



# 238 Lige Piner Rd

**Smyrna, NC**

A feature-rich home in a stunning setting, with water views and water access. Wonderful as a primary home, second home, or investment property.

**CREW**  
COASTAL  
REALTY





# Rich with features

- Water access
- Sealed crawl space
- Detached workshop
- Whole-house generator
- Stainless steel appliances
- Kinetico water system
- Granite countertops
- (See complete list)



# A stunning setting

Enjoy beautiful views of Core Sound, and access it easily for kayaking and paddle boarding from a neighborhood access.

Water views from the front porch are stunning. Inside, the open floor plan is ideal for family life and entertaining. Cook like a pro with all stainless steel appliances, including a double door oven.

**CREW**  
COASTAL  
REALTY





# The home

This move-in ready home underwent extensive renovations and upgrades from 2014 through 2019 (complete list available, a must-see) and all systems have been consistently maintained since.



**Open floor plan**  
*Great for families and entertaining*



**Pergo floors**  
*Pergo floors, and tile floors in the baths*



**Granite**  
*Granite counter tops in the kitchen and baths*

**Washer & dryer**  
*Purchased new in 2020*

# Property details

1323 square feet. 3 bedrooms, 2 baths.  
0.54 acres. Single family. Built in 1987.  
Fully renovated from 2014-2019.  
Detached garage/workshop.







# Enjoy your privacy

Spend your days along the Beaufort waterfront or the Crystal Coast beaches, and then return to this wonderful private setting.

The home is on a private road, and water access is available for the neighborhood to enjoy.



The detached garage is has electricity running to it and is very well lit. 16' x 20'

The generator will run the entire house and has been recently and regularly serviced.

