

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, 12-1-24 to 12-31-25 (Date of Purchase) (Date of this Form)

PROPERTY ADDRESS: 280 Friendly Acres Ln., Fort Ashby, WV 26719

SELLER'S NAME: Joyce P. Cooper

PURPOSE OF STATEMENT: Disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement is not a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

SELLER'S DISCLOSURE: I/We disclose the following information regarding the property and this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.

PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS

A. OWNERSHIP:

- 1. Do you currently live in subject property? Yes
If not have you ever lived in this property? _____
- 2. Is property vacant? NO If so, for how long? _____
- 3. Are you a builder or developer? NO
- 4. Are you a licensed real estate agent? No, retired Real Estate Broker in Virginia

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

- 1. Is the lawn chemically treated? NO By whom? _____
- 2. Any excessive noises (airplanes, trains, trucks, etc.)? NONE What? _____
- 3. Any underground storage tanks? NO Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: _____

C. LAND:

- 1. Is the house built on landfill (compacted or otherwise)? NO
Is there landfill on any portion of the property? NO
- 2. Any past or present flooding or drainage problems on the property? NO
- 3. Any standing water after rain? NO
Any sump pumps in basement or crawlspace? NO Any active springs? _____
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? _____ Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? _____ Where? _____
- 4. Has land been mined? NO Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

- 1. Approximate age of the house: 17 Name of Builder: Myers Brothers Construction
- 2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? NO
Is any portion of the dwelling of any type of construction other than on-site stick built? No Yes _____ Type of construction _____
Do you know of any structural additions or alterations, or the installation, alteration, repair, or replacement of significant components of the structure completed during the term of your ownership or that of a prior owner? NO Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? NO

Explain: _____

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? NO
If so, has any structural damage resulted? _____ If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone Aluminum Vinyl _____ Cedar _____ Lap Siding _____
Redwood _____ Fir _____ Others _____
Date of last maintenance (paint, etc) interior 2021 paint
5. Any problems with retaining walls cracking or bulging? NO Repaired? _____
When? _____
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? NO If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? NO Exterior walls? NO Slab floors? NO Ceilings? NO
Chimneys? N/A Fireplaces? N/A Decks? NO Garage Floor? NO Porch Floor? NO
Other? _____
8. Any slanted or uneven floors? NO Distorted door frames (uneven spaces between doors and frames)? NO
Any sticking windows? NO Any sagging ceiling beams or roof rafters? NO
9. Is the crawl space damp? N/A Has a moisture barrier been installed? N/A
Explain: _____
10. Any moisture in basement? NO Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? NO
Fogged? NO
12. Did you do any improvements yourself? NO What? _____
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? _____ First Floor? _____ Second Floor? YES
Other: _____

ADDITIONAL COMMENTS: _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit Breaker?
Rewired? _____ Date: _____
2. Is the wiring copper? yes or aluminum? _____
3. Any damage or malfunctioning receptacles? NO Switches? _____ Fixtures? _____
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? yes
5. Is there GFCI wiring in Kitchen? Bathroom? Garage? For outside TV and TV cable? _____
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO

Explain: _____
ADDITIONAL COMMENTS: _____

F. INSULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:

1. Type of heating system? propane forced air Age? 17 Supplemental heating? baseboard electric
2. Electronic air cleaner? NO Operable? _____ Humidifier? NO Operable? _____
3. Fireplace? N/A Masonry? _____ Insert? _____ Fireplace damper? _____
Last inspection and cleaning? _____ By whom? _____
4. Are fuel-consuming heating devices adequately vented to the outside? _____
5. Type of cooling system? Electric forced air Age? 17 Number of ceiling fans? 3
Attic Fan? yes
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO
Electric Dryer? yes
7. Foundation vents? _____ Roof Vents? yes Attic Vents? yes Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? 1 Operable? yes Number of controls? 1
Operable? yes Age? 3

9. Smoke Detectors? yes How many? 3 Wired to electric system? yes
 Battery? yes Operable? yes
10. Water softener? yes Operable? yes
 Burglar alarm? NO Make? _____ Operable? _____ R-Rate? _____
 Leased? _____
11. Is there insulation in: Ceiling? _____ R-Rate? 19 Walls? yes R-Rate? 13 Floors? yes R-Rate? 19

ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? _____ Private Well? Cistern? _____
 If private well, when was water sample last checked for safety? _____ Result of _____
 test? _____ Depth? _____ ft.
2. Well water pump: _____ Date installed _____ Condition _____
 Sufficient water during late Summer? yes
3. Type of water supply pipes? Copper? yes Galvanized? _____ Plastic? _____ Normal water
 pressure? yes
4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO
5. Type sewer: City sewer? _____ PSD sewer? _____ Septic tank?
 Installation date: 2008 Type material: Fiberglass? _____ Concrete? Steel? _____
 Private treatment plant? _____ Aeration system? _____
 Date of last cleaning? _____ By whom? _____
6. Type of water heater: Electric? Gas? _____ LP Gas? _____ Capacity? 80 (gals)
 Age? 17
7. Are you aware of any slow drains? NO
8. Are there any plumbing leaks around or under: Sinks? _____ Toilets? _____ Showers?
9. Pool Type: In ground? _____ Above ground? _____ Age? _____
 Pool heater: Electric? _____ Gas? _____ Solar? _____
 Date of last cleaning or inspections? _____

ADDITIONAL COMMENTS: *leak around shower drain being repaired

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? NO Operable? _____ Age? _____
2. Countertop range/wall oven? Operable? yes Age? 17
3. Hood? yes Operable? yes Age? 17
4. Dishwasher? yes Operable? yes Age? 7
5. Disposal? yes Operable? yes Age? 17

ADDITIONAL COMMENTS: _____

I. TITLE AND ACCESS:

1. Does anyone have the right to refusal to buy, option, or lease the property? NO Copy of lease provided to listing agent? _____
2. Is the property currently leased? NO Expiration date? _____ Does the lease have option to renew? _____
3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? N/A Explain: _____
4. Has a lien been recorded against the property? NO Explain: _____
5. Do you own the mineral rights? yes Leased to _____ For how long? _____
6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? NO
7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the use of the property in any way? NO Attach explanation.
8. Any deed restrictions? NO Any right-of-way or easements? yes Protective covenants? _____
9. Copy of deed has been provided to listing agent? yes

ADDITIONAL COMMENTS: _____

J. ROOF, GUTTER, DOWNSPOUTS:

1. Type of Roof: Shingle? Wood Shingle? _____ Slate? _____ Rolled rubber? _____ Other? _____
Age of Roof? 17
2. Has the roof been resurfaced? NO Replaced? _____ If so, what year? _____
Installed by whom? _____
3. Has the roof ever leaked during your ownership? _____
If so, how was it corrected? _____
4. Are gutters and downspouts in good condition and free of holes and excessive rust? yes
5. Do downspouts lead from structure? yes Into storm drain? yes Splash blocks? yes
Sewer? NO

ADDITIONAL COMMENTS: _____

K. REPORTS:

Have you received or do you have knowledge of any of the following inspection reports or repair estimates (written or otherwise) made during or prior to your ownership: Roof? NO Air conditioning? NO Furnace? NO
Soils/Drainage? NO Structural? NO Well? NO Radon? NO Pest Control? _____
Geological/Core Drilling? NO Lead based paint? NO Asbestos? NO Septic Tank/Sewer
System? NO Formaldehyde? NO Pool/Spa? _____ Home Inspection? NO Energy Audit? _____
NO City/County Inspection? NO Notice of Violation? NO Other? _____ Attach explanation and
copies of reports. _____

L. UTILITIES:

Gas Company Thompson Gas (leased) Gas Budget \$59 per month
Electric Company Potomac Edison Elec. Budget N/A
Water Company NONE Average Water Bill N/A
Sewage Company NONE
Trash Company Knobley Mt. Hauling Trash Cost \$28.34 quarterly + tag
TV Cable Company NONE
Satellite Company Frontier Internet

M. OTHER DISCLOSURES

In addition to the disclosure statements made herein, the following facts are known or suspected by me (us) which may materially affect the values or desirability of the subject property, now or in the future (burial sites, murder, suicide, sex offender, etc.): NONE

The foregoing answer and explanations are true and complete to the best of my/our knowledge, I/We have authorized Shaun Knotts the broker in this transaction to disclose the information set forth above to other real estate brokers, real estate agents, and prospective buyers of the property. **SELLER AGREES** to hold harmless all brokers and agents in the transaction and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by Seller in this Disclosure Statement.

