

## Listing 360 Property View

Johnsonville School Road, Cameron, NC 28326

Initial  
JMMInitial  
JBM

Listing

**CHRIS TACIA/** ID:TACICT Lic #: 235141

C: 919-356-5377 F:

MLS #: 741496

LP: \$174,900

DOM/CDOM: 206/206

Active

**COLDWELL BANKER ADVANTAGE #5 (SANFORD)/** ID: 1096

Lic #: C21377

O: 919-230-9800 F:

Lots and Land - Residential Lot

List Date: **04/04/2025** Expiry Date: **10/31/2025**  
 Wooded Acres: **14.20** Road Front: **152**  
 Cleared Acres: **0.00** Total Acres: **11-25 Acres/14.20**  
 Lot Dimension: Tax Lot: **Trct 7**  
 Zoning:  
 Sale Options:  
 County: **Harnett** Tax Munic: **NONE**  
 Subdivision/Condominium: **OTHER**  
 Electr: Gas: **None**  
 Water: **None** Sewer: **None**  
 Utilities: **Public Water, Septic Tank**  
 Topography: **Level, Wooded**  
 Land Desc: **Horses Permitted, Stream/Creek**  
 Docs Available: **Other**  
 Restrictions:  
 Accessible Trans:  
 Exterior Features:  
 Lot/Community Amenities: **Paved Street**



Grade Sch 1: **Johnsonville Elementary**  
 Junior High: **Highland Middle School**

Grade Sch 2:  
 Senior High: **Western Harnett High School**

Confirmed Special Assessments: **None known of.**Proposed Assessments: **None known of.**Oil and Gas Rights Severed

Section/Block:

Previous owner:

Plat Book/Page: **2013/370**

Seller has:

Deed Book/Page: **3448/763**

Seller intends to:

PIN: **PID: 099566 0028 07**Owner Name: **John Burke Miller, Jessica Wigglesworth Miller**Legal Desc: **TR#7 SWANN BLACKWELDER 14.20ACS MAP#2013-370**Co List Agent: **CHARLES "BEAR" TACIA (tacia)**Co List Agent Cell: **919-356-2659**Co List Firm: **COLDWELL BANKER ADVANTAGE #5 (SANFORD) (1096)**Co List Firm Ph: **919-230-9800**Lock Bx/Show: **Vacant**

Listing Service:

Listing Conditions: **Standard**Occupancy Type: **Vacant**Ownership: **More than a year**Seller Concessions Y/N: **Yes**Showing Time: **Yes**Internet: **Yes**Financing: **All New Loans Considered, Cash, Conventional, F H A, USDA, V A**Internet Address: **Yes**VOW AVM: **Yes**VOW Comments: **Yes**

Remarks 1: **Discover 14.2 wooded acres in Western Harnett County with 153 feet of road frontage on Johnsonville School Road. This beautiful property features a mix of mature trees and established trails, offering both seclusion and accessibility. A 2013 Soil Evaluation indicates potential for a four-bedroom home (perk test still required). A peaceful creek runs through the southwest corner, adding to the natural charm and appeal. The larger, square-shaped section at the rear—approximately 8 acres—is bordered by trails along the northern and western edges, perfect for outdoor recreation or exploring. Surrounded by other 10+ acre tracts, this land offers privacy and a haven for wildlife enthusiasts—deer and turkey are abundant. Whether you're looking to build your dream home, hunt, or simply escape to nature, this property offers it all.**

Remarks 2: **Attached in the Documents section is the 2013 Soil Eval. A perk test would be needed, but this shows that a 4 bedroom system should be acceptable. County water is available along Johnsonville School Rd. Water tap and septic will be needed.**

Directions: **Hwy 87 South from Sanford. Right onto Hwy 27 towards Johnsonville School. Right onto Johnsonville School Rd. Closest address is 755 Johnsonville School Rd, which is the lot to the left of this acreage. Both on the left hand side of the road.**

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Photos





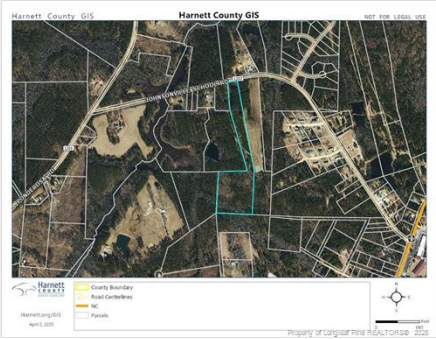
Aerial View



Add'l View



Above Johnsonville School Rd view



GIS aerial view



@ 153 ft of road frontage on Johnsonville School Rd -just passed address 755.



Add'l View



Back behind the open space to the left and pond on the right.



Add'l View



Add'l View



Aerial View



Int View - Power Pole



Interior View



Add'l View



Add'l view



Old Trails / Path



Add'l View



Add'l View



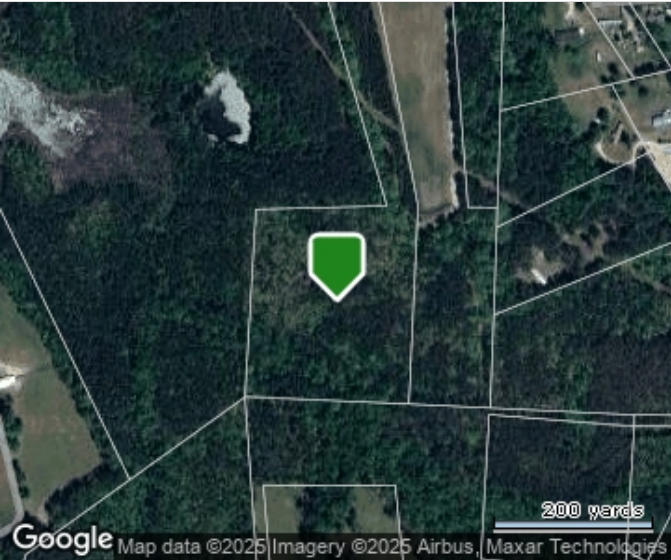
Interior View

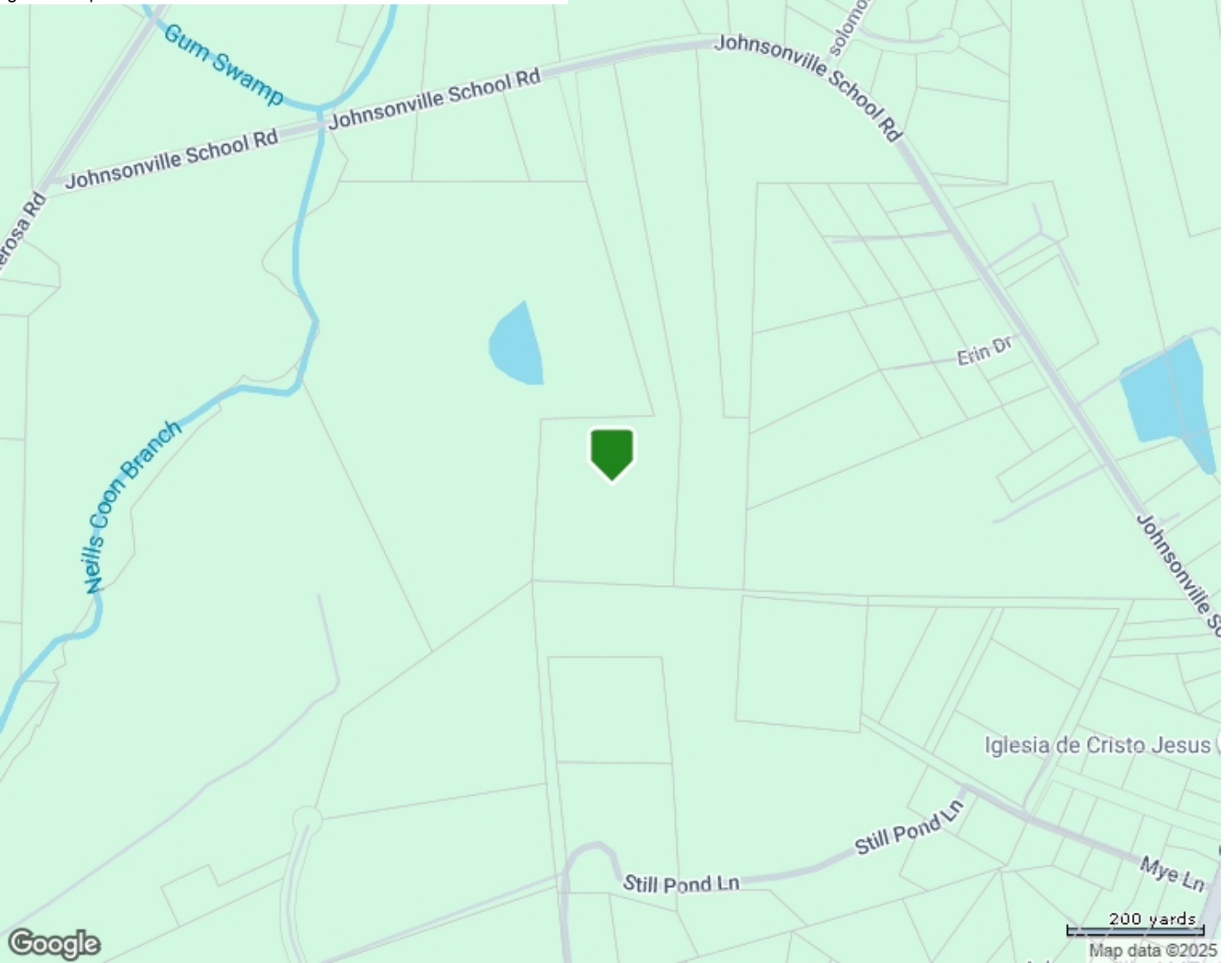




Tree Top view

Parcel Map





Information Deemed Reliable But Not Guaranteed

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer to Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS:

(a) "Seller": John Burke Miller Jessica Wigglesworth Miller

(b) "Buyer": Eric Melgare Hannah Salv

(c) "Property": Street Address: Johnsonville School Road, Cameron, NC  
City: Cameron Zip: 28326 County: Harnett, NC  
Lot/Unit           , Block/Section           , Subdivision/Condominium             
Plat Book/Slide            at Page(s)            PIN/PID:             
Other description: TR#7 SWANN BLACKWELDER 14.20ACS MAP#2013-370  
Some or all of the Property may be described in Deed Book            at Page           

The Property ☐ will ☒ will not include a manufactured (mobile) home(s).  
The Property ☐ will ☒ will not include an off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit.

