



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:

Table with 3 columns: Buyer Initials, Disclosure Statement, Yes, No, No Representation. Contains 6 rows of disclosures regarding mineral and oil/gas rights severance.

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: 3370 US 158, Reidsville, NC 27320-9259

Owner's Name(s): John Thomas Berry Jr, Dorothy C Berry

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: John Thomas Berry Jr, Dorothy C Berry. Date: 3/31/2021

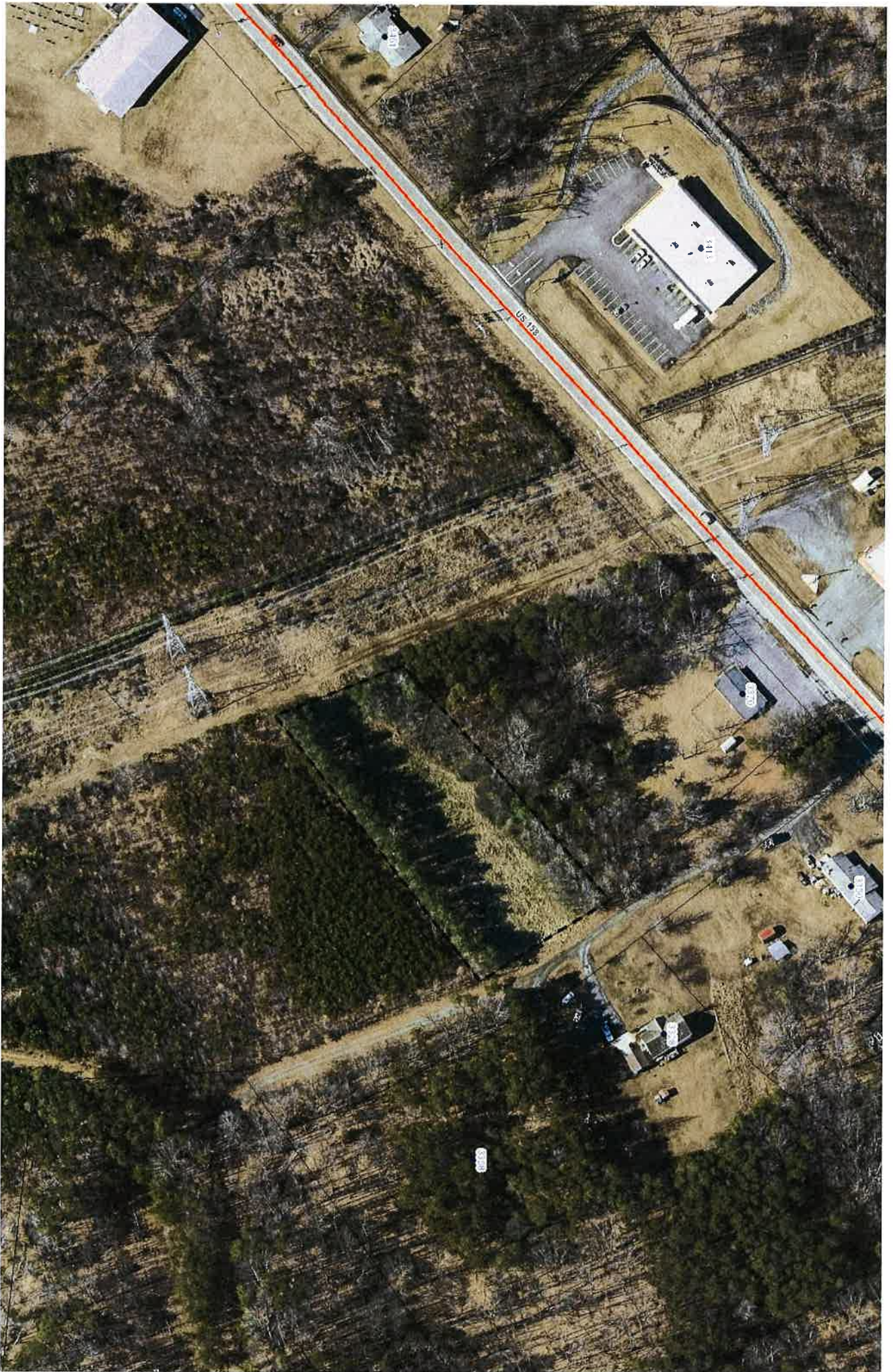
Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Date

Purchaser Signature: Date

REC 4.25

1/1/15



STATE OF NORTH CAROLINA—Rockingham County.

THIS DEED, Made this 31st day of May, A. D. 19 91, by Dorothy C. Berry

Wake of Rockingham County, and State of North Carolina, party of the first and part, to John Thomas Berry, Jr. and wife, Dorothy C. Berry Permanent Mailing Address 10716 Ray Road, Raleigh, NC 27613

WITNESSETH, That said party of the first part in consideration of Ten Dollars and Other Valuable Consideration (\$10&OVC) Dollars to him paid by the said party of the second part the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey to said party of the second part and his heirs and assigns a certain tract or parcel of land in Rockingham County, and State of North Carolina; in Township, adjoining the lands of and others, and bounded as follows, viz:

SEE ATTACHED DESCRIPTION

The above land was conveyed to grantor by See Book page

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said party of the second part and his heirs and assigns, to their only use and behoof forever.