# Bits & pieces





# CREW COASTAL REALTY



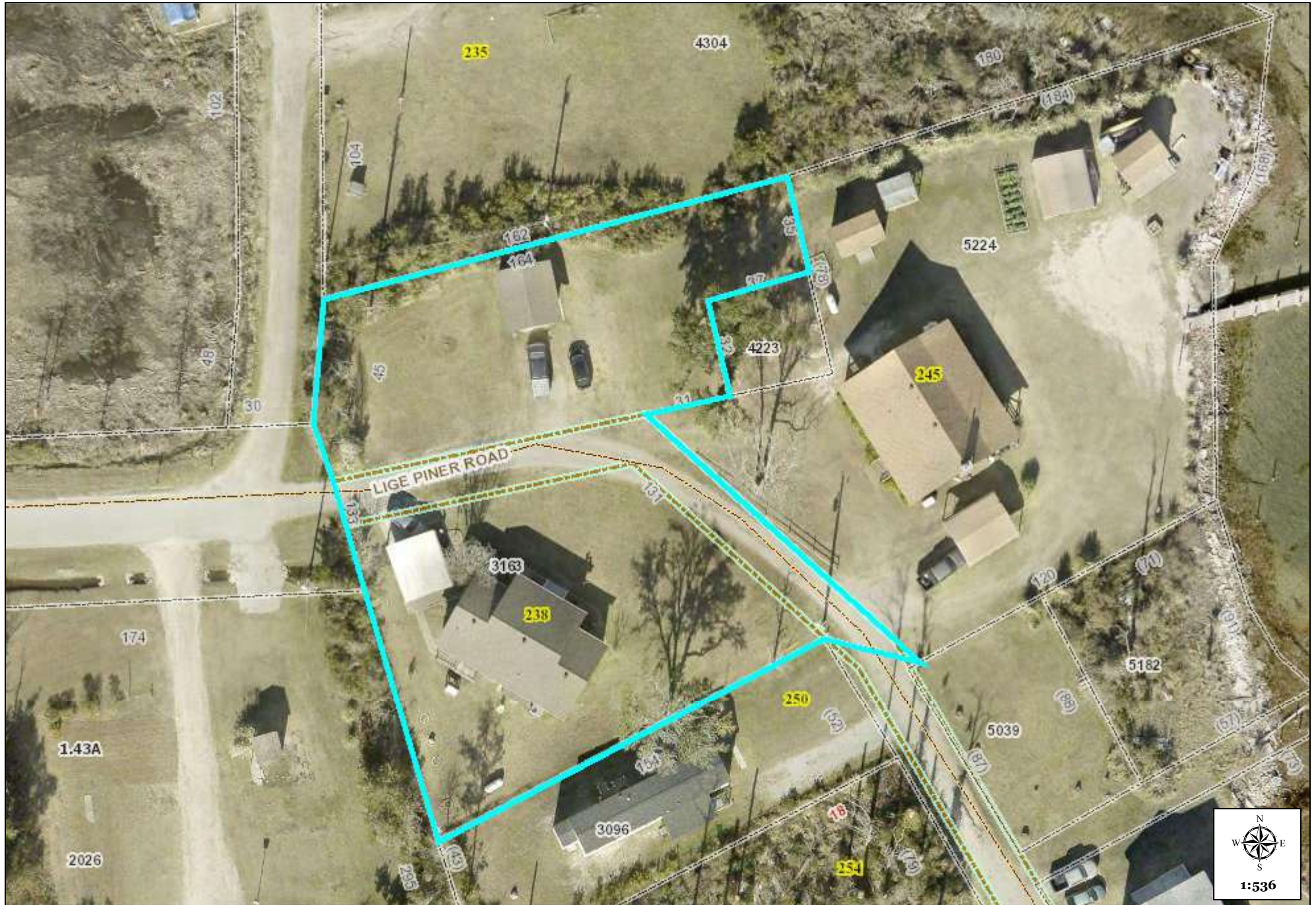
**Listing broker:** *Ian Huckabee*

**Phone:** *252.732.2882*

**Firm:** *Crew Coastal Realty*

**Website:** *crewcoastal.com*





February 3, 2023



## Tax Parcel Information:

**Owner:** RUSSEL,JUANITA ETAL JACK III

**Current PIN:** 734704703163000

**Site Address:**

238 LIGE PINER RD  
SMYRNA

**Mailing Address:**

238 LIGE PINER RD

SMYRNA NC 28579

**Legal Description:**

LOT SR 1348

**Prior PIN:** 06008A0238

**City Limits:**

**Rescue District:** OTWAY RESCUE

**Fire District:** MARSHALLBERG FIRE

**Tax District:** 1006

**Township:** SMYRNA

**Use:** RESIDENTIAL

**Land Value:** \$48,968

**Bldg Value:** \$85,885

**Other Value:** \$12,638

**Total Value:** \$147,491

**Sale Price:** \$228,000

**Deeded Acres:** 0.541

**Plat Ref:** /

**Deed Ref:** 1651 / 209

**Bedrooms:** 3

**NBHD:** 60002

**Bldg Htd Sq Ft:** 1300

**Bldg Tot Sq Ft:** 1,596

**Year Built:** 1987

**Noise Level:**

**AICUZ Zone:**

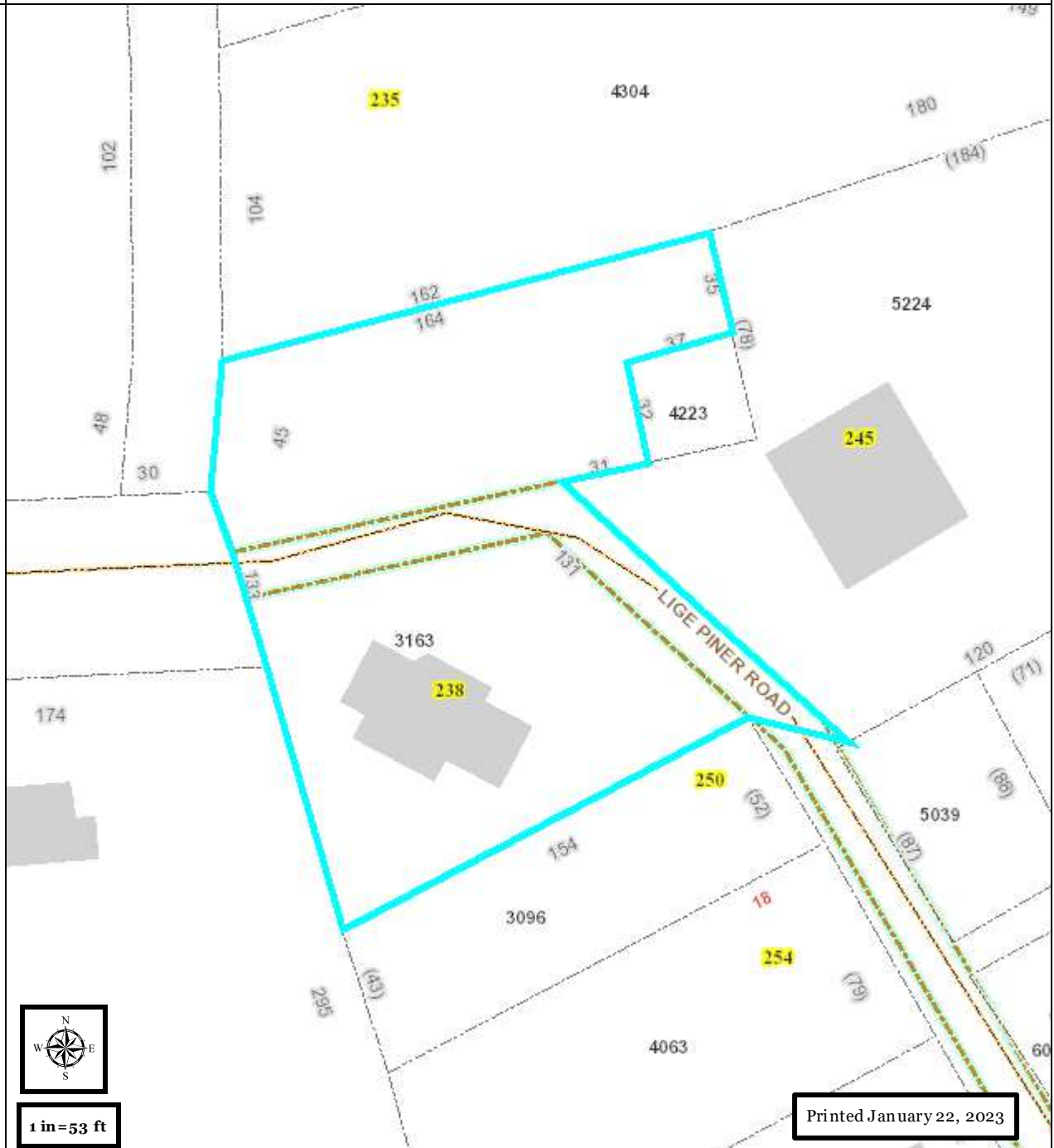
**GIS Acres:** 0.620

**Roll Type:** R

**Deed Date:** 20191008

**Bathrooms:** 2

# Carteret County, N.C.



Printed January 22, 2023



## Improvements by Previous Owner

*Please note: All information in this document was provided to the current seller by the previous owner. This information is not warranted by the seller or by Crew Coastal Realty.*

### Exterior

08/2014	30 Year CertainTeed Landmark Triple Laminate Architectural Shingles Installed on house and garage Installed 3 roof turbine vents
08/2014	Installed 3 roof turbine vents
08/2014	New shutters
08/2014	Installed new fiberglass front and rear exterior doors
08/2014	New HVAC
10/2014	Installed gutters on house
03/2015	Installed surge protector on heat pump to protect circuit board and compressor
03/2015	Installed anti-bacterial UV light on heat pump
06/2015	Pella storm door at rear exterior door
06/2016	Installed photocell post lamp
08/2016	Installed front walkway
08/2016	Installed Twin Head LED Motion Sensor Security Light at rear porch