☐ *Additional Parcels.* If additional parcels are the subject of this Contract, any such parcels are described in an attached exhibit to this Contract, and the term "Property" as used herein shall be deemed to refer to all such parcels.

Government authority over taxes, zoning, school districts, utilities, and mail delivery may differ from address. The Property shall include all the above real estate and all appurtenances thereto including any improvements located thereon. If a manufactured home(s) or a separate septic lot, boat slip, garage, parking space, or storage unit is included, Buyer and Seller are strongly encouraged to include further details in the Additional Provisions Addendum (Form 2A11-T) and attach it to this offer. *If Seller wishes to sell less than an entire tract of land, then the assistance of a real estate attorney is strongly advised to ensure compliance with N.C.G.S. § 160D-807.*

(d) "Purchase Price":  
\$ ~~160,000~~ 165,000.00  
\$ 500.00

Initial  
JBM

\$ 0

Initial  
JMM

\$ 0

\$ 0

\$ 0

\$ ~~159,500~~ 164,500.00

paid in U.S. Dollars upon the following terms:  
BY DUE DILIGENCE FEE made payable and delivered to Seller on the Effective Date by ☐ cash ☒ personal check ☐ official bank check ☐ wire transfer  
☐ electronic transfer (*specify payment service:*           )  
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent within five days of the Effective Date by ☐ cash ☐ personal check ☐ official bank check ☐ wire transfer ☐ electronic transfer.  
BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent no later than 5 p.m. on           , **TIME IS OF THE ESSENCE** by ☐ cash ☐ official bank check ☐ wire transfer ☐ electronic transfer  
BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s). See Loan Assumption Addendum (Form 2A6-T).  
BY SELLER FINANCING See Seller Financing Addendum (Form 2A5-T).  
BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan)

(e) "Seller Concessions": Seller shall pay at Settlement \$ 0 or            % of the Purchase Price toward any of Buyer's expenses associated with the purchase of the Property, at the discretion of Buyer and/or lender, including FHA/VA lender and inspection costs that Buyer is not permitted to pay, if any.

(f) "Due Diligence Period": (Check only one) ☒ The period beginning on the Effective Date and extending through 5:00 p.m. on (insert date only; not "N/A") December 6h, 2025 ☐ The period extending for (insert a number only; not "N/A")            days after the Effective Date and ending at 5:00 p.m. on the last day of the period. **TIME IS OF THE ESSENCE.**

(g) "Settlement Date": The parties agree that Settlement will take place on December 12, 2025 unless otherwise agreed in writing, at a time and place designated by Buyer.



This form jointly approved by:  
North Carolina Bar Association  
NC REALTOR

Buyer initials EMH HS  
10/29/25 10:56 PM EDT dotloop verified 10/29/25 11:07 PM EDT dotloop verified

Seller initials JBM JMM



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Revised 7/2025  
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(h) **“Earnest Money Deposit”**: The Initial Earnest Money Deposit, the Additional Earnest Money Deposit and any other earnest monies paid or required to be paid in connection with this transaction, collectively the “Earnest Money Deposit”, shall be deposited promptly and held in escrow by Escrow Agent. The Earnest Money Deposit will be credited to Buyer at Closing or disbursed as required by this Contract. In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money Deposit held in escrow, Escrow Agent may remit the Earnest Money Deposit to the clerk of court or otherwise disburse it according to North Carolina Law if the Buyer and Seller cannot resolve the dispute by consent.

(i) **“Escrow Agent”** (insert name): To Be Determined Buyer and Seller consent to disclosure by the Escrow Agent of any material facts pertaining to the Earnest Money Deposit to the parties to this transaction, their real estate agent(s) and Buyer’s lender(s). THE PARTIES AGREE THAT A REAL ESTATE BROKERAGE FIRM ACTING AS ESCROW AGENT MAY PLACE THE EARNEST MONEY DEPOSIT IN AN INTEREST-BEARING TRUST ACCOUNT AND THAT ANY INTEREST EARNED THEREON SHALL BE DISBURSED TO THE ESCROW AGENT MONTHLY IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.

(j) **“Effective Date”**: The date that: (1) the last one of Buyer and Seller has signed or initialed this offer or the final counteroffer, if any, and (2) such signing or initialing is communicated to the party making the offer or counteroffer, as the case may be. The parties acknowledge and agree that the initials lines at the bottom of each page of this Contract are merely evidence of their having reviewed the terms of each page, and that the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement.

(k) **“Due Diligence”**: Buyer’s opportunity to investigate the Property and the transaction contemplated by this Contract, including but not necessarily limited to the matters described in Paragraph 2 below, to decide whether Buyer, in Buyer’s sole discretion, will proceed with or terminate the transaction.

(l) **“Due Diligence Fee”**: A negotiated amount, if any, paid by Buyer to Seller with this Contract for Buyer’s right to terminate the Contract for any reason or no reason during the Due Diligence Period. It shall be the property of Seller upon the Effective Date and shall be a credit to Buyer at Closing. The Due Diligence Fee shall be non-refundable except in the event of a material breach of this Contract by Seller, or if this Contract is terminated under Paragraph 21(b) or as otherwise provided in any addendum hereto. Buyer and Seller each expressly waive any right that they may have to deny the right to conduct Due Diligence or to assert any defense as to the enforceability of this Contract based on the absence or alleged insufficiency of any Due Diligence Fee, it being the intent of the parties to create a legally binding contract for the purchase and sale of the Property without regard to the existence or amount of any Due Diligence Fee. Seller, or Seller’s agent, may direct Buyer in writing to make the Due Diligence Fee payable to a party other than “Seller” as that term is defined herein, and Seller agrees to be bound by such written direction. See paragraph 21 for a party’s right to attorneys’ fees incurred in collecting the Due Diligence Fee.

(m) **“Settlement”**: The proper execution and delivery to the closing attorney of all documents necessary to complete the transaction contemplated by this Contract, including the deed, settlement statement, deed of trust and other loan or conveyance documents, and the closing attorney’s receipt of all funds necessary to complete such transaction

(n) **“Closing”**: The completion of the legal process which results in the transfer of title to the Property from Seller to Buyer, which includes the following steps: (1) the Settlement (defined above); (2) the completion of a satisfactory title update to the Property following the Settlement; (3) the closing attorney’s receipt of authorization to disburse all necessary funds; and (4) recordation in the appropriate county registry of the deed(s) and deed(s) of trust, if any, which shall take place as soon as reasonably possible for the closing attorney after Settlement. Upon Closing, the proceeds of sale shall be disbursed by the closing attorney in accordance with the settlement statement and the provisions of Chapter 45A of the North Carolina General Statutes. If the title update should reveal unexpected liens, encumbrances or other title defects, or if the closing attorney is not authorized to disburse all necessary funds, then the Closing shall be suspended and the Settlement deemed delayed under Paragraph 10 (Delay in Settlement/Closing).

**Attorney Closings in North Carolina**: The North Carolina State Bar has determined that the performance of most acts and services required for a closing constitutes the practice of law and must be performed only by an attorney licensed to practice law in North Carolina. State law prohibits unlicensed individuals or firms from rendering legal services or advice. Although non-attorney settlement agents may perform limited services in connection with a closing, they may not perform all the acts and services required to complete a closing. Accordingly, it is the position of the North Carolina Bar Association and the North Carolina Association of REALTORS® that all buyers should hire an attorney licensed in North Carolina to perform a closing.

(o) **“Special Assessments”**: A charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners’ association in addition to any regular assessment (dues), either of which may be a lien against the Property.

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Buyer initials  Seller initials 

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**2. BUYER'S DUE DILIGENCE PROCESS:** **BUYER IS STRONGLY ENCOURAGED TO CONDUCT DUE DILIGENCE DURING THE DUE DILIGENCE PERIOD.** If Buyer is not satisfied with the results or progress of Buyer's Due Diligence, Buyer should terminate this Contract *prior to the expiration of the Due Diligence Period*, unless Buyer can obtain a written extension from Seller. *Seller is not obligated to grant an extension.* If Buyer terminates outside the Due Diligence Period, Buyer may lose their Earnest Money Deposit. Buyer may continue to investigate the Property following the expiration of the Due Diligence Period as allowed under this paragraph and 6(c) herein.

(a) **Loan:** Buyer, at Buyer's expense, shall be entitled to pursue qualification for and approval of the Loan if any. *There is no loan or appraisal contingency in this Contract.* Therefore, Buyer is advised to consult with Buyer's lender prior to signing this offer to assure that the Due Diligence Period allows sufficient time for the loan process and for Buyer's lender to provide Buyer sufficient information to decide whether to proceed with or terminate the transaction.