This PROPERTY CONDITION DISCLOSURE STATEMENT consists of 4 pages, with attachments.

SELLER: Joyce P. Cropper, Trustee SELLER: _____ DATE: 11/9/24

I have received a copy of the PROPERTY CONDITION DISCLOSURE STATEMENT:

BUYER: _____ BUYER: _____ DATE: _____



25045 Northwestern Pike
Romney, WV 26757
304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): Joyce P. Cooper Date: 11/9/24

Property Address: 280 Friendly Acres Ln., Fort Ashby, WV 26719

YES	NO		YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>3</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window AC Unit(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove - Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove - Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	W/Ice Maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Built-In Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Windows
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draperies/Curtains
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop, <u>propane</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drapery/Curtain Rods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	W/Remote(s) # <u>i</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub Equip. & Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

ADDITIONAL INCLUSIONS:

- Log Cabin, "As is"
- Barn, "As is"
- portable generator - whole house "As is"

ADDITIONAL EXCLUSIONS:

Joyce P. Cooper, Trustee 11/9/24
Seller Date

Buyer Date

Seller Date

Buyer Date

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- * Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- * A duty of honest and fair dealing and good faith.
- * Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- * Must promptly present all written offers to the owner.
- * Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) SHAUN KNOTTS, affiliated with

(firm name) WV LAND & HOME REALTY, LLC, is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>Jayce P. Cooper</u> Seller	<u>12/1/24</u> Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature Shawn Knotts

