

7+ Acre Mountain Home- Incredible Long Range Sunset Views



- 3 BR 3.5 BA home on 7+ Acres in beautiful Spring Creek valley
- Light and bright living area with an open floor plan
- Great room with cathedral ceilings and wood burning stove
- Nice kitchen with pantry and dining area
- Family room with unique brick wood heater, cookstove, and wood fired oven
- Spacious deck on the main level for taking in the views
- Master suite on main with access to deck
- Large root/wine cellar. Great house for self-sufficiency!
- Pasture is level and great for horses or other animals. Bold creek!
- Easy paved access and two car garage

Offered for \$525,000
MLS# 3839665



Mountain Home Properties www.mountaindream.com

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

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

Residential Property Client Full

707 Woollyshot Branch Road, Hot Springs, NC 28743-7116

List Price: **\$525,000**

MLS#: 3839665	Category: Single Family	Parcel ID: 8757-91-9836
Status: Active	Tax Location: Madison	County: Madison
Subdivision: none	Tax Value: \$245,669	Zoning: R-A
Subdivision: none	Zoning Desc:	Deed Ref: 202-632
Legal Desc: 8757-91-9836	Approx Lot Dim:	Lot/Unit #:
Approx Acres: 7.09		Elevation: 2500-3000 ft. Elev.
Lot Desc: Long Range View, Mountain View, Pasture, Paved Frontage, Stream/Creek, Year Round View		



General Information		School Information	
Type:	1.5 Story/Basement	Elem:	Hot Springs
Style:		Middle:	Madison
Construction Type:	Site Built	High:	Madison
HLA		Bldg Information	
Main:	1,248	Non-HLA Sqft	
Upper:	624	Main:	0
Third:	0	Upper:	0
Lower:	0	Third:	0
Bsmnt:	780	Lower:	0
Above Grade:	1,872	Bsmnt:	468
Total Primary HLA:	2,652	Prop Compl Date:	
Additional Sqft:	0	Construct Status:	
		Builder:	
		Garage Sqft:	468
Additional Information			
Prop Fin:	1031 Like-Kind Exchange, Cash, Conventional		
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Road Responsibility:	Publicly Maintained Road		
Additional Parcels:	8757-91-9534		

Recent: **04/04/2022 : NEWS : ->ACT**

Room Information			
Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Bedroom(s), Dining Area, Great Room, Great Room-Two Story, Kitchen, Pantry
Upper	2	1/0	Bathroom(s), Bedroom(s)
Lower	0	1/0	Bathroom(s), Family Room, Laundry, Play Room, Utility, Wine Cellar

Features	
Parking:	Attached Garage, Basement, Garage - 2 Car, Garage Door Opener, Parking Space Main Level Garage: No
Driveway:	Gravel
Laundry:	Basement
Foundation:	Basement, Basement Inside Entrance, Basement Outside Entrance, Basement Partially Finished
Fireplaces:	Family Room, Great Room, Woodstove, Other
Floors:	Carpet, Laminated Wood, Tile, Vinyl
Equip:	Ceiling Fan(s), Dishwasher, Electric Range, Refrigerator
Comm Features:	Walking Trails
Interior Feat:	Cathedral Ceiling(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Feat:	Outbuilding, Shed(s), Wired Internet Available
Exterior Covering:	Wood
Porch:	Back, Covered, Deck, Front
Street:	Paved
Roof:	Composition Shingle

Utilities			
Sewer:	Septic Installed	Water:	Well Installed
HVAC:	Ductless/Mini-Split System, Heat Pump - AC, Heat Pump - Heat, Woodstove, Other - See Media/Remarks	Wtr Htr:	Electric

Association Information		
Subject To HOA:	None	HOA Subj Dues: No

Remarks	
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Public Remarks: **7+ acre mountain home with incredible long range sunset views, pasture and creek! Very light and open floor plan. 3 BR 3.5 BA. Great room with cathedral ceilings and wood burning stove, nice kitchen with pantry and dining area. Spacious deck on main level to enjoy the view. Primary BR suite on main level. Family room with unique brick wood heater, cookstove and wood fired oven. Large root/wine cellar. Great house for self sufficiency. 2 car garage. Pasture is level and great place for horses or other animals. Beautiful, bold creek. Easy paved access. Located in the beautiful Spring Creek Valley.**

