



DigiSign Verified - 4924395f-53ec-4ce8-9b80-af912f2acb40

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 470 4th St, Aurora, NC 27806

Seller: Regina Weeks, Timothy Weeks

Buyer:

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

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

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

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

Lead Warning Statement
Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

Seller's Disclosure (initial)

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

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

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

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

Buyer's Acknowledgement (initial)

\_\_\_\_\_ (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.

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

\_\_\_\_\_ (e) Buyer (check one below):
[ ] Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
[ ] Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



This form jointly approved by: North Carolina Bar Association NC REALTORS®



STANDARD FORM 2A9-T Revised 7/2021 © 7/2025

Buyer Initials \_\_\_\_\_ Seller Initials RW TW

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**Agent's Acknowledgment (initial)**

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

**Certification of Accuracy**

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

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

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

**Buyer:** (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

**Buyer:** (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

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

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

**Seller:** (Signature) Regina Weeks (Date) 02/19/2026

**Seller:** (Signature) Timothy Weeks (Date) 02/19/2026

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

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

**Listing Agent:** (Signature) Kacy Forbes (Date) 02/24/2026

**Selling Agent:** (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

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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:

Table with 3 columns: Buyer Initials, Statement, Yes, No, No Representation. Contains 6 rows of disclosure statements regarding mineral and oil/gas rights severance.

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: 470 4th St, Aurora, NC 27806

Owner's Name(s): Regina Weeks, Timothy Weeks

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: Regina Weeks Date 02/19/2026

Owner Signature: Timothy Weeks Date 02/19/2026

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

### Property Summary

Tax Year: 2026

<b>REID</b>	47952	<b>PIN</b>	6567-02-2916	<b>Property Owner</b>	WEEKS, TIMOTHY JOHN;WEEKS, REGINA MARIE
<b>Location Address</b>	470 FOURTH ST	<b>Property Description</b>	(0.19AC) P-B TIMOTHY JOHN & REGINA MARIE WEEKS	<b>Owner's Mailing Address</b>	3297 BAY CITY ROAD AURORA NC 27806

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	NONE
<b>Market Area</b>	6004
<b>Township</b>	Town of Aurora
<b>Planning Jurisdiction</b>	BEAUFORT
<b>City</b>	TOWN OF AURORA
<b>Fire District</b>	
<b>Spec District</b>	
<b>Land Class</b>	COMMERCIAL
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.17
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	9/8/2004
<b>Deed Book</b>	001414
<b>Deed Page</b>	00382
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	
<b>Package Sale Price</b>	
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	1
<b>Total Units</b>	0
<b>Total Living Area</b>	0
<b>Total Gross Leasable Area</b>	620

Property Value	
<b>Total Appraised Land Value</b>	\$3,553
<b>Total Appraised Building Value</b>	\$29,865
<b>Total Appraised Misc Improvements Value</b>	\$9,390
<b>Total Cost Value</b>	\$42,808
<b>Total Appraised Value - Valued By Cost</b>	<b>\$42,808</b>
<b>Other Exemptions</b>	
<b>Exemption Desc</b>	
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	<b>\$42,808</b>

## Building Summary

Card 1 470 FOURTH ST

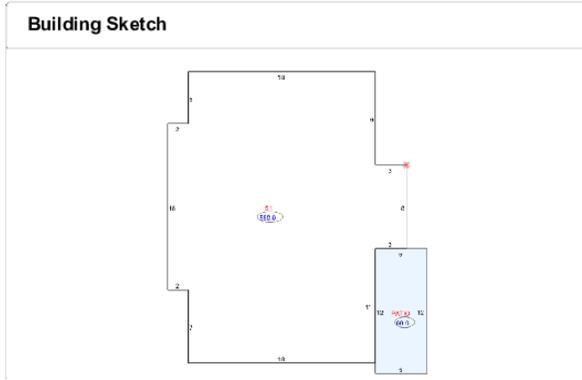
Building Details	
<b>Bldg Name</b>	
<b>Primary Occupancy Type</b>	OFFICE BUILDING
<b>Primary Occupancy</b>	OFFICE
<b>Primary Class</b>	A
<b>Primary Quality</b>	AVERAGE
<b>Year Built</b>	1930
<b>Effective Year</b>	1930
<b>Physical Depreciation (Rating)</b>	AVERAGE
<b>Physical Depreciation (% Bad)</b>	55%
<b>Economic Depreciation (% Bad)</b>	0%
<b>Functional Depreciation (% Bad)</b>	0%
<b>Gross Leasable Area (SQFT)</b>	620
<b>Remodeled Year</b>	1930
<b>Total Stories</b>	1