09/2017	Installed Generac 22K whole house standby generator with automatic transfer switch
09/2017	Purchased and installed Trinity Steel 250 gallon propane tank & refilled tank 10/2018
06/2018	Installed Kinetico water system
08/2018	New siding & Insulation on/in pump house
08/2018	New water holding tank
08/2018	Installed new railing on front porch
01/2019	Installed rear walkway

## Garage

11/2014	Installed new fiberglass exterior door
11/2014	Installed 2 new windows
07/2016	Installed 4 - 2-light 4' LED shop lights
12/2018	Installed new high wind reinforced garage door
12/2018	Installed new soffit on right side of garage
12/2018	Installed 2 new flood light fixtures
03/2019	installed small walk

## Crawl space

11/2018	New crawl space vapor barrier
12/2018	Sealed crawl space foundation vents
12/2018	Even though there was no evidence of mold, we had all of the floor joist treated with Shockwave commercial disinfectant microbial sanitizer
12/2018	Installed new Insulation throughout crawl space
03/2019	Installed new Santa Fe 70 pint per day dehumidifier

## Attic

11/2015	Installed new attic stairs
12/2016	Installed insulated cover for stairway opening
03/2018	Installed 2 each 4' 2-light LED shop lights

## Interior: Kitchen

01/2015	New kitchen layout with bar & Installed new cabinet
03/2015	Installed granite countertops
03/2015	Installed under cabinet countertop LED lighting under each upper cabinet
03/2015	Installed accent pendant lighting
03/2015	Installed new GE stainless steel appliances: French door refrigerator with freezer at bottom, dishwasher, double oven range, and microwave oven
08/2015	Door seal on the dishwasher was faulty. GE sent out a new dishwasher and upgraded it to a Profile series



10/2018	Installed new French door refrigerator with bottom freezer as original was ruined during hurricane Florence due to no owner for 9 days
03/2015	Installed new 60/40 stainless steel kitchen sink with protective racks
03/2015	Installed recessed lighting over kitchen sink
09/2015	Installed food waste disposer
06/2016	Installed custom glass backsplash