Directions: **From Waynesville Follow Hwy NC 209 Hwy to right on Woollyshot. 707 is 7/10ths of a mile on the left.**

DOM: 1	CDOM: 1	Closed Dt:
UC Dt:	DDP-End Date:	Close Price:
		Slr Contr:
		LTC:

Prepared By: Jill Warner

Residential Property Photo Gallery

MLS: [3839665](#)

707 Woollyshot Branch Road, Hot Springs, NC 28743-7116

List Price: \$525,000



Mountain Views with Pasture and Creek!



Private setting!



Beautiful creek!



Pasture with views!



Mountain Views!



Great room



Nice creek on the property



Beautiful setting



Great room with views!



Primary bedroom on main level



Walk in closet



Main bath



Great room



Great Room



Upstairs bedroom



Great room





Finnish wood cook stove



family room



Cellar for garden produce or wine



2 car garage



Level pasture with creek and mountain views!



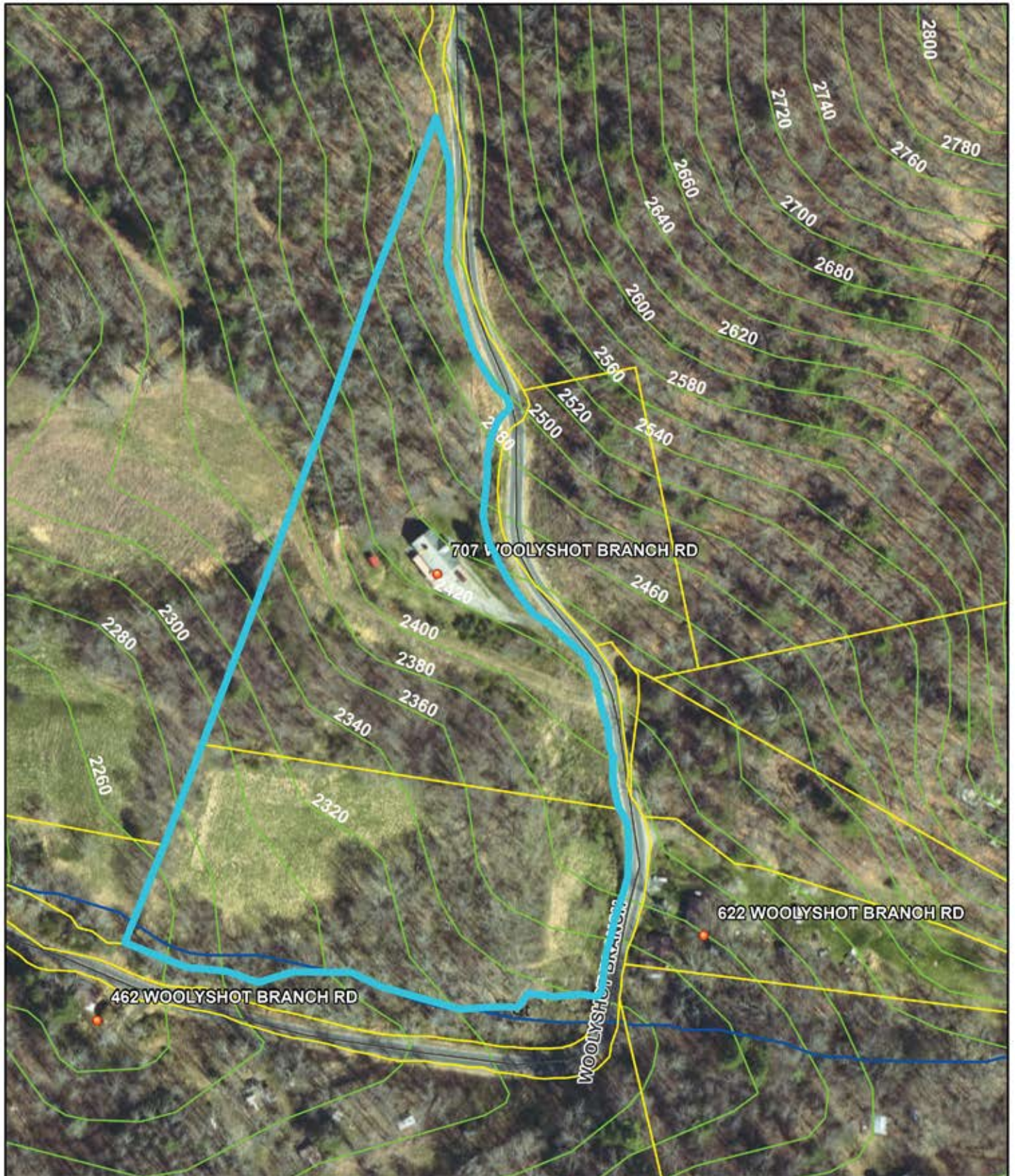
Garden shed







Topo 707 Woollyshot



1/14/2021, 4:29:32 PM

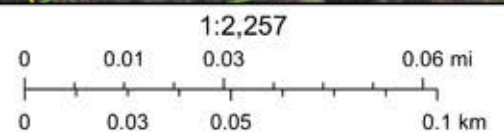
2019 Madison County Tax Parcels

Addresses

Roads

Streams

20ft Contours



NC CGIA, GeoEye, Maxar, Microsoft

Web AppBuilder for ArcGIS
NC CGIA, Maxar, Microsoft |

--VICINITY MAP--

- Elizabeth J. Kent
Deed Book 133-194
Plat Book 3 - Page 146

R/N = Right of Way
IPS = Iron Pipe Set
PP = Power service Pole
--- = Stream or Branch

Deer Box 150-64'

Sandra H. & Roy W.

7.116 Ac. (Total)

Robert Rouillard
Good Books 142-136, 126-307

