



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

SAMPLE



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
<div><div><div></div><div></div></div><div>Buyer Initials</div></div> <div>1. Mineral rights were severed from the property by a previous owner.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<div><div><div></div><div></div></div><div>Buyer Initials</div></div> <div>2. Seller has severed the mineral rights from the property.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<div><div><div></div><div></div></div><div>Buyer Initials</div></div> <div>3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<div><div><div></div><div></div></div><div>Buyer Initials</div></div> <div>4. Oil and gas rights were severed from the property by a previous owner.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<div><div><div></div><div></div></div><div>Buyer Initials</div></div> <div>5. Seller has severed the oil and gas rights from the property.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<div><div><div></div><div></div></div><div>Buyer Initials</div></div> <div>6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.</div>	<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: **321 Sycamore Street, Charlotte, NC 28205**

Owner's Name(s): **Mary Smith and John Smith**

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:

DocuSigned by:
George LancioBello

2D3FCF3BC6B5431...

 Date _____

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 _____

Certificate Of Completion

Envelope Id: 696A52744BB045CD9B86CB46FE0F1E38			Status: Completed
Subject: Complete with DocuSign: Mineral and Oil and Gas Rights Mandatory Disclosure Statement (SAMPLE C...			
Source Envelope:			
Document Pages: 1	Signatures: 1	Envelope Originator:	
Certificate Pages: 1	Initials: 0	George Canciobello	
AutoNav: Disabled		1200 brickell ave, STE 400	
Envelopeld Stamping: Disabled		1200 brickell ave, STE 400	
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		MIAMI, FL 33131	
		gcanciobello@lifestyleintrealty.com	
		IP Address: 38.188.200.35	

Record Tracking

Status: Original	Holder: George Canciobello	Location: DocuSign
8/23/2024 7:12:06 AM	gcanciobello@lifestyleintrealty.com	

Signer Events	Signature	Timestamp
George CancioBello gcanciobello@lifestyleintrealty.com BROKER Lifestyle International Realty Security Level: Email, Account Authentication (None)	<div>DocuSigned by:  2D3FCF3BC6B5431...</div> Signature Adoption: Pre-selected Style Using IP Address: 38.188.200.35	Sent: 8/23/2024 7:13:04 AM Viewed: 8/23/2024 7:13:13 AM Signed: 8/23/2024 7:18:28 AM Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/23/2024 7:13:04 AM
Certified Delivered	Security Checked	8/23/2024 7:13:13 AM
Signing Complete	Security Checked	8/23/2024 7:18:28 AM
Completed	Security Checked	8/23/2024 7:18:28 AM
Payment Events	Status	Timestamps