## **Interior: Flooring**

07/2015	Installed Pergo flooring in living room, bedrooms, hallway, and kitchen
08/2016	Installed porcelain tile in hall and principal bath
08/2018	Installed new vinyl in laundry room

## **Interior: General lighting, electrical**

04/2016	Installed new ceiling fan/light combo in each bedroom
04/2016	Installed hardwired LED lighting in bedroom and bath closets as well as In pantry
04/2016	Installed 4 recessed lighting fixtures in hallway
04/2016	Installed 14 recessed lighting fixtures with dimmer switches In living room
04/2016	Installed new ceiling fan in living room
07/2016	Installed new LED light fixture in laundry room

## **Interior: Principal bath**

05/2016	Installed new deep soaking bathtub
05/2016	Installed porcelain tile walls at tub with custom glass accent tiles
05/2016	Installed Delta Brizo polished nickel tub/shower plumbing fixtures
05/2016	Installed 2 - 3 light over sink polished nickel light fixtures
08/2016	Installed Mission Hills 72" double bowl vanity with granite counter top
08/2016	Installed 2 mirrors over sink vanity
08/2016	Installed Delta Brizo polished nickel bath fixtures at sinks
08/2016	Installed wet rated recessed lighting In shower area
08/2016	Installed new Water Ridge high efficiency toilet
08/2016	Installed new Utilitech Vent fan

## Interior: Hall bath

11/2015	Installed new fiberglass tub/shower combo
11/2015	Installed Delta Leland J tub plumbing fixtures and Delta chrome hand shower fixture
03/2016	Installed 3 light chrome light fixture over sink vanity
03/2016	Installed Mission Hills 48" single bowl vanity with granite countertop
03/2016	Installed Delta Leland J tub chrome faucet at vanity sink
03/2016	Installed new bathroom mirror
08/2016	Installed Hampton Bay accent lighting
08/2016	Installed wet rated recessed lighting In shower area
08/2016	Installed new Water Ridge high efficiency toilet
08/2016	Installed new Utilitech vent fan

## Interior: Miscellaneous improvements

NA	Installed 2 piece crown molding In living room, kitchen, hallway, hall bath, and all bedrooms
NA	Installed 1 piece crown molding In laundry room
NA	Installed 3 piece crown molding In master bath
NA	Installed 6" baseboard and base cap in all rooms
NA	Replaced all interior door and window casing
NA	Replaced all interior doors
NA	Replaced all door hardware on Interior and exterior doors
NA	Enclosed Treatment with blinds at rear exterior door
07/2014	Installed new 40 gallon hot water heater
08/2014	Installed custom faux wood cordless blinds at every window
03/2019	Installed 2 new hard wired smoke detectors in hallway
03/2019	Installed 1 each new battery-operated smoke detector in master bedroom, bedroom 1 and bedroom 2





# STATE OF NORTH CAROLINA RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

## Instructions to Property Owners

- The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish buyers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option, and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
- You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
  - If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
  - If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
  - If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
  - If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the buyer a corrected Disclosure Statement or correct the problem.
- If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the buyers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
- You must give the completed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase your property. If you do not, the buyer can, under certain conditions, cancel any resulting contract (See "Note to Buyers" below). You should give the buyer a copy of the Disclosure Statement containing your signature and keep a copy signed by the buyer for your records.

**Note to Buyer:** If the owner does not give you a Residential Property and Owners' Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the buyer. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

- In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 238 Lige Piner Rd, Smyrna, NC 28579

Owner's Name(s): Jack Russell, Juanita Russell

Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: <u>Jack Russell</u>	<u>Jack Russell</u>	Date <u>02/12/2023</u>
Owner Signature: <u>Juanita Russell</u>	<u>Juanita Russell</u>	Date <u>02/12/2023</u>

Buyers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owners or owners' agents; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Buyers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Buyer Signature: _____	Date _____
Buyer Signature: _____	Date _____

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Crew Coastal Realty, 313 Ann Street Beaufort NC 28516-2105

Ian Huckabee

Produced with one of Transactions (ipForm Edition) 717 N arwood St, Suite 22 , Dallas, T 752 1 www.lxvll.com

Phone: 2527322882

Fax:

238 Lige Piner Rd



Property Address Description 238 Lige Piner Rd, Smyrna, NC 28579  
**LOT SR 1348**