Note: This Survey is in a portion of Madison County that is unregulated as to an ordinance regulating parcels of land.

Robert Rouillard
Jesse Book 137-266

STATE OF NORTH CAROLINA, COUNTY OF HAYWOOD
The foregoing certificates of DAPHNE G. GEORGE
and AUSTIN J. HARRIS of the state and county designated as
certified to be correct this 6th day of Nov^r 1932
Attest my registration on the 6th day of Nov^r 1932.
1:30 p.m. O' clock P. M. and recorded in
PLAT. CABINET. *Pat. 24-3*
Page 200

PROPOSED CONVEYANCE TO:
 RAUNO J. AROMAKI
 Number 8 Township Madison County, N.C.

scale: 1" = 80' date: October 20, 1992 drawn by: AMN

Survey by: J. RANDY HERRON, R.L.S. L-3202
HERRON LAND SURVEYING

307 S. Haywood Street, Waynesville N.C. 28786
704 - 456 - 5761

reference: *drawing no.:*
Deed 150-647 2559-1796-B

Figure 1 is a schematic diagram of a vertical pile foundation system. The diagram shows a pile with a diameter of 12 inches, a length of 10 feet, and a cross-section of 12 inches by 12 inches. The pile is supported by a pile cap. The diagram is labeled with dimensions and a scale of 1 inch = 1 foot.

2559-1796-B

Property Owner Round Aramaki File: 8812 Phone _____

Property Address _____ Date 7-15-93

Location Spring Creek - to SE 1171 Willis Shady about 1 mile to property on left of road

Subdivision: _____ Section _____ Lot Number _____

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

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

Nitrification Field: Square Footage 1000 Lines 3 Length 100 Width 10 Depth of Gravel 12

