

**Disclosure to Sellers Regarding Deed preparation
By the Closing Attorney**

The law firm of Sandman, Rosefielde-Keller & Murphy has been directed to prepare a Deed package for use in the sale of your property. This Disclosure is made in compliance with the North Carolina State Bar Formal Ethics Opinion 10 (2004 FEO 10, Revised).

1. The AClosing Attorney@, and his, or her office, represent the Buyer, and not the Seller. Preparation of a ADeed Package@ is mere document preparation, not legal representation.
2. Unless the Seller hires their own Attorney, they have no legal representation in the process of the closing.
3. The closing Attorney cannot give legal advice to the Seller, other than to seek their own legal counsel of their choice.
4. The Deed will be prepared consistent with the specifications of the Contract for the sale and purchase. If the Contract does not contain Deed specifications, and the Closing Attorney prepares the Deed package, the Deed and concomitant documents will be prepared in order to advance the Buyer=s interests.
5. If the Closing Attorney prepares the Deed package, he, or she must advise the Seller to obtain their own Attorney. This Disclosure is that advise.

If Sandman, Rosefielde-Keller & Murphy is not the closing Attorney, it still does not imply Alegal representation@ beyond this document preparation. We do not review the Offer to Purchase and Contract, nor the Settlement Statement, unless specifically hired to do so.

Acknowledged:
