



**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: 920 Montgomery Street, Reidsville, NC 27320

Owner's Name(s): Georgie Green

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: Georgie Green Date 8-26-15

Owner Signature: Eddie Green Date 8-24-15

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 _____

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 920 Montgomery Street, Reidsville, NC 27320

Seller: Georgie Green

Buyer:

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

Seller's Disclosure (initial)

SPH OEG

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

SPH OEG

Records and reports available to the Seller (check one)

[] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial)

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

[] Received the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.



STANDARD FORM 2A9-T Revised 7/2015 © 7/2015

Buyer Initials

Seller Initials

SPH OEG

Agent's Acknowledgement (initial)

_____ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Entity Buyer: _____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____ Date: _____

Name: _____ Title: _____

Agent: _____ Date: _____

Seller: Georgie Green Date: 8-26-15
Georgie Green

Seller: O'Edie Green Date: 8-26-15

Entity Seller: _____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____ Date: _____

Name: _____ Title: _____

Agent: Teresa S. Knowles Date: 8/18/15
Teresa S. Knowles

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure (initial)

- SLD Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- SLD Records and reports available to the Landlord (check one below):
- Landlord has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

- _____ (c) Tenant has received copies of all information listed above.
- _____ (d) Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

- _____ (e) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

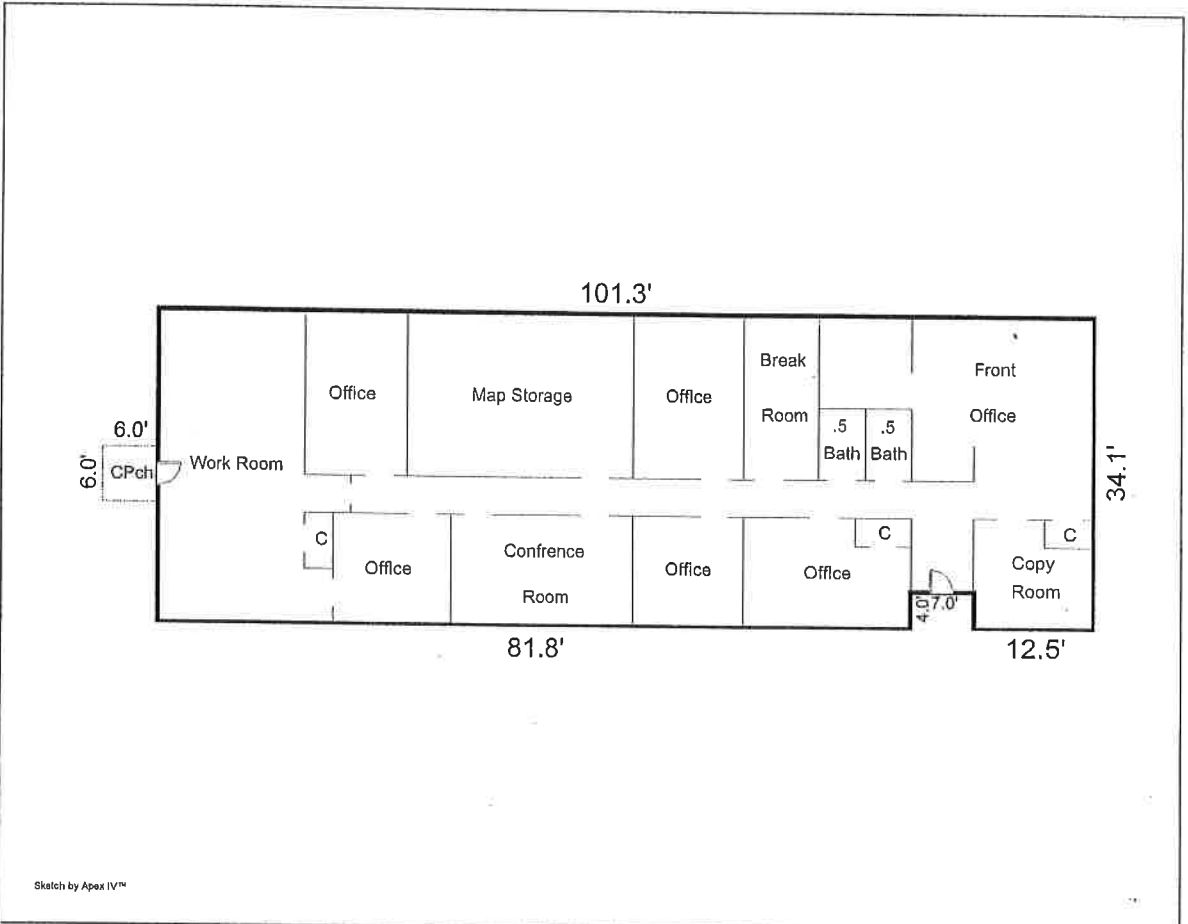
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

