

PROPERTY INFORMATION & DISCLOSURE FORM
LOT #2 IN ALBEMARLE SHORES SUBDIVISION- TYRRELL COUNTY, N.C.
(Form #7A)

- 1. Waterfront lot with 117' of wooden & stone shoreline stabilization structure and approximately 117' of street frontage.**
- 2. Deed book 201, page 878**
- 3. Tax ID# T016-01-015**
- 4. Plat- Cab A, Slide 343**
- 5. Tyrrell County Registry: www.tyrrellrod.net**
- 6. Property address: _____Albemarle Shores EXT., Columbia, N.C. 27925**
- 7. Protective covenants Book 214, page 289**
- 8. Current Homeowner's Association fees are \$100/ year.**
- 9. Owner: Denise Hauptman**
- 10. The annual taxes for 2015 are \$1,367.70 as conveyed to Chuck Owens Realty, Inc. by the Tyrrell County Tax Department.**
- 11. No known zoning restrictions.**
- 12. Seller makes no guarantee and no warranty representation of the actual acreage of the property being sold and this property is not being sold on a per acre basis.**

Buyer Initials

Seller Initials

- 13. Buyer is advised to have the property surveyed and boundary lines identified if in question about the actual boundary lines.**
- 14. Some shoreline erosion may have occurred since the recording of the plat.**
- 15. There are no implied or expressed warranties on the rip-rap stabilization structure.**
- 16. Buyer is advised that as is the case in most coastal counties that Hurricanes, northeastern & other storms may breach the shoreline stabilization structures.**
- 17. Property is located in a federally- designated flood zone.**
- 18. There is public water available at the street frontage.**
- 19. Seller had obtained a septic system permit for the lot from the Tyrrell County Health Department but it has expired. It could possibly be reinstated by reapplying and paying a \$50.00 fee.**
- 20. Underground utilities are provided throughout the subdivision.**
- 21. Buyer is advised to contact the US Army Corps of Engineers, N.C. Department of Environment & Natural Resources, N.C. Division of Water Quality and any other required agencies prior to constructing, including but not limited to, a residence, repair/ replacement of any shoreline stabilization structure, boat ramp, boat house, boat lift, boardwalk, pier or any earth disturbing practices on this property.**
- 22. Property is offered for sale, transfer and conveyance "AS IS, WHERE IS".**
- 23. Listing: COR# 605**
- 24. Tax assessed value is \$198,218.**

Buyer Initials

Seller Initials

25. Property offer for sale at \$125,000

Listing firm: Chuck Owens Realty, Inc. (252) 796-3165

corealty@corealty.net or chuckowens1958@gmail.com
www.corealty.net

THIS "PROPERTY INFORMATION AND DISCLOSURE FORM" SHALL BE ATTACHED TO AND BECOME A PART OF ANY OFFER AND ANY SALES CONTRACT WITH THIS PROPERTY.

THE ABOVE INFORMATION AND DISCLOSURES ARE BELIEVED TO BE ACCURATE AND CORRECT. ALL PARTIES INVOLVED WITH THIS SALE ARE ADVISED TO VERIFY THE ACCURACY OF THE ABOVE INFORMATION AND DISCLOSURES PRIOR TO SUBMITTING OR ACCEPTING AN OFFER ON THIS PROPERTY.

Buyer and Seller have read, understand and agree to this information and to these disclosures.

_____ (seal)

_____ (seal)

_____ (seal)

_____ (seal)

Buyer Signature

Seller Signature

Date: _____

Date: _____