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 _____

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

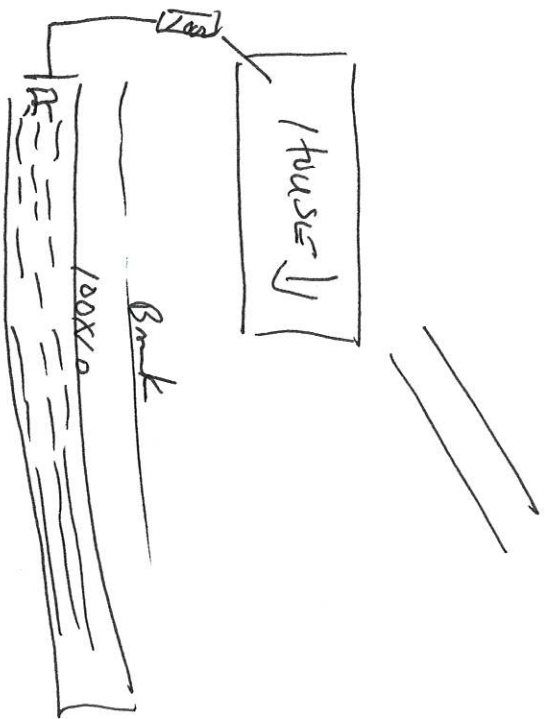
Basement: Yes ☐ No ☐

Nearest Distance To: Water Supply 50 ft Stream 50 ft Foundation 60 ft Property Line 60 ft Installed By: Harold Enly

Remarks: _____

Approved Yes ☒ No ☐ Sanitarian [Signature]

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.



Reper



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

Instructions to Property Owners

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

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

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

Property Address: **707 Woollyshot Branch Rd, Hot Springs, NC 28743-7116**

Owner's Name(s): **Rauno J. Aromaki Revocable Trust**

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: **B. A. MYCIS - EXECUTOR** **Rauno J. Aromaki Revocable Trust** Date **03/17/2022**
 Owner Signature: _____ Date _____

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

Buyer Signature: _____ Date _____
 Buyer Signature: _____ Date _____

Property Address/Description: 707 Woollyshot Branch Rd, Hot Springs, NC 28743-7116

House on 7.116 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>1993</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 any modifications to them? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. The dwelling's exterior walls are made of what type of material? <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 type="checkbox"/> Other _____ (Check all that apply) | | | <input checked="" type="checkbox"/> |
| 4. In what year was the dwelling's roof covering installed? _____ (Approximate if no records are available) Explain if necessary: _____ | | | <input checked="" type="checkbox"/> |
| 5. Is there any leakage or other problem with the dwelling's roof? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. What is the dwelling's heat source? <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Baseboard <input checked="" type="checkbox"/> Other <u>Wood</u>
(Check all that apply) Age of system: _____ | | | <input checked="" type="checkbox"/> |
| 11. What is the dwelling's cooling source? <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Wall/Window Unit(s) <input checked="" type="checkbox"/> Other <u>mini split</u>
(Check all that apply) Age of system: _____ | | | <input checked="" type="checkbox"/> |
| 12. What are the dwelling's fuel sources? <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input 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 type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input type="checkbox"/> owned by seller. (Check all that apply) | | | <input checked="" 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 checked="" 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 type="checkbox"/> Other _____ (Check all that apply) | | | <input checked="" type="checkbox"/> |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. What is the dwelling's sewage disposal system? <input checked="" type="checkbox"/> Septic Tank <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 checked="" type="checkbox"/> |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit?
If your answer is "yes," how many bedrooms are allowed? _____ <input type="checkbox"/> No records available | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Buyer Initials and Date _____

Owner Initials and Date

Bryan A. May - Executor 03/17/2022

Buyer Initials and Date _____

Owner Initials and Date _____

REC 4.22

Page 2 of 4

Rev 8/21

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

Aromaki Estate

- | | Yes | No | No Representation |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)? | <input type="checkbox"/> | <input 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) located on or which otherwise 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Easement for power

Farm road easement for the benefit of adjoining property

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

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

- | | Yes | No | No Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 32. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- If you answered "yes" to the question above, please explain (attach additional sheets if necessary):

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If your answer is "yes", please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

• (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

Buyer Initials and Date _____

Owner Initials and Date Buyer A. Thomas - EXECUTOR 03/07/2022

Buyer Initials and Date _____

Owner Initials and Date _____

***If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

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

Buyer Initials and Date _____ Owner Initials and Date BAD - EXECUTOR - 03/17/2022
 Buyer Initials and Date _____ Owner Initials and Date _____



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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

	Yes	No	No Representation
<u>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: 707 Woollyshot Branch Rd, Hot Springs, NC 28743-7116

Owner's Name(s): Rauno J. Aromaki Revocable Trust

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

Owner Signature: *By Aromaki* ^{EXECUTOR} Rauno J. Aromaki Revocable Trust Date 03/17/2022

Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

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