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

	Yes	No	No Representation
1. In what year was the dwelling constructed <u>1987</u> E plain if necessary _____			<input type="checkbox"/>
Is there any problem, malfunction or defect with the dwelling's foundation, slabs, fireplaces chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications to them _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The dwelling's exterior walls are made of what type of material <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Stucco <input type="checkbox"/> Siding <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Synthetic stucco <input type="checkbox"/> Composition <input type="checkbox"/> Hardboard <input type="checkbox"/> Other _____ (check all that apply)			<input type="checkbox"/>
4. In what year was the dwelling's roof covering installed <u>2014</u> (Approximate if no records are available) E plain if necessary _____			<input type="checkbox"/>
5. Is there any leakage or other problem with the dwelling's roof _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fuses, generator, etc.) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
What is the dwelling's heat source <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Baseboard <input type="checkbox"/> Other _____ (check all that apply) Age of system <u>2014</u>			<input type="checkbox"/>
11. What is the dwelling's cooling source <input checked="" type="checkbox"/> Central forced Air <input type="checkbox"/> All window unit(s) <input type="checkbox"/> Other _____ (check all that apply) Age of system <u>2014</u>			<input type="checkbox"/>
What are the dwelling's fuel sources <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Other _____ (check all that apply) If the fuel source is stored in a tank, identify whether the tank is <input checked="" type="checkbox"/> above ground or <input type="checkbox"/> below ground, and whether the tank is <input type="checkbox"/> leased by seller or <input checked="" type="checkbox"/> owned by seller. (check all that apply) _____			<input type="checkbox"/>
13. What is the dwelling's water supply source <input type="checkbox"/> City/county <input type="checkbox"/> Community system <input checked="" type="checkbox"/> Private well <input type="checkbox"/> Bored well <input type="checkbox"/> Other _____ (check all that apply)			<input type="checkbox"/>
14. The dwelling's water pipes are made of what type of material <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polyethylene <input type="checkbox"/> Other _____ (check all that apply)			<input type="checkbox"/>
15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
What is the dwelling's sewage disposal system <input checked="" type="checkbox"/> Septic tank <input type="checkbox"/> Septic tank with pump <input type="checkbox"/> Community system <input type="checkbox"/> Connected to city/county system <input type="checkbox"/> City/county system available <input type="checkbox"/> Straight pipe (wastewater does not go into a septic or other sewer system; note use of this type of system violates state law) <input type="checkbox"/> Other _____ (check all that apply)			<input type="checkbox"/>
17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit If your answer is "yes," how many bedrooms are allowed _____ or records available _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, Telephone wiring or satellite dish, garage door openers, gas logs, or other systems _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range oven, attached microwave, hood fan, dishwasher, disposal, etc.) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date JR

02/12/2023

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date JR

02/12/2023

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- |   | Yes                                 | No                                  | No Representation        |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes improvements) .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) located on or which otherwise affect the property ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics liens, materialmen's liens, or notices from any governmental agency that could affect title to the property .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Is the property subject to a flood hazard or is the property located in a federally-designated flood hazard area .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 10. Does the property abut or adjoin any private road(s) or street(s) .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

If you answered "yes" to any of the questions listed above (1-3) please explain (attach additional sheets if necessary)  
**Property adjoins a private road. Flood insurance is required.**

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector, or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- |   | Yes                      | No                                  | No Representation        |
|---|--------------------------|-------------------------------------|--------------------------|
| 3. Is the property subject to governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot or unit ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- If you answered "yes" to the question above, please explain (attach additional sheets if necessary)

33. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments. If your answer is yes, please provide the information requested below as to each owners' association to which the property is subject insert "A" into any blank that does not apply

(specify name) \_\_\_\_\_ whose regular assessments ("dues") are \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

(specify name) \_\_\_\_\_ whose regular assessments ("dues") are \_\_\_\_\_ per \_\_\_\_\_. The name, address, and telephone number of the president of the owners' association or the association manager are \_\_\_\_\_

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date JR 02/12/2023

Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date JR 02/12/2023

**\*If you answered "Yes" to question 33 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 33 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.**

- |  | Yes                      | No                       | No<br>Representation     |
|--|--------------------------|--------------------------|--------------------------|
| 34. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. As of the date this Disclosure Statement is signed, are there any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 37. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 38. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues") (check all that apply).  |                          |                          |                          |

- |  | Yes                      | No                       | No<br>Representation     |
|--|--------------------------|--------------------------|--------------------------|
| Management Fees.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Building Maintenance of Property to be conveyed.....      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Master Insurance.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Landscaping Maintenance of lot to be conveyed.....        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Common Areas Maintenance.....                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trash Removal.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Amenity Maintenance (specify amenities covered) _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pest Treatment Elimination.....                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Street Lights.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Storm Water Management Drainage Ponds.....                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Internet Service.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alarm.....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Private Road Maintenance.....                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking Area Maintenance.....                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gate and/or Security.....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Buyer Initials and Date \_\_\_\_\_  
 Buyer Initials and Date \_\_\_\_\_

