



Yadkin
 Printed January 26, 2017
 See Below for Disclaimer



- Centerlines
 - < Null >
 - CITY
 - INTERSTATE
 - PRIVATE
 - STATE ROAD
 - US HIGHWAY
 - private
- County Boundary
- Parcels
- Town Limits
 - < all other values >
 - BOONVILLE
 - BOONVILLE ETJ
 - EAST BEND
 - JONESVILLE
 - JONESVILLE ETJ
 - YADKINVILLE
 - YADKINVILLE ETJ

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YADKIN COUNTY, NC YR 2016 REQUESTED BY CCAMPBELL RUN 6/09/16 TIME 11:37:36 PAGE 1
 B BENGE/98 WOODIE JERRY W WOODIE JERRY W NBHD: 0300 113188
 3628 MILLER BROOK RD 3628 MILLER BROOK RD 484704930745 ROUTE#:
 HAMPTONVILLE NC 27020 HAMPTONVILLE NC 27020 PEA RIDGE PASS @ WINDSOR RD
 Plat Bk/Pg 17561 17561 EXCD: 4847 04 93 0745
 Bldg No. Appraiser: Appr Date: APPR: III APPR DT: 6/04/1998 LAND VALUE 47,000 47,000
 Imp Desc: Eff Yr: USE CODE: MISC VALUE 0 0
 Grade : AVERAGE QUALITY Act Yr Bt: DISTRICT: 118 BUCK SHOALS-FIR BLDG VALUE 0 0
 Stories/ Rms/ Bed/ Bth/ HBth NBHD: 0300 BUCK SHOALS TOWNSH TOTAL VALUE 47,000 47,000
 Finished Area: ASV SqFt Sales SqFt 2015 PRIOR YEAR 47,000 47,000

 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL

PROPERTY NOTES:

BOOK	PAGE	DT	DATE	QS SALES PRICE
434	336	UNK	1/01/1998	18,000
348	823	UNK	5/01/1993 N	
PERMIT NO				
-----			TYPE	
			-----	DATE
				AMOUNT

BLDG CODE	DESC	UNITS	EYB DT	PCT	ADD.DEPR PCT	QGCD	VALUE	EXCD	%COMP
				.00					
				.00					
				.00					
				.00					

LND	LAND	TOTAL ACRES:	2.400	VALUE PER ACRE:	19,583	TOT	CURRENT								
#	ZONE	TYPE/CODE	LAND QTY	LAND ACRES	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC C	1.000	1.000	40,000.00		.00	.00	100.00	.00	.00	.00	.00	40,000	
2		AC W	.800	.800	5,000.00		.00	.00	100.00	.00	.00	.00	.00	4,000	
3		AC O	.600	.600	5,000.00		.00	.00	100.00	.00	.00	.00	.00	3,000	

113188

PEA RIDGE PASS @ WINDSOR RD



**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Pea Ridge @ Windsor Road, Hamptonville, 27020

Owner's Name(s): Jerry W Woodie, Joell C Woodie

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: Jerry W Woodie Jerry W Woodie Date 11/10/2016

Owner Signature: Joell C Woodie Joell C Woodie Date 11/10/2016

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

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____