(b) **Property Investigation:** Buyer or Buyer's agents or representatives, at Buyer's expense, shall be entitled to conduct all desired tests, surveys, appraisals, investigations, examinations and inspections of the Property as Buyer deems appropriate, including but NOT limited to the following:

- (i) **Soil And Environmental:** Reports to determine whether the soil is suitable for Buyer's intended use and whether there is any environmental contamination, law, rule or regulation that may prohibit, restrict or limit Buyer's intended use.
- (ii) **Septic/Sewer System:** Any applicable investigation(s) to determine: (1) the condition of an existing sewage system, (2) the costs and expenses to install a sewage system approved by an existing Improvement Permit, (3) the availability and expense to connect to a public or community sewer system, and/or (4) whether an Improvement Permit or written evaluation may be obtained from the County Health Department for a suitable ground absorption sewage system.
- (iii) **Water:** Any applicable investigation(s) to determine: (1) the condition of an existing private drinking water well, (2) the costs and expenses to install a private drinking water well approved by an existing Construction Permit, (3) the availability, costs and expenses to connect to a public or community water system, or a shared private well, and/or (4) whether a Construction Permit may be obtained from the County Health Department for a private drinking water well.
- (iv) **Review of Documents:** Review of the Declaration of Restrictive Covenants, Bylaws, Articles of Incorporation, Rules and Regulations, and other governing documents of any applicable owners' association and/or subdivision. If the Property is subject to regulation by an owners' association, it is recommended that Buyer review the completed Owners' Association And Addendum (Standard Form 2A12-T) provided by Seller prior to signing this offer. It is also recommended that the Buyer determine if the owners' association or its management company charges fees for providing information required by Buyer's lender or confirming restrictive covenant compliance.
- (v) **Appraisals:** An appraisal of the Property
- (vi) **Survey:** A survey to determine whether the property is suitable for Buyer's intended use and the location of easements, setbacks, property boundaries and other issues which may or may not constitute title defects.
- (vii) **Zoning, Governmental Regulation, and Governmental Compliance:** Investigation of current or proposed zoning or other governmental regulation that may affect Buyer's intended use of the Property, adjacent land uses, planned or proposed road construction, and school attendance zones; and investigation of whether the Property is in violation of any law, ordinance, permit, or government regulation as outlined in paragraph 6(h).
- (viii) **Flood/Wetland/Water Hazard:** Investigation of potential flood hazards, wetlands, or other water or riparian issues on the Property; and/or any requirement to purchase flood insurance in order to obtain a loan.
- (ix) **Utilities and Access:** Availability, quality, and obligations for maintenance of utilities including electric, gas, communication services, storm water management, and means of access to the Property and amenities.
- (x) **Streets/Roads:** Investigation of the status of the street/road upon which the Property fronts as well as any other street/road used to access the Property, including: (1) whether any street(s)/road(s) are public or private, (2) whether any street(s)/road(s) designated as public are accepted for maintenance by the State of NC or any municipality, or (3) if private or not accepted for public maintenance, the consequences and responsibility for maintenance and the existence, terms and funding of any maintenance agreements.
- (xi) **Special Assessments:** Investigation of the existence of Special Assessments that may be under consideration by a governmental authority or an owners' association.

(c) **Sale/Lease of Existing Property:** As noted in paragraph 3(b), this Contract is not conditioned upon the sale/lease or closing of other property owned by Buyer. Therefore, if Buyer must sell or lease other real property in order to qualify for a new loan or to otherwise complete the purchase of the Property, Buyer should seek to close on Buyer's other property prior to the end of the Due Diligence Period or be reasonably satisfied that closing on Buyer's other property will take place prior to the Settlement Date of this Contract.

(d) **Buyer's Obligation to Repair Damage:** Buyer shall, at Buyer's expense, promptly repair any damage to the Property resulting from any activities of Buyer and Buyer's agents and contractors, but Buyer shall not be responsible for any damage caused by accepted practices applicable to any N.C. licensed professional performing reasonable appraisals, tests, surveys, examinations and inspections of the Property. This repair obligation shall survive any termination of this Contract.

(e) **Indemnity:** Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property except for any loss, damage, claim, suit or cost arising out of pre-existing conditions of the Property and/or out of Seller's negligence or willful acts or omissions. This indemnity shall survive this Contract and any termination hereof.

(f) **Buyer's Right to Terminate:** Provided that Buyer has delivered any agreed-upon Due Diligence Fee, Buyer shall have the right to terminate this Contract for any reason or no reason, by delivering to Seller written notice of termination (the "Termination Notice") during the Due Diligence Period (or any agreed-upon written extension of the Due Diligence Period), **TIME IS OF THE ESSENCE**. If Buyer timely delivers the Termination Notice, this Contract shall be terminated and the Earnest Money Deposit shall be refunded to Buyer.

(g) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING.**

### 3. BUYER REPRESENTATIONS:

(a) **Funds to complete purchase:** Buyer's obligations under this Contract are not conditioned on obtaining any loan(s) or other funds from sources other than Buyer's own assets. Some loans and programs providing funds to Buyer may impose repair obligations or additional conditions or costs upon Seller or Buyer, and more information may be needed. Material changes to funding the purchase of the Property that affect the terms of the contract are material facts that must be disclosed.

☐ (Check if applicable) Cash. Buyer intends to pay cash in order to purchase the Property and does not intend to obtain a loan or funds from sources other than Buyer's own assets. Verification of cash available for Settlement ☐ is ☐ is not attached. If Buyer does not intend to obtain a new loan(s) and/or funds from sources other than Buyer's own assets, Seller is advised, prior to signing this offer, to obtain documentation from Buyer which demonstrates that Buyer will be able to close on the Property without the necessity of obtaining a loan or funds from sources other than Buyer's own assets.

**OR:**

☒ **Loan(s)/Other Funds:** Buyer intends to obtain a loan(s) and/or other funds to purchase the Property from the following sources. Material changes to the following must be disclosed. The parties should note that some loans may have repair obligations or other costs on Seller or Buyer.

*Check all applicable sources:*

☒ First Mortgage Loan: Buyer intends to obtain a first mortgage loan of the following: ☐ FHA ☒ VA (attach FHA/VA Financing Addendum) ☐ Conventional ☐ USDA ☐ Other type: \_\_\_\_\_

in the principal amount of ~~159,500~~ 164,500.00 plus any financed VA Funding Fee or FHA MIP.

☐ Second Mortgage Loan: Buyer intends to obtain a second mortgage loan as follows: \_\_\_\_\_

☐ Other funds: Buyer intends to obtain funds from the following other source(s) in order to purchase the Property: \_\_\_\_\_

(b) **Other Property:** This subparagraph is only a disclosure by Buyer and **does not** make this contract contingent on the sale of Buyer's other property. If Buyer and Seller wish to make this Contract contingent on the sale of Buyer's other property, then the parties should attach an attorney-drafted, custom addendum.

Buyer ☐ DOES ☒ DOES NOT have to sell or lease other real property in order to qualify for a new loan or to complete the purchase. (Complete the following only if Buyer DOES have to sell or lease other real property:)

Other Property Address: \_\_\_\_\_

☐ (Check if applicable) Buyer's other property IS under contract as of the date of this offer, and a copy of the contract has either been previously provided to Seller or accompanies this offer. (Buyer may mark out any confidential information, such as the purchase price and the buyer's identity, prior to providing a copy of the contract to Seller.) Failure to provide a copy of the contract shall not prevent this offer from becoming a binding contract; however, SELLER IS STRONGLY ENCOURAGED TO OBTAIN AND REVIEW THE CONTRACT ON BUYER'S PROPERTY PRIOR TO ACCEPTING THIS OFFER.

Buyer initials  Seller initials   
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☐ (Check if applicable) Buyer's other property IS NOT under contract as of the date of this offer. Buyer's property (check only ONE of the following options):

- ☐ is listed with and actively marketed by a licensed real estate broker.
- ☐ will be listed with and actively marketed by a licensed real estate broker.
- ☐ Buyer is attempting to sell/lease the Buyer's Property without the assistance of a licensed real estate broker

(c) **Performance of Buyer's Financial Obligations:** To the best of Buyer's knowledge, there are no other circumstances or conditions existing as of the date of this offer that would prohibit Buyer from performing Buyer's financial obligations in accordance with this Contract, except as may be specifically set forth herein.

(d) **Vacant Land Disclosure Statement (check only one):**

- ☒ Buyer has received a signed copy of the Vacant Land Disclosure Statement (Form 142) prior to making this offer.
- ☐ Buyer has NOT received a signed copy of the Vacant Land Disclosure Statement (Form 142) prior to making this offer and shall have the right to terminate or withdraw this Contract without penalty (including a refund of any Due Diligence Fee) prior to the end of the third calendar day following the Effective Date.

**4. BUYER OBLIGATIONS:**

(a) **Timely Payment of Earnest Money Deposit and Due Diligence Fee; Dishonored Funds:**

- (i) Buyer must timely pay the Earnest Money Deposit and Due Diligence Fee. Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one banking day after written notice to deliver cash, official bank check, wire transfer, or electronic transfer to the payee. Form 355 may be used to demand funds from Buyer.
- (ii) In the event Buyer does not timely deliver the required funds, Seller shall have the right to terminate this Contract upon written notice to Buyer, and Seller shall be entitled to recover the Due Diligence Fee together with all Earnest Money Deposit paid or to be paid in the future. In addition, Seller may seek any remedies allowed for dishonored funds. See paragraph 21 for a party's right to attorneys' fees incurred in collecting the Earnest Money Deposit or Due Diligence Fee.
- (iii) If the parties agree that Buyer will pay any fee or deposit described above by electronic or wire transfer, Seller agrees to cooperate in effecting such transfer, including the establishment of any necessary account and providing any necessary information to Buyer. Buyer shall be responsible for additional costs, if any, associated with such transfer.

(b) **Responsibility for Special Assessments:** Buyer shall take title subject to all Special Assessments that may be approved following Settlement.

(c) **Responsibility for Certain Costs:** Buyer shall be responsible for all costs with respect to: (i) any loan obtained by Buyer; (ii) charges by an owners' association or a management company/vendor as agent of the association under paragraph 7(b) of this Contract; (iii) appraisal; (iv) title search; (v) title insurance; (vi) any fees charged by the closing attorney for the preparation of the Closing Disclosure, Seller Disclosure and any other settlement statement; (vii) recording the deed; and (viii) preparation and recording of all instruments required to secure the balance of the Purchase Price unpaid at Settlement.

(d) **Authorization to Disclose Information:** Buyer authorizes the Buyer's lender(s), the parties' real estate agent(s) and closing attorney: (1) to provide this Contract to any appraiser employed by Buyer or by Buyer's lender(s); and (2) to release and disclose any buyer's closing disclosure, settlement statement and/or disbursement summary, or any information therein, to the parties to this transaction, their real estate agent(s) and Buyer's lender(s).