Owner Initials and Date JR 02/12/2023  
 Owner Initials and Date JR 02/12/2023

RE 4.  
 Re 1





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

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

## MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>                    </u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials			
<u>                    </u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u>                    </u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u>                    </u> 4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials			
<u>                    </u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u>                    </u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			

## Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **238 Lige Piner Rd, Smyrna, NC 28579**

Owner's Name(s): **Jack Russell, Juanita Russell**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Jack Russell Jack Russell Date 02/12/2023

Owner Signature: Juanita Russell Juanita Russell Date 02/12/2023

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

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

REC 4.25

1/1/15



ENVIRONMENTAL HEALTH DIVISION  
CARTERET COUNTY HEALTH DEPARTMENT

LAND USE

IMPROVEMENT PERMIT

229

OWNER: Dennis Pines

PHONE:

DATE: 4/3/84

ADDRESS: Tusb

PROPERTY LOCATION: Tusb

TYPE STRUCTURE: House

NO. BEDROOMS: 3 NO. BATHS: 2

WATER SOURCE: well

GARBAGE GRINDER: YES ( ) NO ( )

AUTO DISHWASHER: YES ( ) NO ( )

AUTO WASHING MACHINE: YES ( ) NO ( )

Perc. Rate (if applicable):

SIZE OF TANK: 900 GAL.

NO. LINES: 4 @ 60' WIDTH: 36'

TOTAL: 720 SQ. FT.

TOTAL LENGTH: 240 FT.

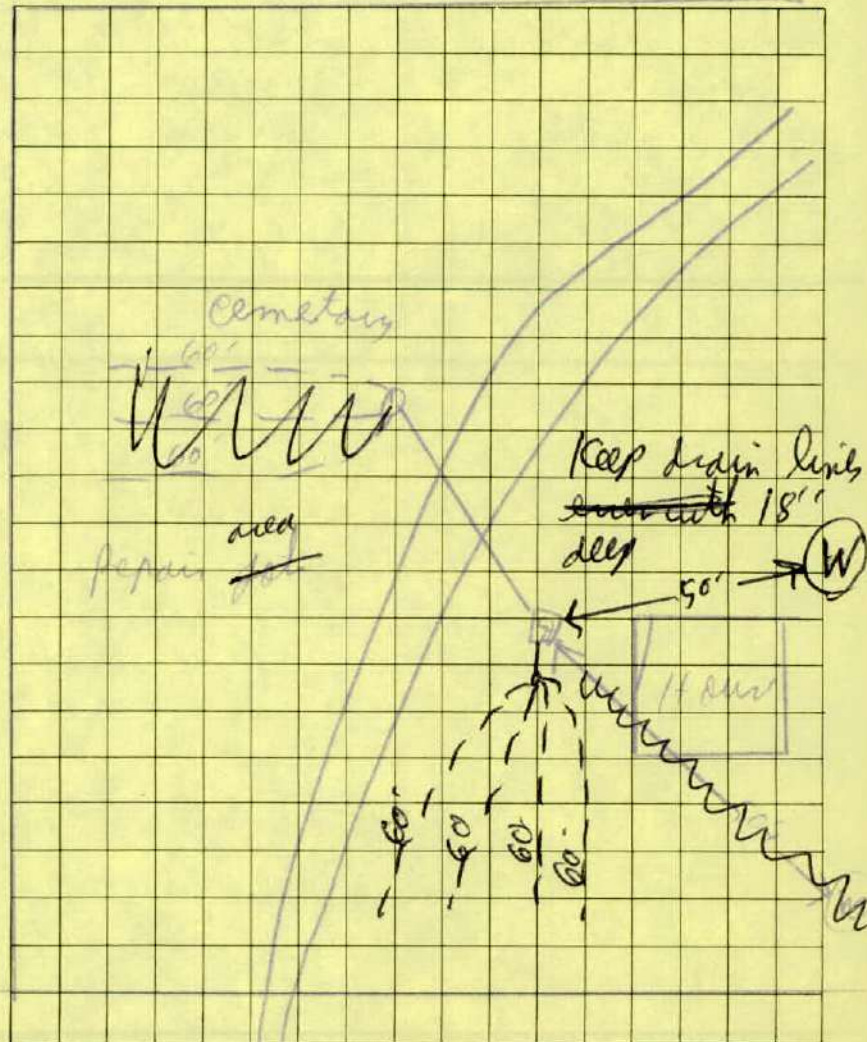
HORIZONTAL DISTANCE FROM WELL: 50' FT.