<p><u>Georgie Green</u> 8-26-15 Landlord Georgie Green Date</p> <p><u>O Eddie Green</u> 8-26-15 Tenant Date</p> <p>_____ Agent Date</p>	<p>_____ Landlord Date</p> <p><u>Teresa S. Knowles</u> 8/18/15 Tenant Date</p> <p>Agent Teresa S. Knowles Date</p>
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Building Sketch

Borrower/Client	Eddie Green			7			
Property Address	920 Montgomery St						
City	Reidsville	County	Rockingham	State	NC	Zip Code	27320
Lender	Eddie Green						



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	3426.3	3426.3
P/P	Covered Porch	36.0	36.0
EG 03/15 Net BUILDING Area		(Rounded)	3426

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
30.1	x	101.3	3049.1
4.0	x	12.5	50.0
4.0	x	81.8	327.2

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Reidsville's Rich History

The early roots of Reidsville, incorporated in 1873 by the State Legislature, date back to the early 1800s when William Wright of the Little Troublesome Creek area owned a tavern and store on the road connecting Danville, Va. and Salem. This outpost, called Wright's Cross Roads, was the earliest settlement in the present-day City and was overseen by Wright's son, Nathan, and then Nathan Wright's son-in-law, Robert Payne Richardson. Richardson's home, built in 1842 on a knoll overlooking Little Troublesome Creek, still remains on Richardson Drive and has the distinction of being the oldest standing house in the city.



Reuben Reid of the Hogan's Creek area would move his family, including wife, Elizabeth Williams Settle, and son, David Settle Reid, to a 700-acre farm on the ridge between Wolf Island and Little Troublesome creeks in May, 1814. Reuben Reid became a successful farmer, operated a store and a public inn maintained in a private home and served the county as a constable and Justice of the peace. When the family secured a post office, aptly named Reidsville, in 1829, 16-year-old David Reid was appointed its first postmaster. He would later become a State Senator (1835-42), a U.S. Congressman (1843-47), Governor of North Carolina (1850) and a U.S. Senator (1854).

On Nov. 26, 1858, William Lindsey of Pittsylvania County, Va., was high bidder for a 384-acre tract of land known as Reidsville. He and his bride, Sarah Holderby, a daughter of Joseph Holderby of the northern part of the county, moved into the frame house Reuben Reid had built across from his store. It is now a landmark in Reidsville, the first frame house built in the village.

Reidsville is located near the center of Rockingham County. The Southern Railroad passes through the center of the City from north to south. The town was incorporated in 1873 by the Legislature. Tobacco was a mainstay of the local economy for many years, with the history of the City tightly woven with that of American Tobacco Company. With the sale of American Tobacco in 1994, leaders here diversified the local economy and established Reidsville as a small town with big plans for the future, a City where residents "Live Simply. Think Big."

To learn more about the City's current population, size, etc., check out the [Statistics](#) page



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Lots to do

Reidsville is nestled in the heart of Rockingham County, known as North Carolina's "North Star." We like to think Reidsville is one of the County's "brightest points." For a small town and a rural county, there is always something to see, do or enjoy here. The area is rich in history, filled with historical homes as well as The Penn House and the Governor Reld House.

The addition of Market Square to the downtown landscape has brought a variety of cultural offerings to Reidsville. The park, which includes an amphitheatre, not only hosts the Farmers Market but also is the site of musical concerts and events throughout the spring and summer. Market Square is fast becoming the "hub" of Reidsville. The City provides many free events at the downtown park, along with paid concerts that run the gamut of musical interests.

Market Square is just one of many parks located throughout the City. A network of neighborhood parks and ballfields provide fun and relaxation to our residents and visitors. Reidsville has been blessed with two water sources, picturesque Lake Reidsville and rustic Lake Hunt. Lake Reidsville offers camping, fishing and skiing to its patrons, along with a challenging Disc Golf course, Lake's Edge. Lake Hunt allows its visitors to sample the advantages of a more rustic setting.

Recreation doesn't end there. Reidsville is known for its strong athletic offerings at the newly renovated Jaycee Park as well as Lowe's and Booster ball fields. Come enjoy a warm summer night watching a Pony League baseball game or an adult softball game. During the basketball season, games are played at the Parks & Recreation's gymnasium. Football games can be found on the local school ballfields or at Jaycee Park.

Greenway trails provide an opportunity to enjoy nature while getting in some exercise. In addition to the greenways, there is a downtown walking route as well as a trail at Lake Reidsville. We encourage you to put on your tennis shoes and enjoy the sunshine!