Building Total & Improvement Details	
<b>Total Adjusted Replacement Cost New</b>	\$73,739
<b>Physical Depreciation (% Bad)</b>	55%
<b>Depreciated Value</b>	\$33,183
<b>Economic Depreciation (% Bad)</b>	0%
<b>Functional Depreciation (% Bad)</b>	0%
<b>Total Depreciated Value</b>	\$33,183
<b>Market Area Factor</b>	0.9
<b>Building Value</b>	\$29,865
<b>Misc Improvements Value</b>	\$9,390
<b>Total Improvement Value</b>	\$39,255
<b>Assessed Land Value</b>	\$3,553
<b>Assessed Total Value</b>	\$42,808

Section 1 Details		
Occupancy Type		Rate
<b>Occupancy Type</b>	OFFICE BUILDING	
<b>Additional Fixtures</b>	0	\$0
<b>Air Conditioning</b>	CENTRAL	\$0
<b>Ceiling Finish</b>	NOT SUS WALL	\$0
<b>Class</b>	A	\$0
<b>Depreciation</b>	55%	\$0
<b>Depreciation</b>	AVERAGE	\$0
<b>Design and Style</b>	OTHER	\$0
<b>Exterior Walls</b>	COMMON BRICK	\$0
<b>Exterior Walls</b>	CONC BLK	\$0
<b>Floors</b>	CONC FIN	\$0
<b>Floors</b>	VINYL TILE	\$0
<b>Foundation</b>	BRICK	\$0
<b>Frame</b>	MASONRY	\$0
<b>Full Baths</b>	0	\$0
<b>Half Baths</b>	1	\$0
<b>Heat</b>	HEAT PUMP	\$0
<b>Interior Finish</b>	PLASTERED	\$0

Occupancy	OFFICE	\$0
Quality	AVERAGE	\$0
Roof Cover	ASPHCOMP SHG	\$0
Roof Structure	WOOD TRUSS	\$0

Addition Summary			
Story	Type	Code	Area
1.00	PATIO	PTO	60



**Misc Improvements Summary**

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	1,656	SIZE	STORAGE	\$20.00	0.9	1986	55	0	0		\$9,390
<b>Total Misc Improvements Value Assessed: \$9,390</b>											

**Land Summary**

Land Class: COMMERCIAL		Deeded Acres: 0.19		Calculated Acres: 0.17			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
NONE		Com Build Site	0.17 BY THE ACRE PRICE	\$20,900	1		\$3,553
<b>Total Land Value Assessed: \$3,553</b>							

**Ownership History**

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	WEEKS, TIMOTHY JOHN/ WEEKS, REGINA MARIE	DEED	100, 100	0		001414	00382	9/8/2004

### Notes Summary

Building Card	Date	Line	Notes
No Data			

BK1414 PG 382

FOR REGISTRATION REGISTER OF DEEDS  
JENNIFER LEGGETT WHITEHURST  
BEAUFORT COUNTY, NC  
2004 SEP 08 12:32:39 PM  
BK:1414 PG:382-385 FEE:\$20.00  
NC REVENUE STAMP:\$36.00  
INSTRUMENT # 2004007211

STATE OF NORTH CAROLINA

COUNTY OF BEAUFORT

THIS DEED, Made and entered into this 8 day of September, 2004, by and between Terry G. Casey, Sr., single, party of the first part, and Timothy John Weeks and wife, Regina Marie Weeks, whose address is 3297 Bay City Road, Aurora, North Carolina 27806, parties of the second part;

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to him in hand paid, by the parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said parties of the second part, their heirs and assigns, those certain tracts or parcels of land lying and being in The Town of Aurora, Beaufort County, State of North Carolina, and being more particularly described as follows:

TRACT ONE: IT BEING that tract or parcel of land conveyed to B. L. Hall by deed dated August 31, 1961, of record in Deed Book 525, Page 134, Beaufort County Registry, to which deed reference is herein made and incorporated for a more complete and detailed description. (Beaufort County Tax Parcel # 13-018711) This being TRACT TWO on that deed

BEAUFORT COUNTY LAND RECORDS  
LR-FORM001 # 22006

ACCEPTED  
[Signature] 9/8/04  
Land Records Official Date

T. R. THOMPSON, JR., ATTORNEY AT LAW, AURORA, NORTH CAROLINA

BK 1414 PG 383

dated the 11<sup>th</sup> day of November, 1995, by and between Ellene Hall Williamson and Terry G. Casey, Sr. duly of record in Book 1033 Page 674, Beaufort County Registry.

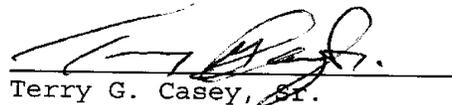
TRACT TWO: IT BEING those tracts or parcels of land conveyed to B. L. Hall by deed dated August 10, 1960, of record in Deed Book 512, Page 172, Beaufort County Registry, to which deed reference is herein made and incorporated for a more complete and detailed description. (Beaufort County Tax Parcel #15-001749) This being TRACT THREE on that deed dated the 11<sup>th</sup> day of November, 1995, by and between Ellene Hall Williamson and Terry G. Casey, Sr. duly of record in Book 1033 Page 674, Beaufort County Registry.

~~NO TITLE EXAMINATION HAS BEEN MADE.~~

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land together with all the rights, privileges and appurtenances thereunto belonging unto them, the said parties of the second part, their heirs and assigns, in fee simple forever.

And the said party of the first part, covenants to and with the said parties of the second part, their heirs and assigns, that he is seized of said premises in fee and has a lawful right to convey the same in fee simple; that the same is free and clear of all encumbrances, and that he hereby warrants and will forever defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and has adopted as his seal the typewritten word "SEAL" appearing beside his name, this the day and year first above written.

 (SEAL)  
Terry G. Casey, Sr.

T. R. THOMPSON, JR., ATTORNEY AT LAW, AURORA, NORTH CAROLINA

BK1414PG384

STATE OF NORTH CAROLINA

COUNTY OF Beaufort

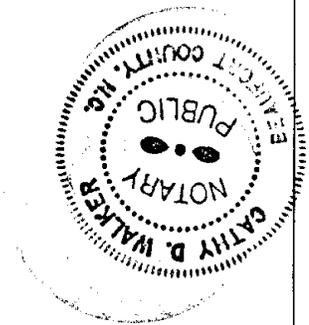
I, Cathy D Walker, a Notary Public, do hereby certify that Terry G. Casey, Sr., single, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the uses and purposes therein expressed.

Witness my hand and notarial seal this 8 day of September, 2004.

Cathy D Walker (SEAL)  
Notary Public

My Commission Expires:  
May 30, 2009

(SEAL)



T. R. THOMPSON, JR., ATTORNEY AT LAW, AURORA, NORTH CAROLINA

BK 1414 PG 385



JENNIFER LEGGETT WHITEHURST  
 BEAUFORT COUNTY REGISTER OF DEEDS  
 COURTHOUSE BUILDING  
 112 W. 2ND STREET  
 WASHINGTON, NC 27889

\*\*\*\*\*

Filed For Registration: 09/08/2004 12:32:39 PM  
 Book: RE 1414 Page: 382-385  
 Document No.: 2004007211  
 DEED 4 PGS \$20.00  
 NC REAL ESTATE EXCISE TAX: \$36.00  
 Recorder: REBECCA JORDAN

\*\*\*\*\*

State of North Carolina, County of Beaufort

The foregoing certificate of CATHY D WALKER Notary is certified to be correct. This 8TH of September 2004

JENNIFER LEGGETT WHITEHURST , REGISTER OF DEEDS

By: Rebecca Jordan  
 Deputy/Assistant Register of Deeds

\*\*\*\*\*

TR Thompson

**\*2004007211\***  
 2004007211