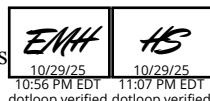
**5. SELLER REPRESENTATIONS:**

(a) **Ownership:** Seller ☒ has owned the Property for at least one year; ☐ has owned the Property for less than one year; or ☐ does not yet own the Property.

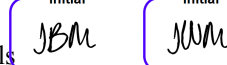
(b) **Owners' Association(s) and Dues:** To best of Seller's knowledge, ownership of the Property ☐ subjects ☐ does not subject Buyer to regulation by one or more owners' association(s) and governing documents, which impose various mandatory covenants, conditions and restrictions upon the Property and Buyer's enjoyment thereof, including but not limited to obligations to pay regular assessments (dues) and Special Assessments. If there is an owners' association, then an Owners' Association Disclosure and Addendum For Properties Exempt from Residential Property Disclosure Statement (Standard Form 2A12-T) shall be completed by Seller, at Seller's expense, and must be attached as an addendum to this Contract.

(c) **Sewage System Permit:** (☐ Applicable ☐ Not Applicable) Seller warrants that the sewage system described in the Improvement Permit attached hereto has been installed, which representation survives Closing, but makes no further representations as to the system.

Buyer initials

  
dotloop verified dotloop verified

Seller initials



(d) **Private Drinking Water Well Permit:** (☐ Applicable ☐ Not Applicable) Seller warrants that a private drinking water well has been installed, which representation survives Closing, but makes no further representations as to the well. (If well installed after July 1, 2008, attach Improvement Permit hereto).

## 6. SELLER OBLIGATIONS:

### (a) Evidence of Title, and Payoff Statement(s):

- (i) Seller agrees to use best efforts to provide to the closing attorney as soon as reasonably possible after the Effective Date, copies of all title information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust, leases, and easements relating to the Property.
- (ii) Seller shall provide to the closing attorney all information needed to obtain a written payoff statement from any lender(s) regarding any security interest in the Property as soon as reasonably possible after the Effective Date, and Seller designates the closing attorney as Seller's agent with express authority to request and obtain on Seller's behalf payoff statements and/or short-pay statements from any such lender(s).

(b) **Authorization to Disclose Information:** Seller authorizes: (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys, and (3) the closing attorney to release and disclose any seller's closing disclosure, settlement statement and/or disbursement summary, or any information therein, to the parties to this transaction, their real estate agent(s) and Buyer's lender(s).

(c) **Access to Property:** Seller shall provide reasonable access to the Property through the earlier of Closing or possession by Buyer, including, but not limited to, allowing the Buyer and/or Buyer's agents or representatives an opportunity to (i) conduct Due Diligence, (ii) verify the satisfactory completion of negotiated repairs/improvements, and (iii) conduct a final walk-through inspection of the Property. Seller's obligation includes providing existing utilities operating at Seller's cost including any connections and de-winterizing. To the extent applicable, Seller shall also be responsible for timely clearing that portion of the Property required by the County to perform tests, inspections and/or evaluations to determine the suitability of the Property for a sewage system and/or private drinking water well.

(d) **Removal of Seller's Property:** Seller shall remove from the Property, by the date possession is delivered, (i) all personal property which is not a part of the purchase and (ii) unless otherwise agreed, all garbage and debris.

(e) **Settlement Deliverables:** If requested by the closing attorney, Seller shall furnish, prior to or at Settlement, the following items in form satisfactory to Buyer and Buyer's title insurer, if any:

- (i) Affidavit and indemnification agreements or other documents that: (1) cover any potential materialman's lien under N.C.G.S. § 44A-8 for labor, services, materials, or rental equipment used on the Property within 120 days of Settlement; (2) address the closing attorney's difficulty in accessing electronic records with the register of deeds and the clerk of court; and (3) allow Buyer to obtain a title insurance policy, subject to the exceptions in paragraph 6(g) below.
- (ii) If Seller is not a foreign person as defined by the Foreign Investment in Real Property Tax Act, Seller will also provide to the closing attorney a non-foreign status certification (pursuant to the Foreign Investment in Real Property Tax Act). If Seller does not provide this certification, Seller acknowledges that there may be withholding as provided by the Internal Revenue Code.

(f) **Designation of Lien Agent, Payment and Satisfaction of Liens:** If required by N.C.G.S. §44A-11.1, Seller shall have designated a Lien Agent, and Seller shall deliver to Buyer as soon as reasonably possible a copy of the appointment of Lien Agent. All deeds of trust, deferred ad valorem taxes, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at Settlement such that cancellation may be promptly obtained following Closing. Seller shall remain obligated to obtain any such cancellations following Closing.

(g) **Good Title, Legal Access:** Seller shall execute and deliver a GENERAL WARRANTY DEED for the Property in recordable form no later than Settlement, which shall convey fee simple marketable and insurable title, without exception for mechanics' liens, lis pendens, monetary liens and judgments, and free of other encumbrances or defects that would materially affect the value of the Property, including those which would be revealed by a current and accurate survey of the Property, except: (i) ad valorem taxes for the current year; (ii) utility easements and unviolated covenants, conditions or restrictions; and (iii) such other liens, encumbrances or defects as may be specifically approved by Buyer in writing. The Property must have legal access to a public right of way. Buyer's failure to conduct a survey or examine title of the Property, prior to the expiration of the Due Diligence Period does not relieve the Seller of their obligation to deliver good title under this paragraph.



(h) **Governmental Compliance:** It is a condition of this Contract that the Property be conveyed free of any material violation of law, ordinance, permit, or government regulation (including, but not limited to, those relating to stormwater, impervious surface, environmental protection, and zoning), unless Seller has specifically disclosed such violation(s) prior to the Effective Date. If a violation is discovered and identified after the Effective Date and prior to Closing, then Seller may cure the violation(s). Unless otherwise agreed, if Seller does not cure the violation(s) prior to Closing, then Buyer may choose to accept the violation(s) and proceed to Settlement/Closing or terminate this Contract and receive a refund of the Earnest Money Deposit and the Due Diligence Fee.

(i) **Deed, Taxes and Fees:** Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Contract, and for state and county excise taxes, and any deferred, discounted or rollback taxes, and local conveyance fees required by law. The deed is to be made (a) Buyer; (b) a corporation, limited liability company, or other business entity of which Buyer is the sole owner or shareholder; (c) a trust for which Buyer is the beneficiary; (d) any relative of Buyer; and/or (e) Other: (Insert Name(s) Only) Eric Melgarej Hannah Salv.

(j) **Owners' Association Fees/Charges:** Seller shall pay any charges by an owners' association or a management company/vendor as agent of the association under paragraph 7(a) of this Contract.

(k) **Payment of Special Assessments:** Seller shall pay, in full at Settlement, all Special Assessments that are approved prior to Settlement, whether payable in a lump sum or future installments, provided that the amount thereof can be reasonably determined or estimated. The payment of such estimated amount shall be the final payment between the Parties.

(l) **Late Listing Penalties:** All property tax late listing penalties, if any, shall be paid by Seller.

(m) **Owners' Association Disclosure and Condominium Resale Statement Addendum** (Standard Form 2A12-T): If applicable, Seller shall provide the completed Owners' Association Disclosure and Condominium Resale Statement Addendum to Buyer on or before the Effective Date.

**7. CHARGES BY OWNERS' ASSOCIATION:** Responsibility for payment of charges by an owners' association or a management company/vendor as agent of the association shall be allocated between Buyer and Seller as follows:

(a) **Seller shall pay:**

- (i) fees incurred by Seller in completing resale or other certificates related to a proposed sale of the Property;
- (ii) fees required for confirming Seller's account payment information on owners' association dues or assessments for payment or proration, including any expedite fee permitted under N.C. Gen. Stat. § 47F-3-102 that is charged in connection with providing such information;
- (iii) any fees charged for transferring or updating ownership records of the association; and
- (iv) any fees other than those fees specifically required to be paid by Buyer under paragraph 7(b) below.

(b) **Buyer shall pay:**

- (i) charges for providing information required by Buyer's lender;
- (ii) working capital contributions, membership fees, or charges imposed for Buyer's use of the common elements and/or services provided to Buyer in connection with Buyer taking possession of the Property, such as "move-in fees"; and
- (iii) determining restrictive covenant compliance.

**8. PRORATIONS AND ADJUSTMENTS:** Unless otherwise agreed, the following items shall be prorated, with Seller responsible for the prorated amounts of any taxes and dues through the date of Settlement, and Seller entitled to the amount of prorated rents through the date of Settlement, and either adjusted between the parties or paid at Settlement:

(a) **Taxes on Real Property:** Ad valorem taxes and recurring governmental service fees levied with such taxes on real property shall be prorated on a calendar year basis;

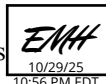



(b) **Rents:** Rents, if any, for the Property;

(c) **Dues:** Owners' association regular assessments (dues) and other like charges.

**9. CONDITION OF PROPERTY/RISK OF LOSS:**

(a) **Condition of Property at Closing:** If the Property is not in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted, Buyer may terminate this Contract by written notice delivered to Seller and the Due Diligence Fee and Earnest Money Deposit shall be refunded to Buyer. If the Property is not in such condition and Buyer does NOT elect to terminate this Contract, Buyer shall be entitled to receive, in addition to the Property, the proceeds of any insurance claim filed by Seller on account of any damage or destruction to the Property.

(b) **Risk of Loss:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller. Seller is advised not to cancel existing insurance on the Property until after confirming recordation of the deed.