Check out the [list of local attractions!](#)

[Rockingham County Tourism Goes Mobile!](#)



Reidsville, North Carolina

Coordinates: 36°20′43″N 79°40′30″W﻿ / ﻿36.345278°N 79.675000°W﻿ / 36.345278; -79.675000

From Wikipedia, the free encyclopedia

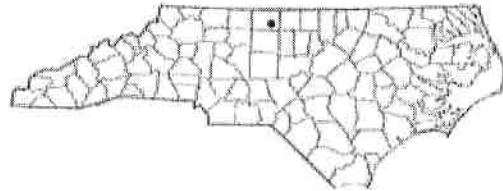
Reidsville is a city in Rockingham County, North Carolina. At the 2010 census, the city had a total population of 14,520.

Reidsville was established in the early 19th century as an outpost and stop on the stage line that ran between Salisbury, North Carolina, and Danville, Virginia, and was originally known as **Wright's Crossroads**. The community grew from a single home and inn owned by the family of Reuben Reid, a local farmer, businessman, justice of the peace and father of David S. Reid), into a thriving farming community primarily supporting tobacco production and cigarette manufacturing. Reidsville was officially incorporated by the North Carolina State Legislature in 1873 and became a key location of the American Tobacco Company which employed large numbers of city and county residents. The American Tobacco Company was the mainstay of Reidsville economics until its sale and closure in 1994. Many textile mills were established in Reidsville as well, with Cone Mills and Burlington Industries consolidating most of them in the mid-20th century, although most have now closed. Although Reidsville has experienced economic recession in recent years the community has enjoyed a renewal of growth as a sleeper city supplying a source of rural development for the surrounding larger cities.

Reidsville, North Carolina

City

Motto: "Live Simply. Think Big."



Location of Reidsville, North Carolina
Coordinates: 36°20′43″N 79°40′30″W﻿ / ﻿36.345278°N 79.675000°W﻿ / 36.345278; -79.675000

Country	United States
State	North Carolina
County	Rockingham
Area	
• Total	14.9 sq mi (38.6 km ²)
• Land	13.4 sq mi (34.6 km ²)
• Water	1.5 sq mi (3.9 km ²)
Elevation	830 ft (253 m)
Population (2010)	
• Total	14,520
• Density	1,083.1/sq mi (418.2/km ²)
Time zone	Eastern (EST) (UTC-5)
• Summer (DST)	EDT (UTC-4)
ZIP codes	27320, 27323
Area code(s)	336
FIPS code	37-55900 ^[1]
GNIS feature ID	1022217 ^[2]

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Geography

Reidsville is located at 36°20′43″ North, 79°40′30″ West﻿ (36.345347, -79.675094)^[3].

According to the United States Census Bureau, the city has a total area of 14.9 square miles (39 km²), of which 13.4 square miles (35 km²) is land and 1.5 square miles (3.9 km²) is water. The total area is 10.14% water.

History

The early roots of Reidsville, incorporated in 1873 by the State Legislature, date back to the early 19th century when William Wright of the Little Troublesome Creek area owned a tavern and store on the road connecting Danville and Salem. This outpost, called Wright's Crossroads, was the earliest settlement in the present-day city and was overseen by Wright's son, Nathan, and then Nathan Wright's son-in-law, Robert Payne Richardson. Richardson's home, built in 1842 on a knoll overlooking Little Troublesome Creek, still remains on Richardson Drive and has the distinction of being the oldest standing house in the city.

Reuben Reid of the Hogan's Creek area moved his family, including wife, Elizabeth Williams Settle, and son, David Settle Reid, to a 700-acre (2.8 km²) farm on the ridge between Wolf Island and Little Troublesome creeks in May 1814. Reuben Reid became a successful farmer, operated a store and a public inn maintained in a private home and served the county as a constable and justice of the peace. When the family secured a post office, aptly named Reidsville, in 1829, 16-year-old David Reid was appointed its first postmaster. He later became a State Senator (1835–42), a U.S. Congressman (1843–47), Governor of North Carolina (1850) and a U.S. Senator (1854).

On November 26, 1858, William Lindsey of Pittsylvania County, Virginia, was high bidder for a 384-acre (1.55 km²) tract of land known as Reidsville. He and his bride, Sarah Holderby, a daughter of Joseph Holderby of the northern part of the county, moved into the frame house Reuben Reid had built across from his store. It is now a landmark in Reidsville, the first frame house built in the village.