NOTICE: Construction must comply with all state and local regulations. Do not install well until well site has been approved. Do not cover any portion of system until approved on final inspection.

IMPROVEMENTS PERMIT BY:

C.O. Pysz  
Agent

ENVIRONMENTAL HEALTH DIVISION  
CARTERET COUNTY HEALTH DEPARTMENT  
BEAUFORT, N.C. 28516





Form: HB-296  
CCHD

**ENVIRONMENTAL HEALTH DIVISION  
CARTERET COUNTY HEALTH DEPARTMENT**

229

CERTIFICATE OF COMPLETION: (Ground Absorption Sewage Disposal System - G-S Chapter 130 - Article 13c)

OWNER:

*Dennis Piner*

DATE:

*4/3/86*

INSTALLER

*Tony Davis*

DATE COMPLETED:

*7/18/86*

Notice: This certification of completion in no way binds the Public Health Sanitation Division of Carteret County Health Department nor implies a guarantee that this system will function in all circumstances, but that the system is properly installed in accordance with applicable rules and regulations of the Carteret County Health Department and can reasonably be expected to perform properly under normal conditions of use and maintenance.

By: *Robert H. McNamee, Jr.*

✓ Prepared by John H. Phillips, Attorney, Morehead City, N. C.  
NORTH CAROLINA  
CARTERET COUNTY

THIS DEED OF EASEMENT, made and entered into this 4th day of April, 1988, by and between Dennis J. Piner and wife, Wendy D. Piner, parties of the first part, and Ivey G. Piner, Jr., and wife, Paula G. Piner, parties of the second part, all of Carteret County, North Carolina;

WITNESSETH:

THAT for and in consideration of TEN DOLLARS (\$10.00) and other valuable considerations to them paid, first parties do grant a non-exclusive right of ingress, egress, and regress to second parties; said easement is to run with that land conveyed in Book 498, page 54, Carteret County Registry, said easement being more particularly described as follows:

Beginning at the eastmost terminus of the centerline of S.R. 1348, which point is located 0.35 miles as measured in an eastwardly direction along said centerline from its point of intersection with the centerline of S.R. 1347, and running thence from said point of beginning N. 08° 30' W. 5.0 feet; thence N. 85° 29' E. 112.63 feet; thence S. 40° 05' E. 131.18 feet; thence 32.04 feet to a point which is located S. 08° 30' E. 10.04 feet; thence N. 85° 29' E. 103.87 feet; and thence S. 40° 05' E. 95.15 feet from the eastmost terminus of the centerline of S.R. 1348; and running thence N. 40° 05' W. 95.15 feet, thence S. 85° 29' W. 103.87 feet, and thence N. 08° 30' W. 10.04 feet to the point of beginning.

Said 15-foot easement being more particularly shown as that 15-foot existing road on that survey for "Ivey G. & Paula G. Piner, Jr., prepared by D. L. Lawrence, R.L.S., dated Mar. 3, 1988, a copy of which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances necessary for ingress, egress, and regress to the parties of the second part, their heirs and assigns, forever.

Book 584 Page 112



IN TESTIMONY WHEREOF, the said parties of the first part  
to these presents have hereunto set their hands and seals, the day  
and year first above written.

Dennis J. Piner (SEAL)  
Dennis J. Piner

Wendy D. Piner (SEAL)  
Wendy D. Piner

NORTH CAROLINA  
CARTERET COUNTY

I, Cherrie Sanders, Notary Public, do  
hereby certify that Dennis J. Piner personally appeared before me  
this day and acknowledged the due execution of the foregoing  
instrument.

Witness my hand and notarial seal, this 5th day of  
April, 1988.

Cherrie Sanders  
Notary Public

My Commission Expires: June 1, 1990

NORTH CAROLINA  
CARTERET COUNTY

I, Victoria L. Rhue (Davis), Notary Public, do  
hereby certify that Wendy D. Piner personally appeared before me  
this day and acknowledged the due execution of the foregoing  
instrument.

Witness my hand and notarial seal, this 5 day of  
April, 1988.

Victoria L. Rhue (Davis)  
Notary Public

My Commission Expires: My Commission Expires October 10, 1983

Book 584 Page 112

(OVER →)

*Cherrie Sanders*  
NORTH CAROLINA, CARTERET COUNTY  
The foregoing certificate(s) of *Niceia R. Rhue (Davis)*

is (are) certified to be correct. This instrument was pre-  
sented for registration and recorded in this office in

Book *584* Page *112*

This *5<sup>th</sup>* day of *April* 19*88* at *2:55* O'clock *P.*M.