Date 12-1-24

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

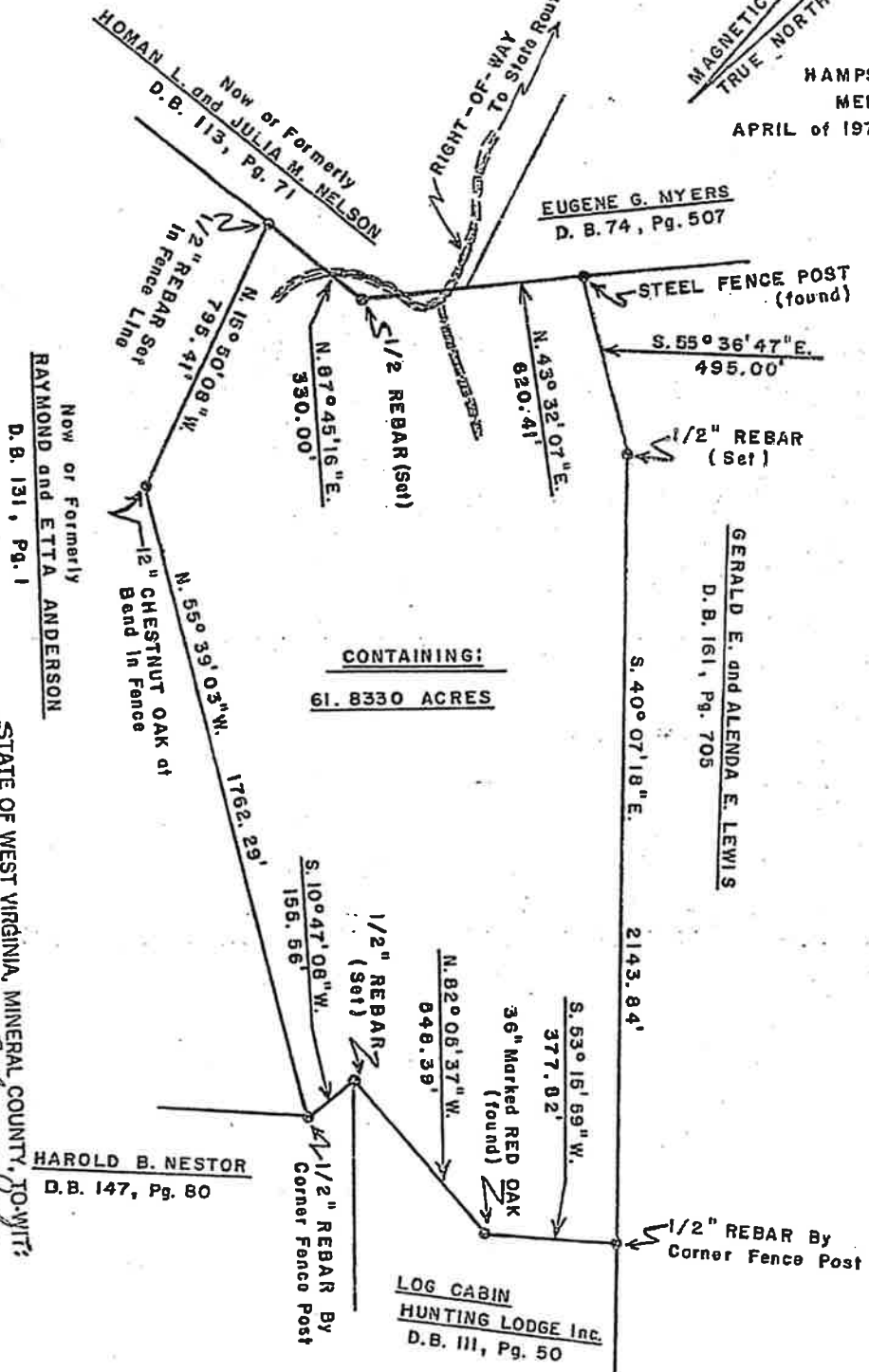


EMMA E. and BLAIR D. BRUGH
RANKFORD DISTRICT, MINERAL COUNTY
WEST VIRGINIA

BOOK 215 PAGE 873

REFERENCE: Deed Book 69, Page 414

MAGNETIC
 TRUE NORTH
 6° 58' 50"
 HAMPSHIRE
 MERIDIAN
 APRIL of 1978



CONTAINING:
 61.8330 ACRES

STATE OF WEST VIRGINIA, MINERAL COUNTY, TO-WIT:
 Be it remembered that on, this 30th day of July,
 1978 at 5:00 clock P.M., the foregoing Deed was
 with the certificate thereto annexed, was presented in the
 Office of the Clerk of the County Commission and
 admitted to record. Raymond T. H. ...