Reidsville is located in east central Rockingham County. The Southern Railroad passes through the center of the city from north to south. The town was incorporated in 1873 by the Legislature. Tobacco was a mainstay of the local economy for many years, with the history of the city tightly woven with that of American Tobacco Company. With the sale of American Tobacco in 1994, city leaders have diversified the local economy and established Reidsville as a city that lives up to its motto, "Focused on a better tomorrow". The Reidsville Chamber of Commerce, established in 1923 by business leaders in the community, is now located downtown.

The Chinqua-Penn Plantation, First Baptist Church, Jennings-Baker House, Reuben Wallace McCollum House, North Washington Avenue Workers' House, Penn House, Gov. David S. Reid House, Reidsville High School, Former, Reidsville Historic District, and Richardson Houses Historic District are listed on the National Register of Historic Places.^[4]

Demographics

At the 2010 census,^[1] there were 14,520 people, 6,013 households and 3,902 families residing in the city. The population density was 1,083.1 per square mile (418.3/km²). There were 6,477 housing units at an average density of 484.3 per square mile (187.0/km²). The racial makeup of the city was 57.02% White, 39.52% African American, 0.21% Native American, 0.64% Asian, 0.06% Pacific Islander, 1.35% from other races, and 1.19% from two or more races. 2.63% of the population were Hispanic or Latino of any race.

There were 6,013 households of which 27.5% had children under the age of 18 living with them, 42.7% were married couples living together, 18.3% had a female householder with no husband present, and 35.1% were non-families. 31.3% of all households were made up of individuals and 14.4% had someone living alone who was 65 years of age or older. The average household size was 2.34 and the average family size was 2.92.

23.4% of the population were under the age of 18, 6.8% from 18 to 24, 28.0% from 25 to 44, 23.0% from 45 to 64, and 18.8% who were 65 years of age or older. The median age was 40 years. For every 100 females there were 84.2 males. For every 100 females age 18 and over, there were 78.0 males.

The median household income was \$31,040 and the median family income was \$37,553. Males had a median income of \$30,745 versus \$21,991 for females. The per capita income for the city was \$17,414. 15.1% of the population and 11.6% of families were below the poverty line. 23.9% of those under the age of 18 and 14.7% of those 65 and older were living below the poverty line.

Downtown area

The downtown area of Reidsville was like many of its counterparts across the state in the 1970s, seeing a decline in business opportunities due to the emergence of malls and shopping centers. The Reidsville Downtown Corporation, a non-profit organization financed by monies from the Downtown District Tax, was created in 1976 to lead the charge to revitalize the downtown.

Joint projects of the Downtown Corporation and the City of Reidsville have been participation in the Main Street Program, the Streetscape Program and Façade Incentive Grant program. Each of these programs was initiated to aid in the revitalization of the downtown and improve the area aesthetically.



Market Square

Regional and national awards

- All-America City Award – 2008

Notable people

- Scott Bankhead – Olympic athlete and Major League Baseball player
- Na Brown graduated from Reidsville High, played for UNC and Philadelphia Eagles
- Nelson Cole – North Carolina State Representative
- Jim Duncan, former football player and coach. He was an All-Southern Conference player at Wake Forest University from 1947–1949 and was the Team MVP in 1949. He was also a Linebacker and defensive end for New York Giants from 1950–1955. He was the head football coach at Appalachian State from 1960–1964 and with the Calgary Stampeders of Canadian Football League from 1969–1973.^[5]
- Mike Goodes – PGA Champions Tour golfer
- Janet Paschal – Singer, songwriter, author^[6]
- Frederick Robert Klenner experimented with Vitamin C megadosage in the 1940s
- Bill Lindsey – Chicago White Sox and New York Yankees baseball catcher
- David Settle Reid, born in Reidsville, was a two-term Democratic governor of North Carolina from 1851 to 1854, and a U.S. Senator from December 1854 to March 1859. His uncle was Congressman Thomas Settle.
- Tony Rice – bluegrass musician
- R. Stephen Ritchie, the only U.S. Air Force pilot ace of the Vietnam War.^[7] He ran unsuccessfully to represent the area in Congress in 1974.
- John Settle – NFL player, Cleveland Browns running back coach
- Jerome Simpson – Minnesota Vikings wide receiver
- Tripp Welborne – Michigan Wolverines and the Minnesota Vikings safety

References

1. "American FactFinder" (<http://factfinder2.census.gov>). United States Census Bureau. Retrieved 2008-01-31.
2. "US Board on Geographic Names" (<http://geonames.usgs.gov>). United States Geological Survey. 2007-10-25. Retrieved 2008-01-31.
3. "US Gazetteer files: 2010, 2000, and 1990" (<http://www.census.gov/geo/www/gazetteer/gazette.html>). United States Census Bureau. 2011-02-12. Retrieved 2011-04-23.

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