

Escape to your Dream Property in the Mountains!



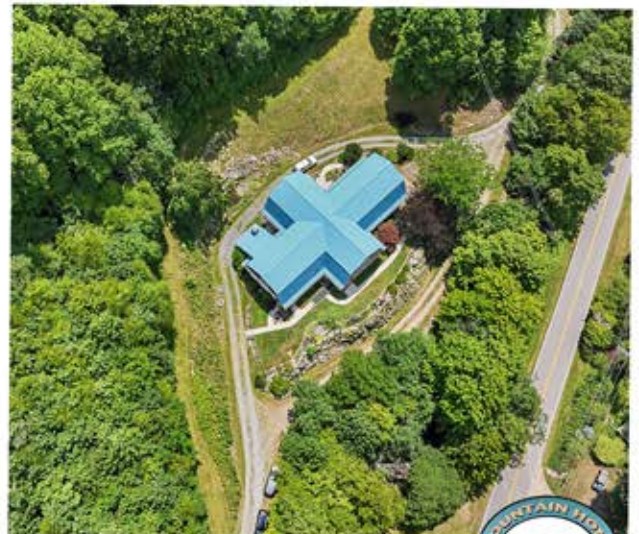
Barn

*Offered for \$1,300,000
MLS#4158631*

- Lovingly cared for Dutch Colonial style home on 36 acres
- 4BR/6.5BA with amazing Home Office & Art Studio space
- Bedrooms are all on main floor with en suite baths
- Radiant Floor Heat and Central Air
- High Speed Internet
- Workshop on lower level with 2 Car Garage
- Bold Friezeland creek runs along front of the property and along the trails
- Large Barn, Pond with a pier, Trails & Green Spaces
- Established Gardens and mature Landscaping
- Barn has sealed and insulated upstairs



*Water abounds!
Creek and pond.*



Mountain Home Properties www.mountaindream.com

Contact: Stacy Wienke - brokerstacywienke@gmail.com

Cell: 828-772-9855

Office: 828-622-3222



1916 NC 63 Highway, Hot Springs, North Carolina 28743-7200

1916 NC 63 Highway, Hot Springs, North Carolina 28743-7200

List Price: **\$1,300,000**

MLS#: **4158631** Category: **Residential** County: **Madison**
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$1,309,054**
Subdivision: **none** Zoning: Complex:
Zoning Spec: **R-A** Deed Ref: **258-286**
Parcel ID: **8754-96-4639**
Legal Desc: **portion of 8754-96-4639**
Apx Acres: **36.00** Apx Lot Dim:
Lot Desc: **Cleared, Creekfront, Level, Pond, Private, Sloped, Stream/Creek, Trees, Views, Waterfall, Wooded**
Elevation: **3000-3500 ft., 3500-4000 ft.**



General Information

Type: **Single Family**
Style: **Arts and Crafts, Colonial**
Levels Abv Grd: **2.5 Story w/Bsmt**
Const Type: **Site Built**
SubType:

School Information

Elem: **Hot Springs**
Middle: **Madison**
High: **Madison**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	4	4/1	3,300	
Upper:		1/	1,288	1,629
Third:			0	
Lower:			0	
Bsmt:		1/	3,300	
2LQt:				

Building Information

Beds: **4**
Baths: **6/1**
Yr Built: **2002**
New Const: **No**
Prop Compl:
Cons Status:
Builder:
Model:

Above Grade HLA: **4,588**
Tot Primary HLA: **7,888**

Additional SqFt:
Garage SF:

Additional Information

Prop Fin: **Cash, Conventional**
Assumable: **No**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Room Information

Main	Prim BR Living Rm	Bedroom Dining Rm	Bath Half Den	Bath Full Office	Kitchen
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Parking Information

Main Lvl Garage:	Yes	Garage:	Yes	# Gar Sp:	2	Carport:	No	# Carport Spc:
Covered Sp:		Open Prk Sp:	No	# Assg Sp:				
Driveway:	Earth, Gravel			Prkng Desc:				
Parking Features:	Circular Driveway, Driveway, Garage Attached, Garage Faces Side, Parking Space(s)							