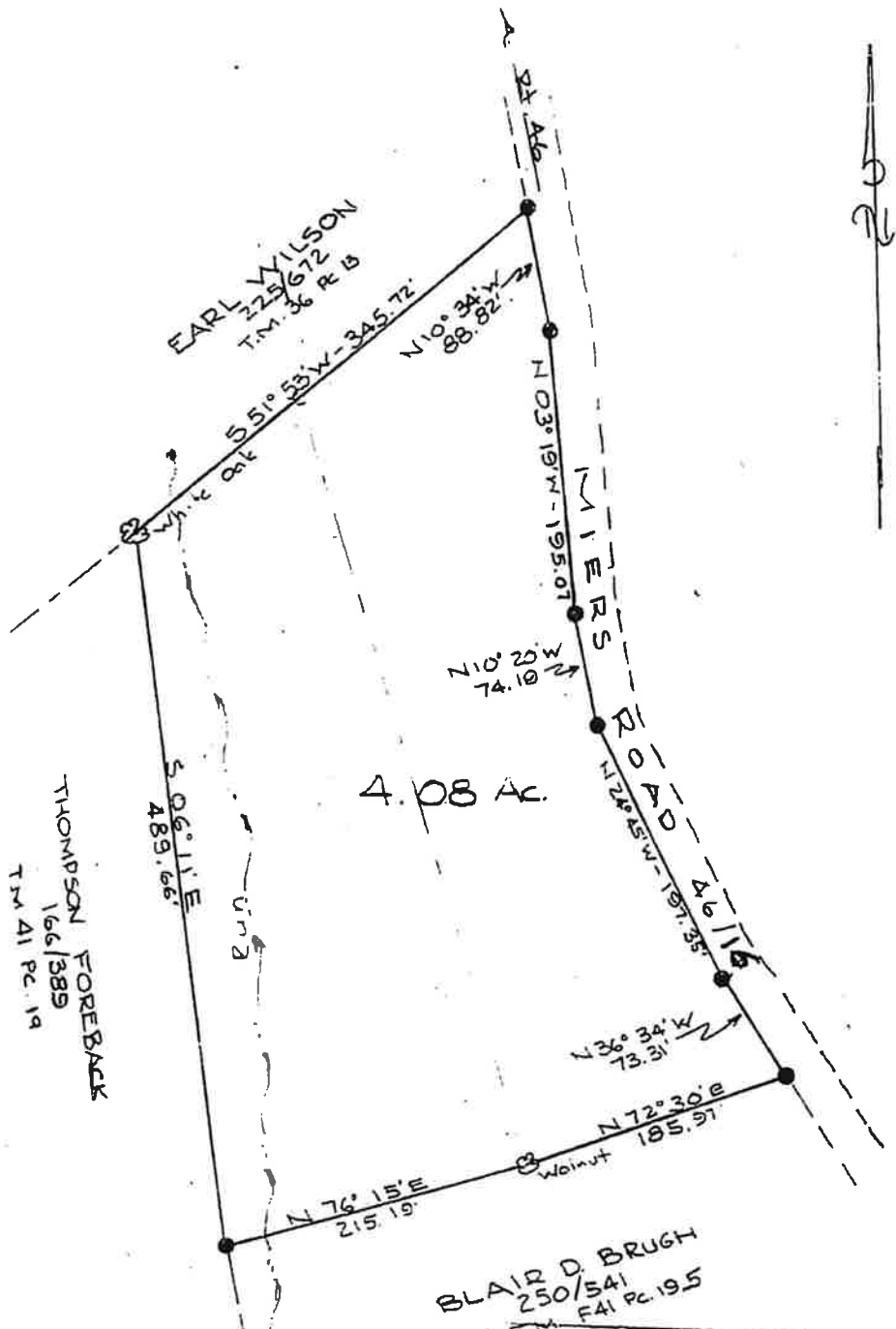
AX MAP F-41, PARCEL 24

SCALE: 1" = 400'

NOTE:
 certify that this has
 been a transit and steel
 tape survey and that
 the error of closure
 is 1 ft. : 6,500 ft.

Allen G. Clem & Associates, Inc. LICENSED LAND SURVEYORS	
Home 496-7211	Office 822-3903
Client: Blair D. Brugh	Address: Wiley Ford, W. Va.
Drawn By: R. L. D.	Ref: D. B. 69, Pg. 414
Party Chief: M. Kidwell	SCALE: 1" = 400'
APPROVED BY: <u>Allen G. Clem</u>	
Date: <u>June 19, 1979</u> Allen G. Clem, L.L.S. West Virginia Lic. No. 236	





LEGEND

- 5/8" Rebar
- ⊗ Tree as Noted

STATE OF WEST VIRGINIA, MINERAL COUNTY, TO-WIT:
 Be it remembered that on, this 5th day of January
 1997 at 11:26 o'clock A.M., the foregoing Deed & Plat
 with the certificate thereto annexed, was presented to the
 Office of the Clerk of the County Commission and
 admitted to record.

RUBY L STAGGS Clerk

BLAIR D. BRUGH
 250/541
 T.M. F41 P.C. 19.5

MINERAL COUNTY
 CLERKING COMMISSION
 EXEMPT

JAN 21 1997

Danny Evans
 Director



BOOK 287 PAGE 191

THOMPSON V. FOREBACK

D.B. 166 P. 389
 D.B. 285 P. 158
 FRANKFORT DISTRICT
 MINERAL COUNTY, WY
 Scale 1" = 100' Oct 1996
 TAX MAP F41 PC 19.4 & 19.0