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Buyer initials   Seller initials    
10/29/25 10:56 PM EDT 10/29/25 11:07 PM EDT  
dotloop verified dotloop verified

**10. DELAY IN SETTLEMENT/CLOSING:** This paragraph shall apply if one party is ready, willing and able to complete Settlement on the Settlement Date (“Non-Delaying Party”) but it is not possible for the other party to complete Settlement by the Settlement Date (“Delaying Party”). In such event, the Delaying Party shall be entitled to a delay in Settlement and shall give as much notice as possible to the Non-Delaying Party and closing attorney. If the Delaying Party fails to complete Settlement and Closing within seven (7) days of the Settlement Date (including any amended Settlement Date agreed to in writing by the parties), then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

**11. POSSESSION:** Unless otherwise provided herein, possession, including all means of access to the Property and transferable amenities and services (keys, including mailbox keys, codes including security codes, gate openers, electronic devices, etc.) shall be delivered at Closing as defined in Paragraph 1(n). No alterations, excavations, tree or vegetation removal or other such activities may be done before possession is delivered

**12. ADDENDA:** Buyer and Seller should note that real estate brokers *cannot* draft addenda to this Contract.

- |   |  |
|---|--|
| <input type="checkbox"/> Additional Provisions Addendum (Form 2A11-T) | <input type="checkbox"/> Owners' Association Disclosure Addendum (Form 2A12-T) |
| <input type="checkbox"/> Additional Signatures Addendum (Form 3-T)    | <input type="checkbox"/> Seller Financing Addendum (Form 2A5-T)                |
| <input type="checkbox"/> Back-Up Contract Addendum (Form 2A1-T)       | <input type="checkbox"/> Short Sale Addendum (Form 2A14-T)                     |
| <input type="checkbox"/> Loan Assumption Addendum (Form 2A6-T)        |  |

☐ Identify other attorney or party drafted addenda: \_\_\_\_\_

**13. ASSIGNMENTS:** This Contract may not be assigned without the written consent of all parties except in connection with a tax-deferred exchange, but if assigned by agreement, then this Contract shall be binding on the assignee and assignee's heirs and successors.

**14. TAX-DEFERRED EXCHANGE:** In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Buyer and Seller shall execute such additional documents, including assignment of this Contract in connection therewith, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

**15. PARTIES:** This Contract shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

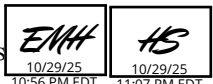
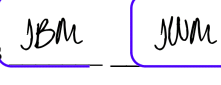
**16. SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

**17. ENTIRE AGREEMENT/RECORDATION:** This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency agreement between them. This Agreement or any memorandum thereof shall not be recorded without the express written consent of Buyer and Seller.

**18. CONDUCT OF TRANSACTION:** The parties agree that any action between them relating to the transaction contemplated by this Contract may be conducted by electronic means, including the signing of this Contract by one or more of them and any notice or communication given in connection with this Contract. Any written notice or communication may be transmitted to any mailing address, e-mail address or fax number set forth in the “Notice Information” section below. Any notice or communication to be given to a party herein, any fee, deposit of other payment to be delivered to a party herein, may be given to the party or to such party's agent. Delivery of any notice to a party via means of electronic transmission shall be deemed complete at such time as the sender performs the final act to send such transmission, in a form capable of being processed by the receiving party's system, to any electronic address provided for such party in the “Notice Information” section below. Seller and Buyer agree that the “Notice Information” and “Acknowledgment of Receipt of Monies” sections below shall not constitute a material part of this Contract, and that the addition or modification of any information therein shall not constitute a rejection of an offer or the creation of a counteroffer.

**19. EXECUTION:** This Contract may be signed in multiple originals or counterparts, all of which together constitute one and the same instrument.

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Buyer initials		Seller initials	
	10/29/25 10:56 PM EDT dotloop verified		10/29/25 11:07 PM EDT dotloop verified

STANDARD FORM 12-T  
Revised 7/2025  
© 7/2025



**20. COMPUTATION OF DAYS/TIME OF DAY:** Unless otherwise provided, for purposes of this Contract, the term “days” shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. For the purposes of calculating days, the count of “days” shall begin on the day following the day upon which any act or notice as provided in this Contract was required to be performed or made. Any reference to a date or time of day shall refer to the date and/or time of day in the State of North Carolina.

**21. REMEDIES:**

(a) **Breach by Buyer:** In the event of material breach of this Contract by Buyer, any Earnest Money Deposit shall be paid to Seller. The payment of any Earnest Money Deposit and any Due Diligence Fee to Seller (without regard to their respective amounts, including zero) together shall serve as liquidated damages (“Liquidated Damages”) and as Seller’s sole and exclusive remedy for such breach, provided that such Liquidated Damages shall not limit Seller’s rights under Paragraphs 2(d) and 2(e) for damage to the Property as well as Seller’s right under paragraph 4(a) for dishonored funds. It is acknowledged by the parties that the amount of the Liquidated Damages is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of a breach of this Contract by Buyer. The payment to Seller of the Liquidated Damages shall not constitute a penalty or forfeiture but actual compensation for Seller’s anticipated loss, both parties acknowledging the difficulty determining Seller’s actual damages for such breach.

(b) **Breach by Seller:** In the event of material breach of this Contract by Seller, Buyer may (i) elect to terminate this Contract as a result of such breach, and shall be entitled to return of both the Earnest Money Deposit and the Due Diligence Fee, together with the reasonable costs actually incurred by Buyer in connection with Buyer’s Due Diligence (“Due Diligence Costs”), or (ii) elect not to terminate and instead treat this Contract as remaining in full force and effect and seek the remedy of specific performance.

(c) **Attorneys’ Fees:** If legal proceedings are brought by Buyer or Seller against the other to collect the Earnest Money Deposit, Due Diligence Fee, or Due Diligence Costs, the parties agree that a party shall be entitled to recover reasonable attorneys’ fees to the extent permitted under N.C. Gen. Stat. § 6-21.2, and if applicable, N.C. Gen. Stat. § 6-21.3 for dishonored funds. The parties acknowledge and agree that the terms of this Contract with respect to entitlement to the Earnest Money Deposit, Due Diligence Fee, or Due Diligence Costs each constitute an “evidence of indebtedness” pursuant to N.C. Gen. Stat. § 6-21.2.

NC REALTORS® 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 IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

**This offer shall become a binding contract on the Effective Date. Unless specifically provided otherwise, Buyer’s failure to timely deliver any fee, deposit or other payment provided for herein shall not prevent this offer from becoming a binding contract, provided that any such failure shall give Seller certain rights to terminate the contract as described herein or as otherwise permitted by law.**

Buyer: (Name) Eric Melgarej (Signature) *Eric Melgarej Hurtado* (Date) 10/29/2025  
dotloop verified 10/29/25 10:56 PM EDT CTDQ-6B8C-OQKA-LPTT

Buyer: (Name) Hannah Salv (Signature) *Hannah Salvador* (Date) 10/29/2025  
dotloop verified 10/29/25 11:07 PM EDT Q6SO-HAUL-2JBD-BPYX

Entity Buyer: (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_

By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

Seller: (Name) John Burke Miller (Signature) *John Burke Miller* (Date) 10/31/2025  
Signed by: 4066CE940DF64F3...

Seller: (Name) Jessica Wigglesworth Miller (Signature) *Jessica Wigglesworth Miller* (Date) 10/31/2025  
Signed by: 47A00B4ED9724CB...

Entity Seller: (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_

By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

### WIRE FRAUD WARNING

**Buyer:** Before wiring any funds, call the closing attorney's office and verify instructions. If you receive wiring instructions for a different bank, branch location, or account after verifying with the closing attorney; presume the instructions are fraudulent, do not send funds, and call the closing attorney again immediately.

**Seller:** If your closing proceeds will be wired, you should provide wiring instructions at Settlement in writing and in the presence of the attorney. If you are unable to attend Settlement, you may be required to send an original notarized directive to the closing attorney's office with wiring instructions. This may be sent with the deed, lien waiver, and tax forms.

**Both Buyer and Seller should independently obtain the closing attorney's phone number to ensure it is legitimate. Do not rely on a phone number from an email, even from the closing attorney's office, your real estate agent, or anyone else.**

### NOTICE INFORMATION

**NOTE:** INSERT AT LEAST ONE ADDRESS AND/OR ELECTRONIC DELIVERY ADDRESS EACH PARTY AND AGENT APPROVES FOR THE RECEIPT OF ANY NOTICE CONTEMPLATED BY THIS CONTRACT. INSERT "N/A" FOR ANY WHICH ARE NOT APPROVED.

#### BUYER NOTICE ADDRESS:

Mailing Address: 1052 Rosser Pittman Rd

Broadway, NC 27505

Buyer Fax #: \_\_\_\_\_

Buyer E-mail: ericmelgarejo12@icloud.com

#### SELLER NOTICE ADDRESS:

Mailing Address: \_\_\_\_\_

Seller Fax #: \_\_\_\_\_

Seller E-mail: \_\_\_\_\_

### CONFIRMATION OF AGENCY/NOTICE ADDRESSES

Selling Firm Name: LPT Realty, LLC

Acting as ☒ Buyer's Agent ☐ Seller's (sub)Agent ☐ Dual Agent

Firm License#: C36495

Mailing Address: 639 Executive Place Set 305  
Fayetteville, NC 28305

Individual Selling Agent: Brian Carnesecchi

☐ Acting as a Designated Dual Agent (check only if applicable)

Selling Agent License#: 318382

Selling Agent Phone#: 919-538-3686

Selling Agent Fax#: \_\_\_\_\_

Selling Agent E-mail: familyheritagerealty@gmail.com

Listing Firm Name: Coldwell Banker Advantage #5

Acting as ☒ Seller's Agent ☐ Dual Agent

Firm License#: ~~1096~~ c21377

Mailing Address: 329 Carthage Street  
Sanford, NC 27330

Individual Listing Agent: ~~Chris~~ Charles Tacia

☐ Acting as a Designated Dual Agent (check only if applicable)

Listing Agent License#: ~~280034~~ 235141

Listing Agent Phone#: ~~919-356-2659~~ 919.356.5377

Listing Agent Fax#: \_\_\_\_\_

Listing Agent E-mail: ~~charles.tacia@gmail.com~~

Chris@ChrisTacia.com



**OFFER TO PURCHASE AND CONTRACT  
ACKNOWLEDGMENT OF RECEIPT OF MONIES**

Seller: \_\_\_\_\_ (“Seller”)  
Buyer: \_\_\_\_\_ (“Buyer”)  
Property Address: \_\_\_\_\_ (“Property”)

**☐ LISTING AGENT ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE**

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$\_\_\_\_\_, receipt of which Listing Agent hereby acknowledges.

