conditions, and contractors where the lot includes but any limited as	idia (it(s), Ym. i	the scop sheds, d	e of that
T	the agency's functions or the expert a hoeste or expertise to full relation or the expert a hoeste or expertise to full relating quantilities partially to the property identified above, including the lot to be conveyed and any dwelling us trages, or other buildings incated thereon. To your knowledge, is the property subject to regulation by one or more owners' association(s) or governing documents which impose various mandatory coverants, conditions, and contrictions upon the lot, including, but not limited to obligations to pay regular association or door and special association? If your association is "yex," please provide the information respected below as to each owners' association to which the property is subject junert N/A into any blank that does not apply).	idhin I	the scop sheds, d	e of that etached
71	the agency's functions or the expert a hoeste or expertise the agency's functions or the expert a hoeste or expertise to full rain a particle of the property identified above, including the lot to be conveyed and any dwelling us trages, or other buildings incuted thereon. To your knowledge, is the property subject to regulation by one or more owners' association(s) or governing documents which impose various manufactory coverants, conditions, and contrictions upon the lot, including, but not limited to obligations to pay regular associations or door and special associations if your association is "yes," please provide the information respected below as to each owners' association to which the removers is subject linear bills as	idia (it(s), Ym. i	the scop sheds, d	e of that etached
T	the agency's functions or the expert a house or expertise. To your knowledge, is the property subject to regulation by one or more owners' association(a) or governing documents which impose various mandatory coverants, conditions, and notificious upon the lot, including, but not limited to obligations to pay regular association or does and special association upon the lot, including, but not limited to obligations to pay regular association or does and special associations upon the lot, including, but not limited to obligations to pay regular association or does and special association to which the property is subject junget N/A into any blank that does not apply! ("then") are 5 per The name, address, and belephone number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the cament association or the number of the measured of the number of the n	idia (it(s), Ym. i	the scop sheds, d	e of that etached

	Are any fees charged by the resociation or by the association's management company in connection with the conveyance or bundler of the lot or property to a new owner? If your answer is "yes," places state the amount of the fees.	X	25a	-
	the fees: to the total property to a new owners it your answer is "yes," please state the amount of		10	-
14.	As of the date this Disclosure Statement is signed, are any date, fees, or special assessments which have been duly approved as expand by the applicable ducknotion or bytems, and that are payable to an association to which the lot is subject? If your assessor in "you," please that the many and amount of the date, fam, or special assessments to which the property is subject:			1
		Aria.	1	
	As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits anothing the property or lot to be conveyed? If your answer is "yes," plane state the nature of each profits invest, and the amount of each months of judgment.		IE)	/
		ET.	0/	П
6.				/
		F 1	d	
Ž.	Which of the following services and amenities are paid for by the owners' association(s) identified above out of the necessister's regular assessments ("does")? (Check all that apply).	Ī		
		Ties	20 1) Jacobski
	Management Figure	D	D/	- 0
	Exterior Statisting Maintenance of Property to be Conveyed.		12	D
	Exterior Yandil, and scaping Maintenance of Lot to be Conveyed.		1	-0
	Common Arean Meintenance	D	0	D
	Trash Renoval	0	B	
	Recreational Amenity Maintenance (specify assention covered)		D	0
	Pest Treatment/Estermination			-
	Street Lights.		P	0
	Wester	旦	M	0
	Sewer Control of the		4	
	Storm Water Management/Drainage/Pends		2	D
	Interest Service	0,		0
	Cable		Z	D
			Tel .	D
		100	1	Total State of
	Private Rind Maintenance.	D	Ø	0
	Private Road Maintenance. Parking Area Maintenance.	00	of or	0
	Private Road Maintenance. Parking Area Maintenance.	D	N N N	

Page 4 of 4

Bowle State	Notice: This approval is issued sultanian	Basement: Yes No Stream Foundation Property Line Installed By: Heal Fully Remarks: EZ-Fled	Residence Bedrooms 3 Mobile Home Bedrooms Other Establishment Type	Other Type Disposal: Repair To Existing System Existing Tank: Yes No Material: Concrete Block Other New Tank Gal. Liquid Capacity Mit. Field: Existing Square Footage Square Footage Added Total Sq. Footage No. Lines Length Width	Built in Place Tank: Material Inside Dimensions: Length Width Liquid Depth Liquid Depth Liquid Capacity Nitrification Field: Square Footage Lines Length Width Depth of Gravel	Tank Material: Concrete Other Manufacturer: KM 1680 Liquid Capacity: 1	ner: Pauly Bell File: 9067 hress: 3215 Bellmone Breach Reliter Springs, NC Phone: 827-221-2530 MADISON COUT. Mar. Springs, NC Date: 4/28/06 Mar. 8
	oject to all the provisions of Rules and Regu- 130, Article 13E of the General Statues of This approval indicates that this system ctorily for any given period of time.	Kinky	Туре		Capacity	the L. M	HEALTH DEPARTMENT th Care Lane , NC 28753 ,49-3531

* Not drawn to scale	29" 12" 3'x50' 32" 12" 45.7 Horse Driveney Coal	Yes No Sanitarian Yes No Sanitarian Yerning the design, installation, cleaning and use of sewage disposal systems in Madison Count olina. No person is permitted to make alterations in the design or use of this system other t installed in compliance with the standards as set for their the above regulations, but shall in	Residence Bedrooms	Nitritication Field: Square Footage Lines 5 Length 50/60/60 Width 5 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	M. Bell F. E. 2026 Phone: 828 -649 -683. 115 Walket Creek Re. Markell MC Date: 9/12/65- New Branch Het Springs MC Lot Number. Section: Lot Number. Ink Material: Concrete Other Manufacturer: 50m 1600 I Liquid Depth. Inside Dimensions: Length Width Liquid Depth.
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