Features

Lot Description:	Cleared, Creekfront, Level, Pond, Private, Sloped, Stream/Creek, Trees, Views, Waterfall, Wooded
Waterbody Nm:	creek
View:	Mountain(s), Winter
Windows:	Insulated Window(s)
Fixtures Exclsn:	Yes/Chair Lift Rails do not convey
Foundation:	Basement, Permanent
Fencing:	Front Yard, Partial
Accessibility:	Bath Grab Bars
Exterior Cover:	Brick Partial, Cedar Shake, Concrete Block
Road Surface:	Paved
Roof:	Metal
Utilities:	Electricity Connected, Fiber Optics, Propane, Wired Internet Available
Appliances:	Dishwasher, Refrigerator
Interior Feat:	Built-in Features, Entrance Foyer, Kitchen Island, Pantry, Split BR Plan, Walk-In Pantry
Floors:	Wood
Comm Feat:	Pond
Lake/Wtr Amen:	None
Doors:	French Doors, Insulated Door(s)
Laundry:	In Basement, Laundry Chute, Laundry Room, Lower Level
Basement Dtls:	Yes/Basement Garage Door, Exterior Entry, Fully Finished, Full, Interior Entry, Storage Space, Walk-Out Access, Walk-Up Access
Fireplaces:	Yes/Primary Bedroom, Wood Burning Stov
2nd Living Qtr:	
Construct Type:	Site Built
Road Frontage:	
Patio/Porch:	Covered, Front Porch, Patio
Other Structure:	Barn(s)

Utilities

Sewer:	Septic Installed	Water:	Well Installed
Heat:	Heat Pump, Propane, Radiant Floor	Cool:	Central Air
Restrictions:	No Restrictions		

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:

Remarks Information

Public Rmrks: **On the market for the first time! Lovingly cared for Dutch Colonial style home, large barn, pond, trails, green spaces, gardens, and a bold creek on 36+ acres. 4 bedrooms and 6.5 bathrooms. Incredible home office space. High speed internet. All bedrooms are on the main floor have an en suite bath. Separate sitting room and access to outdoor patio in primary Master suite. Radiant floor heat and central air. On the upper level there is a vast workspace/hobby room, a bonus space with a full bathroom, and a storage room. Would make an incredible studio! There is an expansive workshop downstairs as well, and a 2-car garage. Hike on your own property! Manicured trails are in place that meander alongside the creek and to the pond. The large barn**

features a sealed and insulated upstairs and plenty of room to store equipment on the ground level. Established gardens and mature landscaping throughout. Easy access to Max Patch, downtown Hot Springs, Waynesville, 40 minutes to Asheville!
Directions: From Asheville, follow Leicester Hwy (Hwy 63) over Doggett Mountain and into Hot Springs. 1916 will be on the left, use the first driveway just before the house, look for signs. Shown by appointment only.

Directions:

Listing Information

DOM: 7
UC Dt:

CDOM: 7
DDP-End Dt:

Slr Contr:
LTC:

1916 NC 63 Highway, Hot Springs, North Carolina 28743-7200

MLS#: **4158631**

1916 NC 63 Highway, Hot Springs, NC 28743-7200

Price: **\$1,300,000**

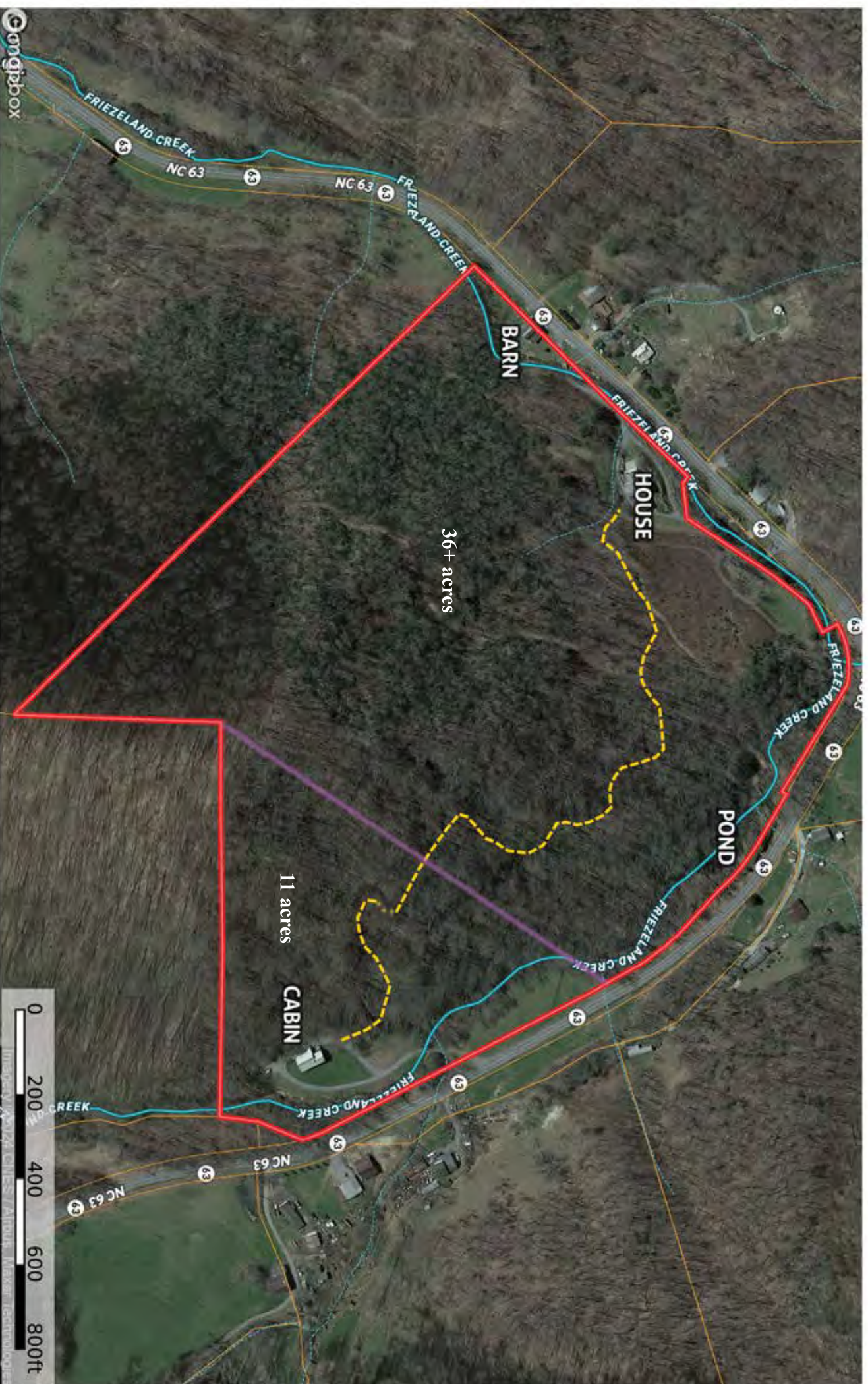


The Beauty Spot!