Date: \_\_\_\_\_ Firm: \_\_\_\_\_  
By: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print name)

**☐ SELLER ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE**

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$\_\_\_\_\_, receipt of which Seller hereby acknowledges.

Date: \_\_\_\_\_ Seller: \_\_\_\_\_  
(Signature)  
Date: \_\_\_\_\_ Seller: \_\_\_\_\_  
(Signature)

**☐ ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF INITIAL EARNEST MONEY DEPOSIT**

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an Initial Earnest Money Deposit in the amount of \$\_\_\_\_\_. Escrow Agent as identified in Paragraph 1(i) of the Offer to Purchase and Contract hereby acknowledges receipt of the Initial Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: \_\_\_\_\_ Firm: \_\_\_\_\_  
By: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print name)

**☐ ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF (ADDITIONAL) EARNEST MONEY DEPOSIT**

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an (Additional) Earnest Money Deposit in the amount of \$\_\_\_\_\_. Escrow Agent as identified in Paragraph 1(i) of the Offer to Purchase and Contract hereby acknowledges receipt of the (Additional) Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: \_\_\_\_\_ Firm: \_\_\_\_\_  
Time: \_\_\_\_\_ ☐ AM ☐ PM By: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print name)

**VACANT LAND DISCLOSURE STATEMENT**

**Note:** Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: tbd Johnsonville School Rd Cameron NC 28326  
Buyer: \_\_\_\_\_  
Seller: John Burke Miller Jessica Wigglesworth Miller

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

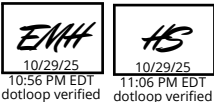
If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

	Yes	No	NR
1. Non-dwelling structures on the Property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please describe: _____			
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Erosion, sliding, soil settlement/expansion, fill or earth movement .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Communication, power, or utility lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Pipelines (natural gas, petroleum, other).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Landfill operations or junk storage .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal			
8. Drainage, grade issues, flooding, or conditions conducive to flooding .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Gravesites, pet cemeteries, or animal burial pits.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Well(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Potable <input type="checkbox"/> Non-potable      Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no			
depth _____; shared (y/n) _____; year installed _____; gal/min _____			
12. Septic System(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes: Number of bedrooms on permit(s) _____			
Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____			
Tank capacity _____			
Repairs made (describe): _____			
Tank(s) last cleaned: _____			
If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Other Septic Details: _____			



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



Initial  
*JB*

Initial  
*JWM*

STANDARD FORM 142  
Adopted 7/2024  
© 7/2024

Yes	No	NR
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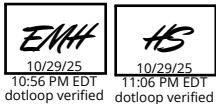
13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_

**B. Legal/Land Use Aspects**

1. Current or past title insurance policy or title search..... ☒ ☐ ☐  
2. Copy of deed(s) for property..... ☐ ☒ ☐  
3. Government administered programs or allotments ..... ☐ ☒ ☐  
4. Rollback or other tax deferral recaptures upon sale..... ☐ ☒ ☐  
5. Litigation or estate proceeding affecting ownership or boundaries ..... ☐ ☒ ☐  
6. Notices from governmental or quasi-governmental authorities related to the property.... ☐ ☒ ☐  
7. Private use restrictions or conditions, protective covenants, or HOA..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_  
8. Recent work by persons entitled to file lien claims ..... ☐ ☒ ☐  
If yes, have all such persons been paid in full ..... ☐ ☐ ☒  
If not paid in full, provide lien agent name and project number: \_\_\_\_\_  
9. Jurisdictional government land use authority:  
County: HARNETT City: CAMERON  
10. Current zoning: RA-20R  
11. Fees or leases for use of any system or item on property ..... ☐ ☒ ☐  
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... ☐ ☒ ☐  
13. Access (legal and physical) other than by direct frontage on a public road  
Access via easement..... ☐ ☒ ☐  
Access via private road ..... ☐ ☒ ☐  
If yes, is there a private road maintenance agreement? ☐ yes ☐ no  
14. Solar panel(s), windmill(s), cell tower(s)..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_

**C. Survey/Boundary Aspects**

1. Current or past survey/plat or topographic drawing available ..... ☐ ☒ ☐  
2. Approximate acreage: 14  
3. Wooded Acreage 14 ; Cleared Acreage \_\_\_\_\_  
4. Encroachments ..... ☐ ☒ ☐  
5. Public or private use paths or roadways rights of way/easement(s)..... ☐ ☒ ☐  
Financial or maintenance obligations related to same ..... ☐ ☒ ☐  
6. Communication, power, or other utility rights of way/easements ..... ☐ ☒ ☐  
7. Railroad or other transportation rights of way/easements..... ☐ ☒ ☐  
8. Conservation easement ..... ☐ ☒ ☐  
9. Property Setbacks..... ☐ ☒ ☐  
If yes, describe: \_\_\_\_\_  
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... ☐ ☒ ☐  
11. Septic Easements and Repair Fields ..... ☐ ☒ ☐  
12. Any Proposed Easements Affecting Property..... ☐ ☒ ☐  
13. Beach Access Easement, Boat Access Easement, Docking Permitted ..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_



Initial  
*IBM*

Initial  
*JMM*



**D. Agricultural, Timber, Mineral Aspects**

Yes	No	NR
-----	----	----

- |  |                          |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|
| 1. Agricultural Status (e.g., forestry deferral) .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.) .....        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: .....  |                          |                                     |                                     |
| 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: .....  |                          |                                     |                                     |
| 4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant .....      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Presence of vegetative disease or insect infestation .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Timber cruises or other timber related reports .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Timber harvest within past 25 years .....   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If yes, monitored by Registered Forester? .....  |                          |                                     |                                     |
| If replanted, what species: .....  |                          |                                     |                                     |
| Years planted: .....   |                          |                                     |                                     |
| 8. Harvest impact (other than timber) .....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If yes, describe in detail: .....  |                          |                                     |                                     |

**E. Environmental Aspects**

- |   |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Underground or above ground storage tanks .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....   |                                     |                                     |                          |
| 3. Abandoned or junk motor vehicles or equipment of any kind .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Past illegal uses of property (e.g., methamphetamine manufacture or use) .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Federal or State listed or protected species present .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe plants and/or animals: .....   |                                     |                                     |                          |
| 6. Government sponsored clean-up of the property .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Previous commercial or industrial uses .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Wetlands, streams, or other water features .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Permits or certifications related to Wetlands .....   |                                     |                                     |                          |
| Conservation/stream restoration .....   |                                     |                                     |                          |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) .....                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....   |                                     |                                     |                          |
| 11. The use or presence on the property, either stored or buried, above or below ground, of:  |                                     |                                     |                          |
| i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....   |                                     |                                     |                          |
| ii. Other fuel/chemical .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Agricultural chemical storage .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**F. Utilities**

Check all currently available on the Property and indicate the provider.

- |   |
|---|
| <input type="checkbox"/> Water (describe): .....                  |
| <input type="checkbox"/> Sewer (describe): .....                  |
| <input type="checkbox"/> Gas (describe): .....                    |
| <input checked="" type="checkbox"/> Electricity (describe): ..... |
| <input type="checkbox"/> Cable (describe): .....                  |

- ☐ High Speed Internet (describe): \_\_\_\_\_
- ☐ Fiber Optic (describe): \_\_\_\_\_
- ☐ Telephone (describe): \_\_\_\_\_
- ☐ Private well (describe): \_\_\_\_\_
- ☐ Shared private well or community well (describe): \_\_\_\_\_
- ☐ Hauled water (describe): \_\_\_\_\_
- ☐ Other (describe): \_\_\_\_\_

## Explanation Sheet for Vacant Land Disclosure Statement

**Instructions:** Identify a line item in the first column (e.g., “E/8”) and provide further explanation in the second column.

[illegible]

**Attach additional sheets as necessary**

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Eric Melgarejo Hurtado</i>  <small>dotloop verified 10/29/25 10:56 PM EDT EZDA-KONB-MPDM-YXZ8</small> </div> <div>             Buyer: _____ Date: <u>10/29/2025</u> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <i>Hannah Salvador</i>  <small>dotloop verified 10/29/25 11:06 PM EDT AHMC-OF21-HH55-APGF</small> </div> <div>             Buyer: _____ Date: <u>10/29/2025</u> </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">             Signed by: _____ Date: <u>4/3/2025</u>  <small>486CE9A0DF64F3...</small> </div> <div>             Seller: <u>John Burke Miller</u> Date: _____         </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">             Signed by: _____ Date: <u>4/3/2025</u>  <small>47A00B4ED9724CB...</small> </div> <div>             Seller: <u>Jessica Wigglesworth Miller</u> Date: _____         </div>
Entity Buyer: _____ _____ (Name of LLC/Corporation/Partnership/Trust/Etc.)	Entity Seller: _____ _____ (Name of LLC/Corporation/Partnership/Trust/Etc.)
By: _____  Name: _____  Title: _____  Date: _____	By: _____  Name: _____  Title: _____  Date: _____

## EXCLUSIVE BUYER AGENCY AGREEMENT

This Agreement is between LPT Realty, LLC ("Buyer")  
and Brian Carnesecchi ("Firm").