*Simon Piner*  
Register of Deeds

By *Wilda Davis*  
Assistant, Deputy

*Book 584 Page 112*







FILE # 1651209

FOR REGISTRATION REGISTER OF DEEDS  
Karen S. Hardisty  
Carteret County, NC  
October 08, 2019 09:54 06 AM  
MARY DEED 4 P  
FEE: \$26.00  
NC REVENUE STAMP: \$456.00  
FILE # 1651209

Prepared by: Ryan S. Renfrow, Attorney at Law [WITHOUT SEARCH OR EXAMINATION OF TITLE]  
Return to: Rodney Fulcher, Attorney at Law, 416 Live Oak Street, Beaufort, NC 28516

Excise Tax: \$456.00

Parcel ID No.: 734704703163000

Brief Legal Description: LOT SR 1348

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24<sup>th</sup> day of September, 2019, by and between:

**Harvey Lee Hinkle, III and Debra Lynn Hinkle**

204 Narcissus Mews, Caswell Beach, NC 28465

(hereinafter referred to as Grantor);

AND

**Jack Sherriff Russell, III and Jaunita L. Russell**

238 Lige Piner Road, Smyrna, NC 28579

(hereinafter referred to as Grantee).

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

That Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Marshallberg Township, Carteret County, North Carolina, and more particularly described as:

(SEE ATTACHED EXHIBIT "A")



This being the same property previously conveyed by deed recorded in Book 1484, Page 410 (Instrument No. 1484410), Carteret County Registry.

This conveyance \_\_\_\_\_ is or X is not the primary residence of the Grantors.

A map showing the above described property is recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_ (Instrument No. \_\_\_\_\_), Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated:

Any easements, covenants, rights of way, or restrictions of record; and  
Ad Valorem taxes for the year 2019.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in their names, the day and year first above written.

Harvey Lee Hinkle, III (SEAL)  
 HARVEY LEE HINKLE, III

Debra Lynn Hinkle (SEAL)  
 DEBRA LYNN HINKLE

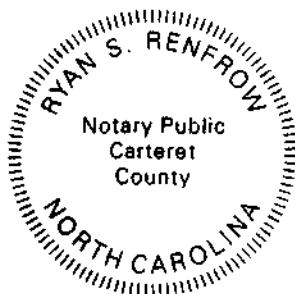
STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, Bryan S. Renfrow, a Notary Public of the County and State aforesaid do hereby certify that HARVEY LEE HINKLE, III AND DEBRA LYNN HINKLE personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of September, 2019.

My commission Expires: 9/16/2020



(SEAL)

Bryan S. Renfrow  
 Notary Public

Bryan S. Renfrow  
 Printed Name of Notary



**Exhibit "A"****Legal Description**

BEGINNING at an iron pipe at the northern edge of a 15' easement and the eastern most terminus of State Road 1348, said point of beginning being 0.35 miles along the centerline of State Road 1348 from the intersection of the centerlines of State Road 1348 and State Road 1347; thence North 8 degrees 30 minutes West 5.0 feet to the point and place of beginning thence from said point and place of beginning North 12 degrees 27 minutes East 56.0 feet to an iron pipe; thence North 79 degrees 25 minutes East 164.0 feet to an iron pipe; thence South 5 degrees 03 minutes East 34.57 feet to a point; thence South 81 degrees 48 minutes West 37.0 feet to a point; thence South 5 degrees 03 minutes East 32.0 feet to a point; thence South 81 degrees 48 minutes West 30.54 feet to an iron pipe in the northern edge of a 15' foot easement; thence running with said easement South 40 degrees 5 minutes East 131.18 feet to a point; thence North 68 degrees 0 minutes West 35 feet to an iron pipe; thence with the centerline of a ditch South 70 degrees 0 minutes West 154 feet to a point, thence running with the centerline of a ditch North 8 degrees 30 minutes West 132.5 feet to the point and place of beginning. This according to a survey prepared by Daniel Lee Lawrence dated September 13, 1990. This property being subject to that certain easement of 15' recorded in Book 584, Page 112, Carteret County Registry.

Together with all improvements located thereon.

For deed reference, see Book 1484, Page 410 (Instrument No. 1484410); Book 1472, Page 47 (Instrument No. 1472047); Book 1162, Page 56 (Instrument No. 1162056); Book 1009, Page 308 (Instrument No. 1009308); Book 643, Page 333 (Instrument No. N/A); and Book 541, Page 370 (Instrument No. N/A), Carteret County Registry.

Property address: 238 Lige Piner Road, Smyrna, NC 28579