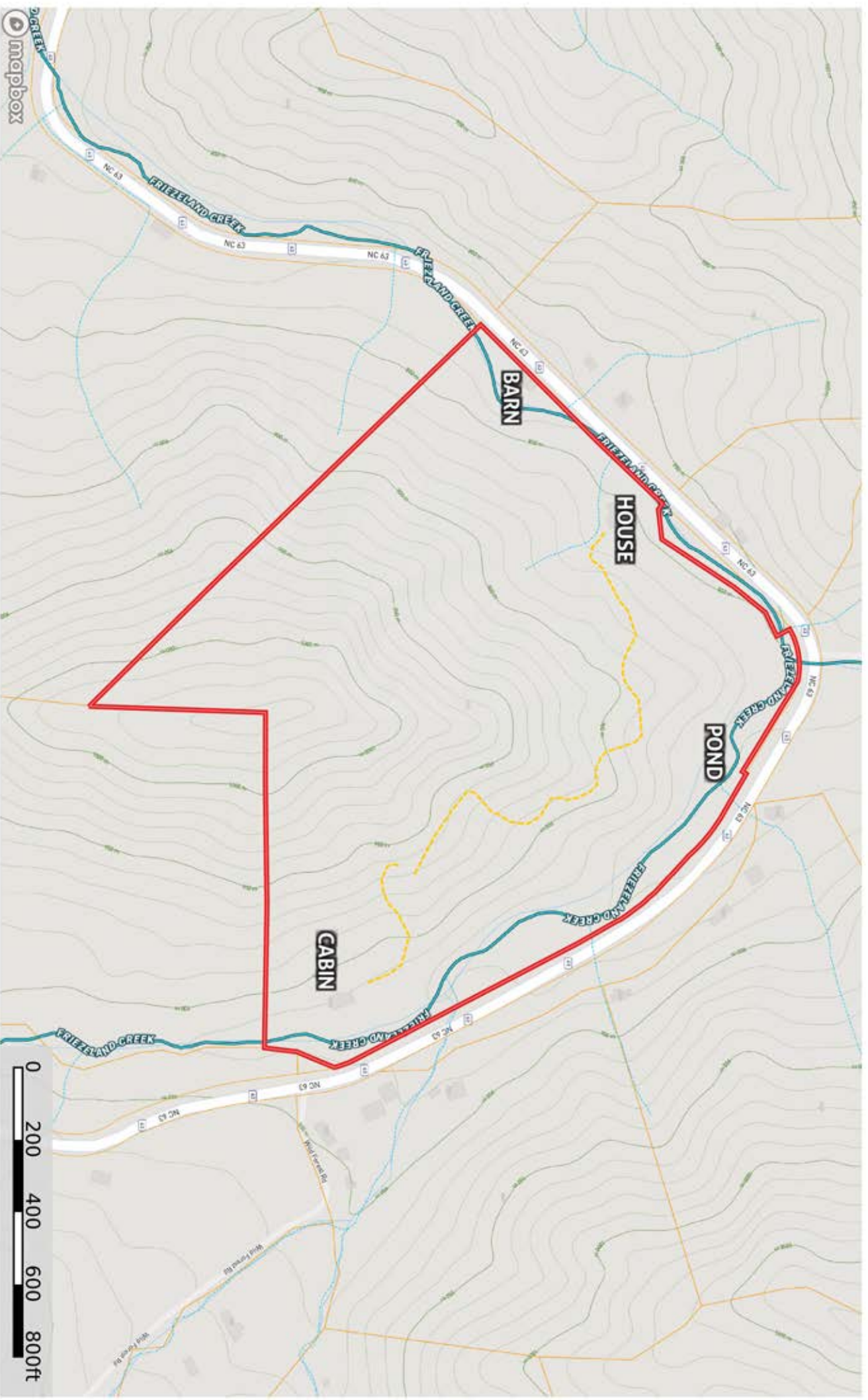






Red outline represents 47.47 acres, Main House, and Cabin
Purple line marks proposed division of acreage
Yellow line represents a hiking trail that connects the two homes

1916 & 2316 NC 63 Hwy



INTERNAL MEASUREMENTS



TOTAL: 6302 sq. ft

BELOW GROUND: 85 sq. ft, FLOOR 2: 3300 sq. ft, FLOOR 3: 2917 sq. ft
EXCLUDED AREAS: GARAGE: 927 sq. ft, ROOM: 800 sq. ft, ELECTRICAL ROOM: 98 sq. ft,
UNDEFINED: 14 sq. ft, LAUNDRY: 182 sq. ft, BASEMENT: 1748 sq. ft,
HALL: 147 sq. ft, LOW CEILING: 100 sq. ft

This floor plan holds ANSI certification and was created by a service professional, not a licensed appraiser. The measurements are computed using CubiCasa Technology, recognized as highly reliable but Not Guaranteed.



Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address: **1916 NC 63 Hwy, Hot Springs, NC 28743**

Owner's Name(s): **Mary Alice Zoch**

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials MAZ
Buyer Initials _____ Owner Initials _____

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SECTION A.
STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied?	☒	☐	☐
Date owner acquired the property: <u>10/27/2020</u>			
If not owner-occupied, how long has it been since the owner occupied the property? _____			
A2. In what year was the dwelling constructed?			☐
			<u>2002</u>
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☒	☐
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply)			☐
☒ Brick Veneer <u>mg</u> ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard			
☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other _____			
A5. In what year was the dwelling's roof covering installed?			☐
			<u>2002</u>
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☒	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☒	☐
A9. Is there a problem, malfunction, or defect with the dwelling's:			
Foundation	☐	☐	☒
Slab	☐	☐	☒
Patio	☐	☐	☒
Floors	☐	☐	☒
Windows	☐	☐	☒
Doors	☐	☐	☒
Ceilings	☐	☐	☒
Deck	☐	☐	☒
Attached Garage	☐	☐	☒
Fireplace/Chimney	☐	☐	☒
Interior/Exterior Walls	☐	☐	☒
Other: _____	☐	☐	☐

Explanations for questions in Section A (identify the specific question for each explanation):

SECTION B.
HVAC/ELECTRICAL

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☒	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☒	☐
B3. What is the dwelling's heat source? (Check all that apply)			☐
☐ Furnace [_____ # of units] ☐ Heat Pump [_____ # of units] ☐ Baseboard [_____ # of bedrooms with units]			
☒ Other <u>Radiant Heat</u>			

Buyer Initials _____ Owner Initials mg
Buyer Initials _____ Owner Initials _____

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B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: _____ ☐ Wall/Windows Unit(s): _____ ☐ Other _____

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☐ Natural Gas ☐ Solar ☒ Propane ☐ Oil ☐ Other _____

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☐ City/County ☐ Shared well ☐ Community System ☒ Private well ☐ Other _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☐ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene ☐ Other _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☐ Gas: _____ ☒ Electric: _____ ☐ Solar: _____ ☒ Other: Propane

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump community system ☒ Septic tank ☐ Drip system
☐ Connected to City/County System ☐ City/County system available ☐ Other _____
☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available

Date the septic system was last pumped: 2024

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☒	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☒	☐
Sewer system	☐	☐	☒	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☒	☐

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials ymz
Buyer Initials _____ Owner Initials _____

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SECTION D. FIXTURES/APPLIANCES

D1. Is the dwelling equipped with an elevator system? Yes ☐ No ☒ NR ☐
 If yes, when was it last inspected? _____
 Date of last maintenance service: _____

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☒	☐	☒	☐	Irrigation system	☒	☐	☒	☐	Sump pump	☒	☐	☐	☐	Garage Door system	☐	☐	☒	☐
Elevator system or component	☒	☐	☒	☐	Pool/hot tub /spa	☒	☐	☒	☐	Gas logs	☒	☐	☐	☐	Security system	☒	☐	☐	☐
Appliances to be conveyed	☐	☐	☒	☐	TV cable wiring or satellite dish	☒	☐	☒	☐	Central vacuum	☒	☐	☐	☐	Other	☐	☐	☐	☐

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. FIXTURES/APPLIANCES

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property? Yes ☐ No ☒ NR ☐

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?) Yes ☐ No ☒ NR ☐

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?) Yes ☐ No ☒ NR ☐

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions? Yes ☒ No ☐ NR ☐

E5. Does the property abut or adjoin any private road(s) or street(s)? Yes ☐ No ☒ NR ☐