1. **Services Provided:** Firm will assist Buyer in locating and buying the following real property (*describe type and location*):  
Johnsonville School Road, Cameron, NC 28326  
 (the "Services"). While providing the Services, Firm will represent Buyer as Buyer's exclusive agent and will act in the best interest of Buyer. Buyer agrees to cooperate with Firm and also agrees that all offers, contracts, negotiations, leads, inspections, appointments, and any other activities in connection with buying property will be facilitated by and through Firm only. Firm may assign other agents in the Firm to provide the Services at any time. Even though Firm will act in the best interest of Buyer, Buyer understands that Firm may represent other buyers, who may be shown the same property as Buyer.
2. **Buyer Disclosures:** Buyer makes the following disclosures and agrees to update them immediately if any changes occur.
  - a. Buyer ☐ has ☒ has not signed a document with another real estate agent or firm. If Buyer has signed a document with another agent – for example, a document signed in order to tour a property – Buyer agrees to give Firm the agent's contact information so Firm can confirm its ability to provide the Services to Buyer.
  - b. Buyer ☐ is ☒ is not working with a relocation company.
  - c. Buyer ☐ has ☒ has not received sample copies of the purchase contract and professional services disclosure form.
3. **Term of Agreement:** This Agreement will be effective when signed by Buyer and Firm and will expire either when Buyer purchases property as described in section 1 or at 11:59 p.m. on April 1, 2025, whichever occurs first.
4. **Fee for Services:** Buyer agrees to pay Firm (Check all that apply):
  - ☐ A non-refundable retainer of \$  which will be credited toward Firm's total compensation
  - ☒ 3 % of the gross sales price
  - ☒ A flat fee of \$ 900 for Transaction Fee
  - ☐ Other Specific Amount:
  - a. **Fee Earned; Due and Payable:** Except for any non-refundable retainer, the fee in this section will be earned by Firm when Buyer enters into a written contract ("Contract") during the term of this Agreement to buy real property as described in section 1. The fee will be due and payable to Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer in the Contract, closes or defaults on the Contract.
  - b. **Seller or Listing Firm Assistance:** Firm may seek compensation from the seller or listing firm to pay some or all of the fee due in this Agreement. However, Buyer understands that neither a seller nor a listing firm has a duty to pay Firm's fee.
  - c. **Mutual Termination Required:** If Buyer hires another buyer agent or firm while this Agreement is in effect, Buyer will remain liable to pay for any earned fee in this section that becomes due and payable unless Firm and Buyer both agree to terminate this Agreement.
  - d. **Protection Period:** If Buyer enters into a Contract within 60 days after this Agreement expires for a property introduced to Buyer by Firm, then the fee in this section 4 will be deemed earned unless Buyer has entered into another agency agreement with another real estate agent or firm. Any fee earned during this Protection Period will be due and payable as provided in section 4(a) of this Agreement.
5. **Negotiable Fee; Additional Compensation:** BUYER UNDERSTANDS THAT THE AMOUNT, FORMAT, OR RATE OF REAL ESTATE COMPENSATION IS NOT FIXED BY LAW BUT IS SET BY EACH BROKER OR FIRM INDIVIDUALLY AND IS FULLY NEGOTIABLE. If any additional compensation is offered to Firm from any other party or person and related to the Services, and the additional compensation exceeds what Buyer has agreed to pay herein, Firm cannot be paid the additional compensation unless Buyer agrees to amend this Agreement. Buyer has no obligation to agree to additional compensation.



North Carolina Association of REALTORS®, Inc.

Buyer Initials

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AB  
10/29/25  
11:06 PM EDT  
dotloop verified

Agent Initials

Page 1 of 3



STANDARD FORM 201  
Revised 10/2024  
© 10/2024

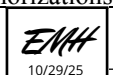


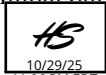
6. **Dual Agency:** Dual agency occurs when a real estate firm represents both the buyer and the seller in a transaction. Designated dual agency is a specific type of dual agency where a firm will appoint one agent to represent only the interests of the seller and a different agent to represent only the interests of the buyer. Designated dual agency permits a firm to fully advise and advocate for both a buyer and a seller as if the appointed agents were not both affiliated with the same firm. Not every real estate firm offers dual agency or designated dual agency. Authorizations available below may vary.

a. **Terms of Dual Agency:** If dual agency is permitted, Buyer understands and agrees to the following:

- i. Firm will act as Buyer's exclusive agent up until dual agency occurs. However, in its separate representation of Buyer and a seller, Firm may obtain information which, if disclosed, could harm Buyer's bargaining position.
- ii. Buyer will have to make their own decisions as to what terms will be included in an offer to purchase unless designated dual agency is directed by Buyer below.
- iii. Unless required by law, Firm will not disclose to a seller: that Buyer may agree to a price or contract terms different than what Buyer has offered; Buyer's motivation for wanting to buy a property; and any other information that Buyer has told Firm is confidential. Firm will similarly not reveal to Buyer the same kind of information as it relates to a seller.
- iv. Firm will represent Buyer and the seller in a balanced and fair manner, and Firm will assist both parties in their communications regarding the transaction. However, Firm will be limited in its ability to advocate for Buyer, like an exclusive agent would, unless designated dual agency is directed below.
- v. If designated dual agency is directed, an agent in Firm will not be designated to represent Buyer or the seller if that agent has received confidential information concerning the other party.
- vi. Buyer has determined that the advantages of dual agency outweigh the disadvantages.

b. **Authorizations:** Initial only as applicable below.


  
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Firm may act as a dual agent in a transaction involving Buyer. If Firm may not act as a dual agent, Buyer will always have exclusive representation under this Agreement.

*If Firm **may** act as a dual agent, then:*

Buyer authorizes the same agent to represent both Buyer and a seller in dual agency.

  
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dotloop verified

Buyer directs Firm to practice designated dual agency. If Buyer directs Firm to practice designated dual agency, Firm may only practice designated dual agency unless it is not allowed under North Carolina law.

c. **Material Facts:** Regardless of whether dual agency is authorized, Firm must disclose any material facts to all parties in a transaction. This duty applies whether Firm is Buyer's exclusive agent or a dual agent, including designated dual agency.

d. **Waiver:** Should Firm become a dual agent, Buyer waives all claims, damages, losses, expenses, and liabilities, other than for violations of the NC Real Estate License Law and intentional wrongful acts arising from Firm's role as a dual agent.

7. **Surveillance; Photographs; and Video:** Buyer understands that some properties may have video, audio, or surveillance devices. Federal and state laws prohibit the recording of oral communications without consent. However, video surveillance without consent may be permitted. Buyer may take photos or record video as long as Buyer does not intrude on the owner's reasonable expectation of privacy and owner has not prohibited photography and video. Buyer should only record spaces in plain view. If Buyer were to intrude on an owner's privacy – for example, if Buyer were to take pictures of a medicine cabinet or inside a desk drawer – then Buyer may be subject to liability. Firm may not have control of pictures or videos of a property that Buyer may purchase, and accordingly, such information will not be removed from public display after Buyer's purchase.

8. **Other Professional Advice:** Buyer is advised to seek other professional advice regarding law, taxes, financing, insurance, surveying, wood destroying insects, structural soundness, engineering, building construction, and other matters related to purchasing real estate. Buyer also should consider seeking legal advice regarding this Agreement. Firm may provide recommendations for these other services, but Firm cannot guarantee the quality or level of expertise. Buyer agrees to hold Firm harmless regarding Buyer's use of other professional services. Buyer also agrees to fully indemnify Firm if a claim is brought against Firm stemming from Buyer's use of other professionals or Buyer's election not to use other professionals.

9. **Inspection Costs:** Unless otherwise agreed, Buyer must pay for all inspection costs and other professional services related to purchasing a property including all items in section 8. This duty to pay will apply regardless of whether Buyer closes on a property.

Buyer Initials

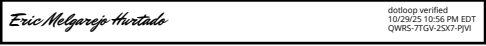
  
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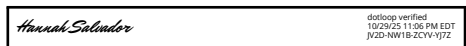
  
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Agent Initials \_\_\_\_\_

10. **Confidentiality:** Firm will not disclose the price or other terms of an offer by Buyer to a competing party without the express consent of Buyer. However, sellers may elect not to treat Buyer's offer as confidential. Sellers may also elect not to disclose other offers and instruct their agent to keep that information confidential.
11. **WIRE FRAUD WARNING:** Before sending any wire, Buyer should verify the recipient's phone number independently, and call the recipient to verify the wiring instructions. If Buyer receives wiring instructions for a different bank, branch location, or account name or number, they should be presumed fraudulent. If fraud is at all suspected, do not send any funds, contact the recipient immediately, and presume that any phone number received in an email from the closing attorney, Firm, another real estate agent, or anyone else is fraudulent. Buyer understands that there are risks associated with wire transfers that are not within the reasonable control of Firm. Buyer agrees to release and discharge Firm and Firm's agents from all claims not caused by gross negligence relating to a wire transfer associated with the Services.
12. **Additional Terms:** \_\_\_\_\_  
\_\_\_\_\_. If there is a conflict between the terms in this section and any other part of this Agreement, the terms in this section will control. Firm and Buyer may also insert "see attached" and add additional terms with a separate addendum.
13. **Merger; Modification; Assignment; Enforcement; Attorney's Fees; and Governing Law:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. Subject to statutory limitations, if legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.
14. **NONDISCRIMINATION:** FIRM SHALL CONDUCT ALL BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP, OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY. FURTHER, REALTORS® HAVE AN ETHICAL DUTY TO CONDUCT SUCH ACTIVITIES WITHOUT RESPECT TO THE SEXUAL ORIENTATION OR GENDER IDENTITY OF ANY PARTY OR PROSPECTIVE PARTY.

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 TRANSACTION.