And the said party of the first part for himself and his heirs, executors and administrators, covenants with said party of the second part and his heirs and assigns, that he is seized of said premises in fee and has right to convey in fee simple; that the same are free and clear from all encumbrances and that he does hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

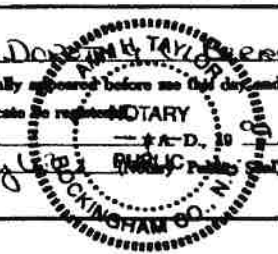
When reference is made herein to party of first or second part the singular shall include the plural, and masculine, the feminine or neuter.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

(SEAL) X Dorothy C. Berry (SEAL) (SEAL) (SEAL)

STATE OF NORTH CAROLINA—Rockingham County.

I, Amy H. Taylor, Notary Public, do hereby certify that Dorothy C. Berry and her wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance; let the instrument, with this certificate be registered. Witness my hand and notarial seal, this 31st day of May, A. D. 19 91. My commission expires 3-28, 19 95.



STATE OF NORTH CAROLINA—Rockingham County.

I, Notary Public, do hereby certify that and his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance; let the instrument, with this certificate be registered. Witness my hand and notarial seal, this day of A. D. 19 (Notary Public Seal) My commission expires, 19

STATE OF NORTH CAROLINA—Rockingham County.

The foregoing certificate of Amy H Taylor, a Notary Public of rockingham Co NC

is certified to be correct. This instrument was presented for registration at 4:51 o'clock P.M., on the 31st day of May, 19 91 and recorded in Book 849, Page 2429 Office of Register of Deeds for Rockingham County, N.C. This the 31st day of May, 19 91. Ramona H. Page Register of Deeds

Rec Fee \$7 Probate \$1

Prepared and drawn by Albert J. Post ATTORNEY AT LAW

Richard M. Miller Deputy Register of Deeds

Recording fee \$ 8.00

5580

51128 RW-3

000008492429

51128 MW3

000008492430

PARCEL #1

Beginning at an iron pipe in the southeastern edge of the right-of-way of U.S. Highway No. 158 said iron pipe being North 52 deg. 00' East 109 feet from the center of Duke Power Steel Tower line; running thence with the Southeastern edge of the right-of-way of U.S. Highway No. 158 North 52 deg. 00' East 200.00 feet to an iron pipe; thence a new line with Hester South 38 deg. 00' East 300 feet to an iron pipe; thence South 52 deg. 00' West 200 feet to an iron pipe, a new line with Hester; thence North 38 deg. 00' West 300 feet to an iron pipe in the Southeastern edge of the right-of-way of U.S. Highway No. 158, the point of beginning. Being and containing 1.38 of an acre according to a survey by A.N. Mattocks, Civil Engineer, dated December 1965, and being described in Deed Book 642 page 202 in the Rockingham County Registry.

TRACT #1: Beginning at an existing iron in the southern margin of Highway #158 with said beginning iron being the northeast corner of tract as described in deed recorded in Deed Book 642, page 202 in the Rockingham County Registry; thence South 40 deg. 08 min. 30 sec. East 299.98 feet to an existing iron, the southeast corner of Tract recorded in Book 642, page 202; thence North 37 deg. 16 min. 45 sec. West to a new iron in the margin of #158; thence South 49 deg. 56 min. 30 sec. West 15 feet to an iron, the point of beginning and being a triangular Tract of 0.05 acres as per survey by Michael S. Nixon, R.L.S. for Cecilia Hester dated May, 1985.

TRACT #2: Beginning at an existing iron in west margin of farm road with said beginning iron also being the southeast corner of the Tract as described in Deed Book 642, page 202 in the Rockingham County Registry; thence South 49 deg. 51 min. 15 sec. West 347.92 feet to a new iron in the margin of Duke Power Right-of-way; thence South 19 deg. 55 min. 00 sec. East 153.08 feet to a new iron; thence North 51 deg. 10 min. 30 sec. East 379.43 feet to a new iron; thence North 28 deg. 16 min. 45 sec. West a chord distance of 88.70 feet to a new iron; thence North 37 deg. 16 min. 45 sec. West 65.67 feet to an iron, the point of beginning and being a tract of 1.25 acres as per survey by Michael S. Nixon, R.L.S. for Cecilia S. Hester dated May, 1985. The grantor also conveys to the grantee, his heirs and assigns a perpetual right of ingress and egress over the existing farm road 60 feet in width as shown on the aforesaid Michael S. Nixon survey. The above-described property is conveyed subject to the following restriction as to use and occupancy, which restrictions are appurtenant to and shall run with the land herein conveyed: residential use only with no house trailer, mobile home, temporary dwelling, or junk cars being located on the property either temporarily or permanently.

ROCKINGHAM COUNTY CENTRAL PERMITTING DEPARTMENT

Request for Copy of Environmental Health Historical File

DATE: 3/28/21 PIN: 8915 00 82 401600  
REQUESTED BY: Eden Combs (Shows on your annual tax bill) PHONE: 336-202-1484  
FAX: 336-342-2011 E-MAIL: theknowledgesteamsof@gmail.com  
ADDRESS OF PROPERTY: 3370 US 158 CITY: Reidsville  
SUBDIVISION: \_\_\_\_\_ LOT #: \_\_\_\_\_  
IS THE SEPTIC SYSTEM INSTALLED?  Yes \_\_\_\_\_ No  
YEAR SEPTIC INSTALLED OR HOME BUILT / PLACED: 1966  
Stick built  Modular \_\_\_\_\_ Mobile \_\_\_\_\_ Vacant Lot \_\_\_\_\_  
NAME OF APPLICANT, CONTRACTOR OR MOBILE HOME COMPANY AS APPLICABLE:  
John Thomas Berry Jr & Dorothy Berry  
NAME OF FIRST OWNER: ↑ same