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA Yes ☐ No ☒ NR ☐

Explanations for questions in Section E (identify the specific question for each explanation):

F.4 utility easement

SECTION F. FIXTURES/APPLIANCES

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property? Yes ☐ No ☒ NR ☐

Buyer Initials _____ Owner Initials ymz
 Buyer Initials _____ Owner Initials _____

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- F2. Is there an environmental monitoring or mitigation device or system located on the property? ☒ ☐ ☐
- F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property? ☐ ☒ ☐
- F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property? ☐ ☒ ☐
- F5. Is the property located in a federal or other designated flood hazard zone? ☐ ☒ ☐
- F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? ☐ ☒ ☐
- F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program? ☐ ☒ ☐
- F8. Is there a current flood insurance policy covering the property? ☐ ☒ ☐
- F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property? ☐ ☒ ☐
- F10. Is there a flood or FEMA elevation certificate for the property? ☐ ☒ ☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

F2 Radon mitigation installed

SECTION G. MISCELLANEOUS

- | | Yes | No | NR |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | ☐ | ☒ | ☐ |
| G2. Is the property subject to a lease or rental agreement? | ☐ | ☒ | ☐ |
| G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit? | ☐ | ☒ | ☐ |

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials YMZ
 Buyer Initials _____ Owner Initials _____

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SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

H1. 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 "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]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee 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 "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? ☐ ☐ ☐

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association? ☐ ☐ ☐

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

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

Owner Signature: Mary Zoch Mary Alice Zoch Date 7/7/2024

Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____



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

Instructions to Property Owners

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

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

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

	Yes	No	No Representation
<u> </u> Buyer Initials	☐	☐	☒
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	☐	☒	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	☐	☒	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	☐	☐	☒
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	☐	☒	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	☐	☒	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.			

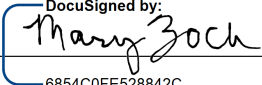
Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **1916 NC 63 Hwy, Hot Springs, NC 28743**

Owner's Name(s): **Mary Alice Zoch**

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:  **Mary Alice Zoch** Date 7/6/2024
DocuSigned by: 6854C0FE528842C...

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 _____

Pump

CERTIFICATE OF COMPLETION

8754-96-4639
MADISON COUNTY HEALTH DEPARTMENT
140 Health Care Lane
Marshall, NC 28753
704-649-3531

Property Owner: William & Roberta Roulas Phone: 516.9011 Date: 5-10-01

Property Address: High 63 Access from Hub of Grace on (R)

Location: High 63 Access from Hub of Grace on (R)

Subdivision: Section: Lot Number: Water Supply: 000 gal per Pump tank

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

Built In Place Tank: Material Concrete Inside Dimensions: Length 3 Width 3' Liquid Depth 0 Depth of Gravel 0 Liquid Capacity 0

Nitrification Field: Square Footage 960' Lines 3 Length 110'/120' Width 3'

Other Type Disposal: Polystone aggregate (E-2 flow system)

Repair To Existing System ☐ Existing Tank: Yes ☐ No ☐ Material: Concrete ☐ Block ☐ Other ☐ New Tank ☐ Gal. Liquid Capacity 0

Nit. Field: Existing Square Footage 0 Square Footage Added 0 Total Sq. Footage 0 No. Lines 0 Length 0 Width 0

Residence ☒ Bedrooms 4 Mobile Home ☐ Bedrooms 0 Other Establishment ☐ Type 0

Basement ☒ Yes ☐ No ☐ Foundation 15' Property Line 10' Installed By: Ken Dangle

Nearest Distance To Water Supply 50' Stream 50'

Remarks: Keep all surface water away from system. Polystone aggregate system & E-2 flow

Approved: Yes ☒ No ☐ Sanitarian James Lee BS #1408 Notice: This approval is issued subject to all the provisions of Rules and Regulations governing the design, installation, cleaning, and maintenance 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.