Buyer: (Name) Eric Melgarejo Hurtado (Signature)  (Date) 10/29/2025  
Contact: (Phone and Email) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Buyer: (Name) Hannah Salvador (Signature)  (Date) 10/29/2025  
Contact: (Phone and Email) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**Entity Buyer:** (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_  
By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_  
Contact: (Phone and Email) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**Firm:** (Name) \_\_\_\_\_ (License Num.) \_\_\_\_\_ (Phone) \_\_\_\_\_  
By: (Agent Signature) \_\_\_\_\_ (License Num.) \_\_\_\_\_ (Date) \_\_\_\_\_  
Office Address: \_\_\_\_\_  
Agent Contact: (Phone, Fax, and Email) \_\_\_\_\_

**COOPERATIVE COMPENSATION AGREEMENT**

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

**"Seller":** \_\_\_\_\_  
**"Buyer":** \_\_\_\_\_  
**"Property":** \_\_\_\_\_

- FEE:** (Check Only One) ☐ Seller or ☐ Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: ☐ \_\_\_\_\_% of the gross sales price; ☐ A flat fee of \$ \_\_\_\_\_; or, ☐ Other: \_\_\_\_\_.
- PAYMENT:** The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement. The Fee will be due and payable to Selling Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.
- TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or \_\_\_\_\_, 20\_\_\_\_, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller's breach. If Listing Firm has agreed to pay the Fee, Listing Firm will not be obligated to pay if Seller breaches the Contract and Listing Firm is not paid. Buyer signs below only to acknowledge and consent to the Fee.
- MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

**DO NOT UPLOAD THIS FORM TO THE MLS OR ATTACH IT TO A PURCHASE CONTRACT. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.**

Listing Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature) Date: _____	Selling Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature) Date: _____
Seller: _____ (Signature) Date: _____ Seller: _____ (Signature) Date: _____ Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____	Buyer: _____ (Signature) Date: _____ Buyer: _____ (Signature) Date: _____ Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____







## Harnett County GIS

**PID:** 099566 0028 07

**PIN:** 9566-75-6120.000

**Account Number:** 1500006184

**Owner:** MILLER JOHN B & MILLER JESSICA

**Mailing Address:** 1504 MALL SQ UNIT 208 WILKESBORO, NC 28697-2286

**Physical Address:** JOHNSONVILLE SCHOOL RD NC ac

**Description:** TR#7 SWANN BLACKWELDER 14.20ACS MAP#2013-370

**Surveyed/Deeded Acreage:** 14.09

**Calculated Acreage:** 13.58

**Deed Date:**

**Deed Book/Page:** 3448 - 0763

**Plat(Survey) Book/Page:** 2013 - 370

**Last Sale:** 2016 - 10

**Sale Price:** \$37000

**Qualified Code:** Q

**Vacant or Improved:** V

**Transfer of Split:** T

**Actual Year Built:**

**Heated Area :** SqFt

**Building Count :** 0

Initial  
JBM

Initial  
JBM

**Building Value:** \$0

**Parcel Outbuilding Value:** \$0

**Parcel Land Value:** 59140

**Market Value:** \$59140

**Deferred Value:** \$0

**Total Assessed Value:** \$59140

**Zoning:** RA-20R - 13.58 acres (100.0%)

**Zoning Jurisdiction:** Harnett County

**Wetlands:** Yes

**FEMA Flood:** Minimal Flood Risk

**Within 1mi of Agriculture District:** Yes

**Elementary School:** Johnsonville Elementary

**Middle School:** Highland Middle

**High School:** Western Harnett High

**Fire Department:** Spout Springs

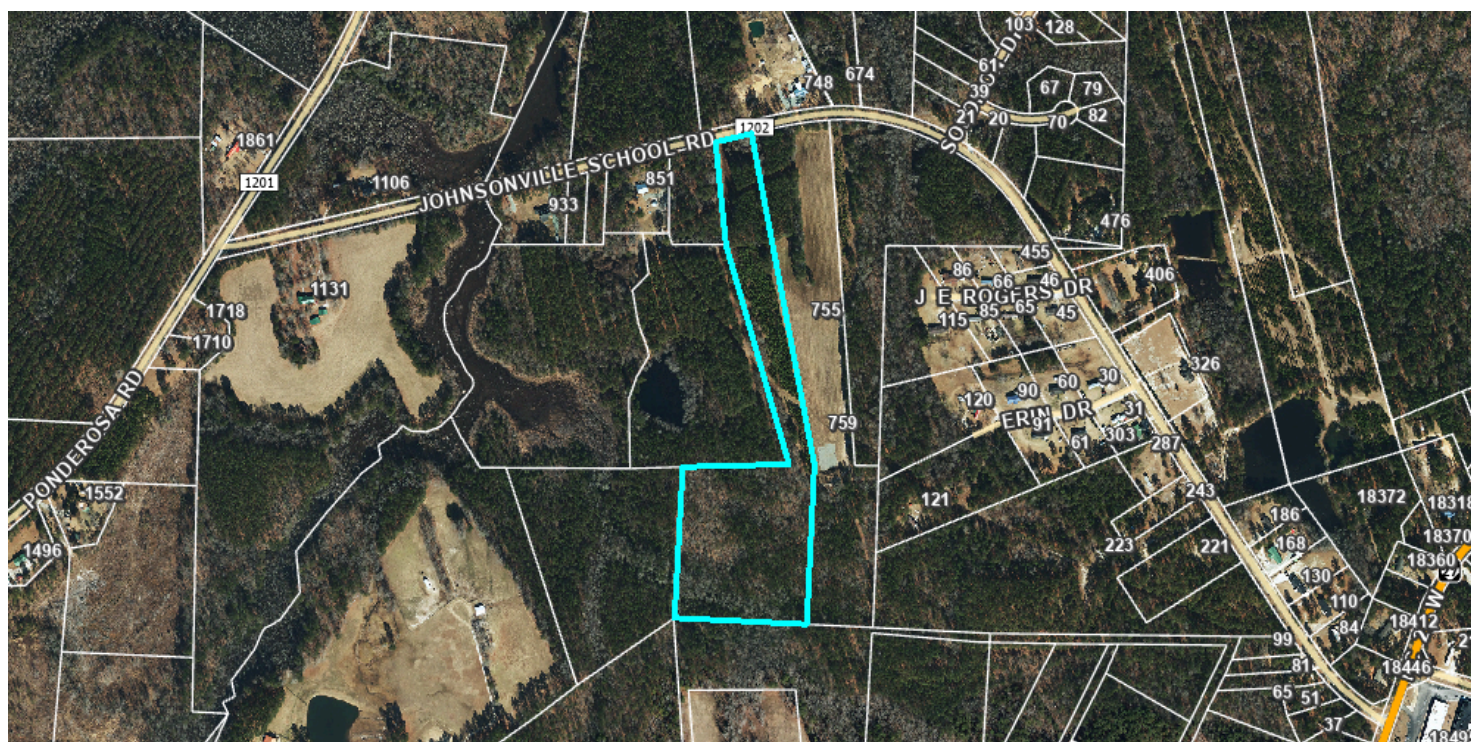
**EMS Department:** Medic 1, D13 EMS, D1 FR

**Law Enforcement:** Harnett County Sheriff

**Voter Precinct:** Johnsonville

**County Commissioner :** Matthew Nicol

**School Board Member:** Don Godfrey



### COOPERATIVE COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

**"Seller":** John Burke Miller Jessica Wigglesworth Miller  
**"Buyer":** \_\_\_\_\_  
**"Property":** tbd Johnsonville School Rd Cameron NC 28326

- FEE:** (Check Only One) ☒ Seller or ☐ Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: ☒ 2.5 % of the gross sales price; ☐ A flat fee of \$ \_\_\_\_\_; or, ☐ Other: \_\_\_\_\_.
- PAYMENT:** The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement. The Fee will be due and payable to Selling Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.
- TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or 12/31, 2025, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller's breach. If Listing Firm has agreed to pay the Fee, Listing Firm will not be obligated to pay if Seller breaches the Contract and Listing Firm is not paid. Buyer signs below only to acknowledge and consent to the Fee.
- MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

**DO NOT UPLOAD THIS FORM TO THE MLS OR ATTACH IT TO A PURCHASE CONTRACT.** NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

<p>Listing Firm: <u>Coldwell Banker Advantage</u> Agent Name (Print): <u>Chris Tacia</u> By: <u>Chris Tacia</u> (Agent Signature) Date: <u>4/1/2025</u></p>	<p>Selling Firm: <u>LPT Realty, LLC</u> Agent Name (Print): <u>Brian Carnesecchi</u> By: _____ (Agent Signature) Date: _____</p>
<p>Signed by: Seller: <u>John Burke Miller</u> (Signature) <u>4/3/2025</u> Signed by: Seller: <u>Jessica Wigglesworth Miller</u> (Signature) <u>4/3/2025</u> Date: _____ Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____</p>	<p>Buyer: <u>Eric Melgarejo Hurtado</u> (Signature) <u>10/29/2025</u> Date: _____ Buyer: <u>Hannah Salvador</u> (Signature) <u>10/29/2025</u> Date: _____ Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____</p>





# HAL OWEN & ASSOCIATES, INC.

SOIL & ENVIRONMENTAL SCIENTISTS

P.O. Box 400, Lillington, NC 27546-0400

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www.halowensoil.com

14 November 2013

Mr. Jeff Blackwelder  
Swann-Blackwelder Enterprises, LLC  
684 Vick Keith Road  
Sanford, NC 27332

Initial  
JBM

Reference: Preliminary Soil Investigation  
Swann-Blackwelder Property – 85.73 Acres  
Seven Proposed Tracts

Initial  
JBM

Dear Mr. Blackwelder,

A site investigation has been conducted for the above referenced property, located on the northern and southern sides of Johnsonville School Road (SR 1202), in Harnett County, North Carolina. The purpose of this investigation was to determine the ability of each tract to support a subsurface sewage waste disposal system and repair area for at least one residence.

A significant portion of each tract was observed to contain soils adequate for subsurface sewage waste disposal (see attached map). The soils shown as provisionally suitable will adequately function as sewage waste disposal sites but will require additional drainline due to clayey textured subsoil characteristics. You should expect that approximately 100 feet of conventional drainline would be required for each bedroom in homes to be sited at this property. Each proposed tract was observed to contain adequate amounts of provisionally suitable soils to support the septic needs of at least one four-bedroom residence.

All sewage disposal ratings and determinations were made in accordance with "Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A .1900". This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the local Health Department. An improvement permit for all residences will need to be obtained from the Health Department that specifies the proposed home size and location, and the design and location of the septic system to be installed.

I appreciate the opportunity to provide this service and trust that you will feel free to call on me again in the future. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,



Hal Owen  
Licensed Soil Scientist

